

Town Council Meeting
April 13, 2021

Open Public Hearing on Municipal 2021-2022 Budget: Councilor Mark Ketch opened the Town Public Hearing. Councilors in attendance were Councilor Ketch, Councilor Lugdon, Councilor Wade, Councilor Clemons and Councilor Delaware. Town Manager Melissa Doane was also present.

Close Public Hearing on Municipal 2021-2022 Budget: No public comments were received. Councilor Ketch closed the Town Public Hearing, however added that if the public came, they would welcome comments.

Open Town Council Meeting: Councilor Ketch opened the Town Council Meeting.

Review of Minutes: Councilor Ketch made a motion, seconded by Councilor Clemons to accept the minutes of the March 30, 2021 meeting. Vote 5/0

Citizens' Request: none

Manager's Report: Melissa had provided the Town Council a draft of the dedication for the annual town report and is looking for approval. Councilors were in favor of the draft as presented.

At the last Town Council meeting, Councilor Delaware had mentioned that Bradley did not have any information in the Community Connections publication. This publication is sent to addresses in Alton, Bradley, Old Town, Greenbush and Milford. Melissa had reported that it was because there was a cost and that cost was not budgeted. Superintendent David Walker reached out and explained that the related cost is for Dave Wollstadt's time to write the articles or edit and arrange information provided by the towns. The cost for one page is \$250.00, and \$400.00 for two pages. The publication comes out twice per year. Although this cost has not been budgeted for the new fiscal year, in the future the Council could make it a budgetary item. Councilors wished to be notified in advance of future printings.

The Maine Forest and Logging Museum has requested that the Town consider sponsoring the commemorative book again this year. There is nothing in the current budget available for this, however it could be considered for the non-profit donations in the 2021-2022 budget. Councilor Wade again this year offered to donate the \$125.00 cost for this sponsorship. Councilors were appreciative of this gesture.

Melissa participated in a FEMA webinar last week that discussed the grants available for fire equipment. It was reported that 8,186 applications had been received. They are hopeful that the awards will be announced in May, June and July. Melissa has received information from the municipal attorney regarding the warrant article. The article asks if the voters will authorize the Town Council to enter into a lease/purchase agreement for a fire truck in the original amount of

up to three hundred seventy-five thousand dollars (\$375,000.00), financed for a period of up to ten years and an interest rate not to exceed 4% per annum. The article also includes a note that reads: This lease would only occur in the event that the Bradley Fire Department is not successful in obtaining the grant funding through the 2020 FEMA Assistance for Fire Fighter Grant Program. The funding would replace the 1989 GMC Tanker, which is a converted vehicle and does not meet current National Fire Protection Association standards. The first lease payment would be payable in the fall of 2022. The attorney also prepared a financial statement which is to be provided with each ballot. In his statement he used an interest rate of 3.14% APR as an estimated bond issue as he believes that to be more accurate. The financial statement is an estimate to provide to voters. Melissa is comfortable using "an interest rate not to exceed 4%". The warrant article will appear on the June ballot. Chief Gifford was present and stated that the need for the new vehicle is dire. They recently had to have an 8" crack in the tank welded and repaired. Councilor Lugdon asked if we could reach out to our Senators and Representatives for assistance with the grant. Melissa stated that she received letters of support from Senators Collins and King and Representative Golden that were included in the grant request. If the voters approve the warrant article in June, RFPs will be requested immediately.

Code Enforcement Officer Dean Bennett has once again been monitoring the property located at 257 Main St. He has provided a memo asking the Council for approval to issue a formal Notice of Violation seeking corrective action through any and all actions and proceedings available and necessary. This would provide a 30-day appeal process. If the property isn't brought into compliance, then the matter would be forwarded to the town attorney for legal action. Councilor Clemons made a motion in support of CEO Bennett to approve issuing the Notice of Violation, seconded by Councilor Wade. Vote 5/0

In preparation of the annual Town Report, Melissa was looking ahead at holiday closings as those are listed in the general information. She noted that Christmas and New Years are on a Saturday, therefore the office will be closed the Friday before each of these holidays.

Casey Brooks, the responsible party for 6 Pine Street was provided notice by civil service on March 11, 2021 giving him until April 9, 2021 to make payment in full of all taxes owed. Melissa spoke with Mr. Brooks on March 4th, as a Sheriff had attempted to deliver the letter. However, he was not home at the time. He subsequently contacted Melissa who informed him of the contents of the letter, which was then delivered to him several days later. He was by then aware of the responsibility to make payment to redeem the property and has not done so as of this meeting. In the past, the Town Council has placed the minimum bid to be the amount owed plus the anticipated legal fees. Melissa would estimate that amount to be \$2,500.00. Councilor Ketch questioned if it should be offered to the abutters of the property first before going out to the public. Melissa will check on past sales and present that information to the Council. Councilor Lugdon made a motion to proceed with placing the property up for bid, seconded by Councilor Delaware. Vote 5/0

Melissa informed the Council that the new heat pumps were expected to be installed this week. She also reminded councilors that the Council Meeting that would normally be held in two weeks would be cancelled as she would be on vacation. She asked councilors to come to the office to sign the warrants to authorize release of payroll for that week.

New Business: Discussion continued on the proposed budget. Melissa indicated that she had increased the amount of anticipated revenue sharing from \$150,000.00 to \$175,000.00 based on the percentage agreed to by the Maine Revenue Service. Maine Revenue projection is anticipated to be up to \$199,000.00, so anything above the \$175,000.00 budgeted would go to the general fund. Melissa also indicated that she had increased the electricity line item due to the new heat pumps that will be installed and also left the oil budget as it was until we see how this coming year goes with the new heat pumps.

Councilor Ketch made a motion, seconded by Councilor Wade, to accept the FY 2021-2022 Municipal Budget as discussed in the public hearing 04-13-2021.

Councilor Ketch and Councilor Delaware indicated that they were not able to connect to the ZOOM FEMA training last week. They will look at future dates for training.

Melissa indicated that she was waiting to hear from the Department of Marine Resources as to whether a Chemo Pond dam commission would be established. She has created a \$1,000.00 budget line item for this purpose. The Town of Eddington has also agreed to help fund the commission. The Town of Clifton is also affected, and will hopefully fund the commission.

Councilor Delaware questioned when the RSU 34 school budget would be known. Melissa indicated that they would be meeting at Old Town High School in May for comment and then it would go to a vote on June 8th. We would not receive information until that time.

Unfinished Business: Councilor Clemons stated that he had spoken with a Spectrum employee who was inspecting the integrity of the poles on Bradley Shore Road. He indicated that 90% of the Versant poles needed to be replaced. At this point, he didn't expect broadband to be available to the area anytime soon. Councilor Wade suggested that he contact the Maine PUC to see if there was a way to accelerate action.

Councilor Lugdon indicated that he had driven through town looking at trees that should be cut or trimmed for safety reasons. Melissa indicated that the town would not be able to remove trees on private property.

Municipal Warrants: Councilor Ketch made a motion to accept the following municipal warrants, seconded by Councilor Lugdon: Vote 5/0

#71 in the amount of \$5,844.00

#72 in the amount of \$147,561.39

Next Meeting: The next meeting is scheduled for May 11, 2021.

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