

Town Council Meeting
June 13, 2018

Open Town Council Meeting: Council Chair Mark Ketch opened the Town Council meeting, Sally Strout and Karen Richard was also in attendance. Councilor Duane Lugdon was excused, Harley Carmichael was absent.

Review of Minutes: Councilor Ketch made a motion to accept the 5/29/18 minutes, seconded by Councilor Richards, vote (3/0).

Citizens Request: None

Manager Report: Melissa reported the Bruce Crawford has paid all outstanding taxes on his 247 Main Street Property. Melissa presented the Town Council with a Municipal Quick Claim Deed which provides Mr. Crawford rights of the property. All the other tax liens on the property will be released via discharges which Melissa has authorization to sign as the Treasurer.

Melissa explained that the home that was destroyed by fire was that of 6 Pine Street which has been subject to an automatic foreclosure. She has requested that Casey the occupant of the family home at the time come back to speak to the Council regarding his plan for payment on outstanding taxes to gain property rights. Casey did make a payment of \$500, the balance of today is \$1612.74. She also spoke to him about the importance of getting the property properly probated.

The clean up of the destroyed home was completed entirely by donation. Dan Thornton of Thornton Construction contacted Melissa and informed her that he would donate a live bottom trailer and operator, he also reached out to Juniper Ridge Landfill and they donated the tipping fee. Melissa contacted Chief Gifford and he was able to get an excavator and operator donated from Sargent Corporation. Melissa has written thank you letters to each of the companies.

Ed Buck has signed the consent agreement. He had a conversation with the Code Enforcement today; Dean explained that he is 90% in compliance and as long as items stay behind the fence he will not have any additional problems.

Melissa provided the Election results to the Town Council. All warrant articles passed; in addition, Duane Lugdon and Laurence Wade was elected to Town Council. Mr. Wade currently sits on the Planning Board, the election will cause a vacant seat. A Deer Run resident, Steve Cote, has stated that he would like to participate on the Planning Board. A motion was made by Councilor Strout to appoint Steve Cote to the Bradley Planning Board, seconded by Councilor Richard, vote 3/0.

It is expected that Peter will begin working on the ditching and culvert work on Deer Run Lane next week. The estimate provided for the additional work adds \$25,000 to the estimate Melissa had provided to the Council on May 1, 2018. Melissa will determine if the chip seal can still be done this summer one all the needed work is completed, she expects that it can be done.

Melissa attended an MRC meeting May 31, 2018. Some municipalities would like to have the option to dispose of their trash at PERC as they are not in favor of landfills. MRC, Casella, and PERC have reached an agreement that this can be done. The cost per ton to do this is \$120 per ton vs the \$70 per ton that is being paid to Juniper Ridge now.

Melissa presented her proposed contract that will require approval and signature before July 1. It is exactly the same as it has been for 10 years; the only change is the budgeted salary change. Councilor Strout made a motion to accept the Town Manager contract as presented, seconded by Councilor Ketch, vote 3/0.

New Business: Melissa stated that Eric worked with Safety Works through the Maine Department of Labor. She would like to wait until Eric is present, so he can explain the program and the process, however provided the Council with the letter that they received congratulating him "on a very good job developing a culture and setting a standard for the health and safety of the firefighters." Melissa and the Council commended the high quality of work Eric does for the Department.

Unfinished Business: Councilor Ketch asked Melissa if know why Dean classified the Buck property being 90% in compliance. Melissa stated that she thought he had additional fencing to be placed on the side of the property. Councilor Ketch also inquired about the property of 3 Morin Lane, the Town once owned due to real estate tax foreclosure; he noticed it was for sale. Melissa stated that the stipulation on the deed transfer from the Town to the high bidder was an opinion from the code enforcement officer that had met standards, which it has. Melissa added that she believed Rodney Morin was purchasing the property.

Municipal Warrants: Councilor Ketch made a motion to accept municipal warrant #85 in the amount of \$1850.00, warrant #86 in the amount of \$495.00, warrant #87 in the amount of \$435.50, warrant #88 in the amount of \$4805.17 and warrant #89 in the amount of \$126,488.28 seconded by Councilor Strout, vote 3/0.

Next Meeting: Due to Town Council scheduled absences, the next meeting was set for July 10, 2018.

Adjourn: Councilor Strout made a motion to adjourn, seconded by Councilor Strout, vote 3/0.