

Town Council Meeting
July 9, 2019

Open Town Council Meeting: Town Manager Melissa Doane opened the Town Council meeting, all Town Council members were present including new member, Charles Clemons.

New Business: Councilor Lugdon made a motion to nominate Councilor Mark Ketch as the Town Council chair, seconded by Councilor Wade, vote 5/0.

Councilor Ketch made a motion to adopt the FY 19-20 Municipal Budget as approved by the voters on June 11, 2019, seconded by Councilor Lugdon vote 5/0.

Councilor Ketch made a motion to approve the Treasurers Disbursement Warrants for employee wages and benefits, seconded by Councilor Richard vote 5/0.

Citizens Request: Gerald Desjardins who lives at 318 Main Street stated that he is interested in purchasing two town owned lots that are adjacent to his property. Melissa explained that the property was owned by the Town due to tax foreclosures and was placed out to bid in 2006, however there were no bidders. Mr. Desjardins explained that the minimum bid at that time was \$9500 and he thought that was too high for the properties, he would like to make an offer of \$3000. Melissa stated that the Town Council had placed that minimum bid in an effort to re-coup clean up and lawyer fees associated with the property, she added that Mr. Desjardin has been mowing and taking care of the properties since they became vacant. The Town Council reviewed the information provided regarding the previous expenses and location. Councilor Wade made a motion to sell the properties to Mr. Desjardins in the amount of \$3000, seconded by Councilor Richard, vote 5/0.

General Manager of Greenleaf & Sons Seasonal Services, Troy Greenleaf was present to speak to the Town Council about a letter that his company had received from the Town Manager, Melissa Doane. He was upset with the "tone" of the letter and it appeared that the Town Manger did not have faith or trust in their company. The letter was sent to file a notice of complaint regarding some service difficulties the Town had been experiencing with Greenleaf & Sons. Town Manger Doane apologized if the letter was offensive. Councilor Lugdon stated that the contract requires that a certified letter be sent if there is complaint. After further discussion Mr. Greenleaf offered to set up a meeting with Manager Doane, Cemetery Superintendent Audrey Wilcox and the staff of Greenleaf & Sons Seasonal Services. It is the desire of Greenleaf & Sons and the Town of Bradley to continue the contract and working relationship. Councilor Wade made a motion to reject the termination notification received from Greenleaf & Sons, seconded by Councilor Richard, vote 5/0.

Audrey Wilcox asked if the Town Council intended on charging for the fall and spring clean ups moving forward. Councilor Ketch stated that it was budgeted to do so, though no amount had been set, using the number of stickers and the cost of the past clean ups a fee of \$15.00 was discussed. Mrs. Wilcox stated that she was not in favor of charging a fee as residents need a place to dispose of their "junk". Town Manager Doane stated that when they were selling the spring stickers, they made the public

aware that there would likely be a change in the fall, she was at the clean up and told many residents the same. The only reaction was asking if residents could bring more items. Councilor Lugdon also added that it is reported that a lot of waste is brought in from other towns and this an effort to only dispose of that in which is generated in Bradley.

Review of Minutes: Councilor Ketch made a motion to accept the minutes of 6/12/19 as presented, seconded by Councilor Lugdon vote 4/0.

Managers' Report:

Melissa stated that the consent agreement regarding 268 Main Street has been signed by Chris and Amy Albert.

The 2019-2020 State of Maine budget was passed on June 19. Revenue Sharing was approved at 3% and 2.5% was approved by the voters. The estimated difference of \$16,699 will be additional revenue which will be shifted to surplus, with the option to use it next budget. Also included in the budget was an increase of the homestead exemption to \$25000 with 100% reimbursement to the municipalities for the additional \$5000.

Melissa will be filing the tax 2018 tax liens on Friday; therefore, she will need authorization to issue a check to the Penobscot Registry of Deeds to file the liens and a check to the United States Post Office to mail the certified mailings. Councilor Lugdon made a motion to allow Melissa to disburse a check for filing and mailing of lien documents, seconded by Councilor Richard, vote 5/0.

Melissa would like the Town Council to consider cancelling the first meeting in August as she will be at the Maine Town and City Management Conference at Sugarloaf. Councilor Lugdon made a motion to cancel the August 6, 2019 Town Council meeting, seconded by Councilor Clemons, vote 5/0.

Melissa provided to the Town Council a detail regarding High Point Place road work. The proposal included an overlay of pavement or a shim and chip seal. The overlay cost was estimated to be \$153,000; a shim of the first part of High Point and a single chip seal is estimated at \$95,926 and a shim of the entire road and single chip seal is estimated at \$113,576. These estimates included the ditching that had been completed and rib-rap on the hill that will be done. Councilor Wade made a motion to move forward with a full shim and single chip seal, seconded by Councilor Richard, vote 5/0. Councilor Ketch confirmed that All States would be doing the repairs on Deer Run Lane and Ten Road that was discussed previously.

Melissa provided information regarding the tax valuation and tax commitment, after review Councilor Lugdon made a motion to set the tax rate at 14.90 per thousand, seconded by Councilor Wade, vote 5/0.

Councilor Ketch made a motion to set the interest rate for delinquent taxes at a rate of 9% for the 2019-2020 tax commitment, seconded by Councilor Lugdon vote 5/0.

Councilor Lugdon made a motion to set the due dates for the 2019-2020 tax commitment for 9/27/19 and 2/28/20, seconded by Councilor Wade vote 5/0.

Councilor Richard made a motion to set the interest payable on approved abatements at 6% for the 2019-2020 tax commitment, seconded by Councilor Ketch vote 5/0.

Councilor Ketch made a motion to set the interest payable on prepayments at 0% for the 2019-2020 tax commitment, seconded by Councilor Richard, vote 5/0.

Unfinished Business: Councilor Lugdon wished to mention the letter that was provided from Mildred Cannon regarding the history of recycling in Bradley. Melissa noted that she had Mildred bring the sign she placed in her yard every recycle day for 15 plus years to the town office so it could be kept for historical purposes, the letter is attached to the sign.

Councilor Ketch mentioned a copy of an email provided regarding the Fiberight Facility. Melissa stated that it is anticipated that Fiberight will be taking Bradley material full time the 3rd week of July.

Audrey Wilcox expressed concern regarding the new facility recycling the materials. Councilor Wade stated that he had toured the facility and Councilor Lugdon mentioned a video that is available that described the technology. Manger Doane will see if a residential tour may be available for those interested.

Councilor Ketch asked if there were any complaints regarding fireworks. Melissa stated that she had not received any.

Municipal Warrants: Councilor Ketch made a motion to accept municipal warrant #1 in the amount of \$3409.85 and municipal warrant #2 in the amount of \$58,499.42, seconded by Councilor Wade, vote 5/0.

Next Meeting: The next meeting was set for July 23, 2019

Adjourn: Councilor Lugdon made a motion to adjourn, seconded by Councilor Ketch, vote 5/0.