

Town Council Meeting
February 1, 2022

Open Town Council Meeting: Councilor Ketch opened the Town Council meeting; all Town Council members were present. Also present was Town Manager, Melissa Doane and Fire Chief Eric Gifford.

Review of Minutes: Councilor Ketch made a motion to accept the minutes of 01/18/2022, seconded by Councilor Wade vote 5/0.

Citizens Request: None

Managers' Report: Melissa reported Bernadette Milligan paid her outstanding 2019 personal property taxes, therefore the small claims process was not needed. All 2019 Personal Property tax has been collected.

The MRC held its quarterly meeting on January 26. In regards to the facility, the heat is on, DEP has been to the plant and the permits are still in compliance. The Executive Director reported that the company that made the most recent offer to the bondholders has stepped away, only because there is absolutely no communication with the bondholders. The MRC board is now researching lending and the possibility of having a more direct role in the future of the plant. The board authorized MRC legal counsel to move forward to begin process of receivership termination and possibly forcing bankruptcy. The board will be holding an executive session meeting with one representative from each member community in mid-February.

Melissa had a follow up meeting with the Department of Marine Resources last week. Dave Huntress the engineer who did the recent assessment on Blackman Stream and also assisted with the fishway several years ago has been secured to do the engineering and plans. There was discussion regarding the condition of the dam and fear of its failure this spring during the thaw. DMR went to the site and will be assisting the museum with a very temporary repair such as sandbags. Melissa contacted Thornton Construction and they are going to join the next meeting on February 22 to hopefully come up with a game plan for a summer project.

In 2019 Melissa applied for a grant to reconstruct the village sidewalks to address the safety concerns. That application was for \$150,000 with a match of \$30,000. The voters approved removing up the \$30,000 from undesignated fund balance on June 11, 2019. The application was denied and then later it was discovered the actual cost of the project was going to be over \$300,000 and Bradley's share would be \$61,600; the Town Council decided to table the project. Melissa received notification that the Town has been selected to receive federal funding assistance at this time for preliminary design and initial right of way activity on the project. The Maine DOT will contribute \$74,400 and the local match will be \$18,600. The Town will be committing to providing an additional local match for the construction phase, which is estimated to be \$45,000. Melissa recommends moving forward with the application as 80% of the funding is coming from DOT, and it is an allowable use of the ARPA funds. Councilor Ketch asked if there was a possibility that the DOT would not assist with the funding of the construction. Melissa stated that the notification does provide that funding is contingent on future federal and state

funding, however it would seem unlikely that they would no proceed with a project in which they have invested in should the funds be available. Councilor Lugdon asked if it was necessary to have Town Council approval as the voters had already approved the removal of the funds. Melissa reported that the documents require documentation of approval. She would like it in a form of a motion. Councilor Lugdon made a motion to authorize the removal of funds from the surplus as approved by the voters and using additional ARPA funds should it be necessary, seconded by Councilor Delaware, vote 5/0.

Melissa provided a list of the 3 properties that were subject to automatic foreclosure for unpaid 2020 real estate taxes. These properties include 13 Pine Street, 440 Main Street and 772 Main Street. Melissa has contacted the municipal attorney asking for guidance on 13 Pine Street and 440 Main Street as both of them have been vacant for several years, with a mortgage holder paying the real estate taxes up to 2020. There has been no response from mailings to the mortgage holders or the prior occupants. Melissa would like to simply move forward with the RFP process on these vacant properties instead of following the steps outlined in the foreclosure property. The foreclosure policy was approved to address properties in which are occupied. The other property of 772 Main Street she would recommend sending a mailing giving them an additional 30 days to pay in full all outstanding taxes. Councilor Ketch asked if there was any value in the vacant properties. Melissa stated that there was not, Councilor Wade is very familiar to one as it is adjacent to his land, it is mold filled and not livable. Town Council was in agreement of this procedure.

The office remodel is underway, it is expected to be completed by the 11th of February, the floors the main office are scheduled for February 26 and 27 and the new furniture will be installed the following week. The floors in the conference room and fire station are scheduled for March 5th and 6th.

Melissa presented to the Town Council the municipal budget for the 2022-2023 fiscal year. The budget as submitted is \$364.02 below the self-imposed budget cap. As the budget message states the cost of living is 5.9% for the year, she is proposing some changes in the health insurance benefits, she has not received a budget from the County, the ambulance service with the City of Old Town increased by \$48,125 and she did use the anticipated carryforwards for the down payment of the fire tanker. The Town Council discussed ambulance service as a price increase that large is not sustainable.

New Business: Councilor Ketch asked if there had been any complaints regarding the roads. Melissa stated that Councilor Lugdon had notified her of the ice conditions on Cram Street, Baker Lane and Ten Road on Monday. She evaluated the roads late morning Monday and they were ok.

Councilor Delaware asked if it was necessary to get the historical committee and Four Seasons letter for the Town Report in before her return on March 22, Melissa stated it was not.

Councilor Delaware stated that Gossamer Press had sold and she was not sure how much more the printing cost would be for the Great Works Stream book she has been working on; Melissa stated she could help her get pricing when it is ready.

Councilor Delaware suggested that an article be written for the Community Connections regarding the office remodel. She also suggested that the picture that was donated by Gif Stevens and Annabelle Labree used as the cover for the Town Report.

Unfinished Business: Melissa reported that there was an article in the Bangor Daily News last week regarding the Town Council's discussion on phasing out school choice. She received a few phone calls and emails, however once she explained the intent of the change and that it will not affect students currently enrolled, they seemed very understanding. Melissa also followed the article on Facebook and noted that there were a few comments from Bradley residents, however they were all fitting. Councilor Clemons noted that the article was fair and balanced.

Municipal Warrants: Councilor Ketch made a motion to accept municipal warrant #56 in the amount of \$6307.55, warrant #57 in the amount of \$157,913.12 and warrant #56 in the amount of \$5620.50, seconded by Councilor Wade, vote 5/0.

Next Meeting: The next meeting was set for February 15, 2022, Councilor Delaware will be absent.

Adjourn: Motion to adjourn made by Councilor Delaware, seconded by Councilor Ketch, vote 5/0.