

**TOWN COUNCIL MINUTES
AUGUST 18, 2020**

Open Town Council Meeting: Councilor Duane Lugdon opened the Town Council meeting in the absence of Council Chair Mark Ketch. Councilors in attendance were Councilor Lugdon, Councilor Richard, Councilor Wade and Councilor Clemons. Councilor Ketch was excused. Town Manager Melissa Doane was also present.

Review of Minutes: Councilor Lugdon made a motion to accept the Town Council Minutes of August 4, 2020, seconded by Councilor Wade. Vote 4/0

Citizen's Request: None

Manager's Report: Melissa reported that she had participated in another FEMA update webinar regarding the grant for the tanker fire truck. They are still processing applications and will be doing so until September 18, 2020. They still were not able to provide any details regarding the scoring.

At the last meeting, Melissa reported that it was recommended that her health insurance plan be lowered to the PPO 2500 plan to provide additional cost savings to the town. She has spoken with Maine Municipal Association and this is not able to happen until November, with an effective date of January, 2021. She will wait until that time to officially begin the employee health insurance reimbursement accounts.

Melissa met with Sign Services and they are able to do the new sign with the upgraded poles and moving it closer to the road/hydrant area for \$19,775.00. There will be additional electrician costs that are estimated to be less than \$300.00. This would put the sign cost over the allotment that was provided by the voters, however, Councilor Wade had donated \$440.00 previously to be used towards an electronic sign. With these additional funds, the sign could be installed within the approved amount. Councilor Lugdon made a motion to move forward with the new sign for \$19,775.00, seconded by Councilor Wade. Vote 4/0

Wellman Paving anticipates reclaiming Bullen Street and Highland Avenue on Monday, August 24, 2020 with paving to begin on Tuesday, August 25, 2020. After a few weeks of pavement settlement, John Milligan will go back over the roads to clean up the shoulders.

Melissa spoke with Mark Gallagher of EDF Renewables. He was not able to provide any updated information other than that everything seemed to be going well with the approval and positive feedback had been received. Councilor Clemons questioned if the town would receive power for the town office and fire station. Those details are unknown at this time. EDF Renewables would be looking for a time period of tax stability through a possible TIF with the town. Should that request come, Bradley Code Enforcement Officer Dean Bennett is well versed in this area, and would be able to assist the town if/when that occurs.

Melissa requested the Town Council's approval on an abatement regarding property owned by Paul Guay at 63 Bullen Street. The abatement valuation request is \$25,000.00 and \$372.50 in tax. Mr. Guay's homestead exemption was removed in error as there was a transfer from his personal ownership to a trust. Mr. Guay still lives in the property and is eligible for the exemption. Councilor Clemons made a motion to approve the abatement, seconded by Councilor Wade. Vote 4/0

Melissa received an update regarding the Pedestrian Sidewalk Grant that was applied for in 2019. The awards were completed in February of 2020 and no new projects were funded. As they prepare for the new rounds of grants, Maine DOT staff reviewed Bradley's application and believe that the actual cost would be \$308,000.00, not the \$150,000.00 that was originally estimated. This would therefore increase the Town of Bradley's share to \$61,600.00. The Town has 3 options. Option 1 would be to request additional funds of \$31,600.00 from the voters in November to move forward with the next grant application. Option 2 would be to suspend the grant application and reassess next spring. Option 3 would be to withdraw the application. After discussion, Councilor Wade made a motion to go with Option 2 and suspend the grant application, seconded by Councilor Clemons. Vote 4/0

Melissa also indicated that the State is not planning on any repair work to Route 178, and no sidewalk repair funds would be available from the State.

The United States Post Office has provided the Town with a 5-year lease renewal request. The 5-year renewal would be \$49,800.00 per year, which is an increase of \$8,300.00 annually from the original lease of \$41,500.00. Considering that the building will be paid off in 2021, Melissa recommended moving forward with this renewal option. Councilor Richard made a motion to accept this new lease option of 5 years at \$49,800.00 per annum, seconded by Councilor Wade. Vote 4/0

New Business: Councilor Lugdon acknowledged the Council's receipt of a Shoreland Zoning memo prepared by CEO Dean Bennett. No further action was taken.

Unfinished Business: Councilors commended John Milligan for his prompt work on the Martin property culvert repair on Cram Street. The work was completed in a timely manner, even with extremely high temperatures and humidity.

Councilor Wade has offered to mow the temporary transfer station at 686 Main St. in preparation for the fall clean up scheduled for September 19, 2020.

Municipal Warrants: Councilor Lugdon made a motion to accept the following municipal warrants, seconded by Councilor Richard. Vote 4/0

#10 in the amount of \$3,697.55

#11 in the amount of \$2,395.57

#12 in the amount of \$5,396.92

#13 in the amount of \$29,865.38

Next Meeting: The next meeting is scheduled for September 1, 2020.

Adjourn: Councilor Lugdon made a motion to adjourn, seconded by Councilor Richard. Vote 4/0