

Town Council Meeting
March 16, 2010

COUNCIL PRESENT: Oscar Emerson, Fred Gifford, Lillian Coulter, Nicholas Wood. Audrey Wilcox was excused. Town Office staff present, Town Manager Melissa Doane

REVIEW OF MINUTES: Councilor Coulter made a motion to accept the March 2, 2010 minutes as presented seconded by Councilor Emerson, no discussion vote 4/0.

CITIZENS REQUEST: None

MANAGERS REPORT:

Manager Doane reported that Kevin Phinney asked for an extension on his arrangement. She will update Town Council when she has more information.

Patti Hogan is attending motor vehicle training in Augusta today and tomorrow once she receives her certification, she will be able to work in the office alone processing motor vehicle registrations. Manager Doane reminded Town Council that the new office hours are effective April 1, 2010, in which the office will be open 7:00 am to 6:00 pm.

Manager Doane visited with the 1st and 4th graders at Viola Rand School; they are going to start recycling in the month of April.

Manager Doane reported that the fire station building committee held a meeting on Monday, March 15, 2010. The land has been cleared, payment for this in the warrant presented tonight. The project has been advertised in the Bangor Daily News and the Penobscot Times, there has a lot of interest in the project, and she has received 3 requests for bid documents once they are available. There will be a pre-bid meeting on March 24, 2010 at 4:00 pm. Manager Doane placed the bid numbers from Lincolnville Fire Station in Town Council boxes, she added that project was larger and required more land work and the bids came in at 737,242. She is optimistic that the bids will be very competitive for this project.

Manager Doane has been drawn to serve for jury duty on March 25, 2010.

Manager Doane met with the Randy Bragg from Carpenter Associates regarding a new salt shed. It is Mr. Bragg's opinion that the town can place a salt shed storage area on the parcel without requiring any more DEP permitting. The area he suggested is to the left of the proposed fire station and the area is not affected by any wetlands. His firm is actually doing a bid for Penobscot County now for a 50X90 salt shed to be erected in Greenfield. Manager Doane shared with Town Council a sketch drawing she prepared that reflected what he explained the building to be. Mr. Bragg estimated the engineer's costs to be between \$8000 to \$10,000 and a cost of \$200,000 from the building. Manager Doane proposed asking the voters for approval to remove funds from the Town Savings account to fund this project on

June 8, 2010 referendum. If the funds are taken from this fund the project will not affect taxes. The Town Savings currently has a balance of \$471,000. If the funds were removed, there would be no affect on taxes. In addition due to the economy and interest rates, there is not a return being earned on the funds. Councilor Gifford asked why the building could not be placed on the Main Street Property (Old Currier Junkyard). Manager Doane stated that in her opinion it did not make any sense to have the salt and shed storage that far away from all the roads in Town. She added that there is only one public road in that area of Town, therefore the contractor would have to make numerous out of the way trips, which could affect contract prices. Councilor Gifford stated that his concern was the noise and how it would affect the neighbors. Councilor Emerson stated that there would be noise and affect neighbors regardless of where the building was located. He also added that it would likely cost more to build on the Currier lot as there is no infrastructure there presently, if there had been additional permitted required for this site (Municipal Building)he would have been in favor of placing the building on the Currier lot because of the cost associated with the permitting. Manager Doane stated she believes that having the Salt and Sand located on the Municipal Building Site would prevent theft of the materials; she also believes that all municipal services should be centrally located. Councilor Emerson stated that some residents may question why the Town Council is choosing to build now, the fact that Maine Municipal is not going to insure the current building anymore is a major factor, in addition construction and building costs are at historical lows, he believes that can't go much lower, if money is available through savings and no taxation, this is the time to build. Councilor Emerson made a motion to place the issue on the June 8, 2010 referendum ballot to ask for approval to use funds from the Town Savings account to construct a salt and sand storage area, seconded by Councilor Gifford, during discussion Manager Doane asked if a limit of \$210,000 should be set, Town Council agreed, vote 4/0.

Manager Doane had a meeting with Glacial Energy reviewed our Bangor Hydro bill and propose that they can save us approximately \$300.00 per year to supply our electricity. The Town will still receive a bill from Bangor Hydro for the transmission, Glacial would be the supplier. There is no contract and no joining fee, the bill is submitted and paid electronically, therefore it would not be part of the warrant procedure. If the Town goes with this proposal, Manager Doane would submit a bill to Town Council monthly and ask them to approve the electronic transfer.

NEW BUSINESS:

UNFINISHED BUSINESS:

Manager Doane reminded Town Council that there is a joint Planning board meeting on March 18, 2010 regarding the proposed land use ordinance.

Manager Doane stated that as the budget currently sits it is \$136,000 over the self imposed budget cap, which changes the mil rate from 12.25 to 13.10 to 13.20 depending on the overlay they choose. This raise in the mil rate is for the municipal budget only; the school information is not available. She pointed out that there had been some earlier discussion to ask for the voters to approve removal of funds from the undesignated fund balance. Manager Doane stated that at year end the fund balance amount was \$1,478,509.00. She has spoken to Maine Municipal about how to submit this proposal to the voters, her

original thought was to ask the voters if they wish to take X amount of dollars out of undesignated fund balance to fund the road account and X amount of dollars out to fund the offset of loss of municipal revenue sharing. Her thought is that this would provide some direction on Election Day why the funds were being removed from undesignated fund balance. Maine Municipal's recommendation is that one warrant article is written "to see if the Town will vote to authorize the Town Council to apply \$140,000 from undesignated fund balance to reduce the 2010 property tax commitment". Councilor Coulter stated that she felt that it was appropriate to ask to remove the funds, as the taxpayers had raised this amount from previous years (unspent funds), Manager Doane agreed stating that until the economy turns around and there are COLA allowances, and Revenue Sharing/investment income increases this may be an alternative to hold the municipal budget tax requirement, adding that removal of undersigned funds have never been in done in Bradley to offset taxes. Councilor Gifford asked if this money is used the taxes would not increase, Manager Doane stated she couldn't guarantee that because she did not what the RSU assessment would be, however the municipal budget will not increase taxes. Councilor Gifford stated that he had heard that the Superintendent had made comments that Bradley's assessment would go down. Councilor Emerson stated that the way the assessment was figured was changing this year, Manager Doane confirmed that was true. Manager Doane further explained that if this article is approved the funds would be used a revenue. The warrant article regarding expenditures would be the same as the past, therefore if the voters approved the expenditure article but not the undesignated article, taxes would be raised. Councilor Emerson made a motion to place the issue on the June 8 2010 referendum asking for voter approval to remove \$140,000 from undesignated surplus to offset the municipal budget, Councilor Gifford seconded, no discussion vote 4/0.

MUNICIPAL WARRANTS: Councilor Coulter made a motion to accept warrant 71 in the amount of \$3933.40 and warrant #72 in the amount of \$93970.95, seconded by Councilor Gifford, no discussion, vote 4/0.

NEXT MEETING: The next meeting is set for March 31, 2010 at 6:30 pm.

ADJOURN: Motion made Councilor Emerson to adjourn, seconded by Councilor Coulter no discussion, Vote 4/0.