

**Town Council Meeting**  
**March 1, 2022**

**Open Town Council Meeting:** Councilor Chair Ketch opened the Town Council meeting; all Town Council members were present except for Councilor Delaware who was excused. Also present was Town Manager, Melissa Doane

**Review of Minutes:** Councilor Ketch made a motion to accept the Town Council minutes of 2-15-2022 seconded by Councilor Wade vote 4/0.

**Citizens Request:** None

**Managers' Report:** Melissa stated that she met with Maine Forest and Logging Museum, the Maine Department of Marine Resources, New Meadows Environmental and Thornton Construction on February 22, 2022. A proposal was drafted for the Town's approval regarding the engineering and design work with New Meadows. As approved earlier by the Town Council, the Town of Bradley will be the point on the project. The cost for the engineering is \$14,100 with the funds from all the partners and the approval of the proposal that work will start soon. Thornton Construction has committed to placing the project on their summer of 2022 work schedule. Due to the emergency in this repair and the continual labor and supply shortage, Melissa would like Town Council to waive the competitive bidding process from the dam repair project. Councilor Lugdon asked if anything had been received in writing confirming that DMR will be paying for the actual repair. Melissa stated that there has not, however during each meeting they discuss that work can't start until July 1; she will see what can be done to receive confirmation. Councilor Ketch stated that the proposal is only for engineering it is not for the construction, therefore the Town would have not had any liability. Councilor Wade asked if all parties were in agreement in regards to the design, Melissa stated that they were. Councilor Wade made a motion to enter into the agreement with New Meadows Environmental and to waive the competitive bidding for the Blackman Stream Dam repair project. The waiver is due to an emergency repair needed to the spillway at the Maine Forest and Logging Museum Dam and contractor timeline, seconded by councilor Lugdon, vote 4/0.

Melissa has made contact with the City of Old Town, they will have representatives available on the March 15, 2022 meeting. The Town Council further discussed the increased cost in the service and lack of other options.

Melissa updated the Town Council on the three properties that were subject to automatic foreclosure due to non-payment of the 2019 taxes. As stated before two of the properties are vacant and have been for several years, both were part of a mortgage foreclosure. Melissa had the municipal attorney review the lien documents and the foreclosure policy. His opinion is one that the documents were filed correctly and recommended the Code Enforcement Officer review the properties for any suspected violations. Dean did review and provided a memo outlining his findings, that in fact the properties are likely in violation of local ordinance and state laws. Melissa has made a recommendation that 13 Pine Street be offered to the abutter Robert Leighton per the foreclosure policy for the amount of \$4000 or

do an RFP with a minimum bid of \$4500; she noted that Devon Hamel of 10 Pine Street has expressed an interest in the property. In regards to 440 Main Street she would recommend a minimum bid/purchase price of \$4700 to the abutters Larry and Deanna Wade. The minimum bids on both properties covers the outstanding taxes and attorney fees. The other property of 772 Main Street has been paid in full; the payment was made via check, once that is cleared, she will prepare a quit claim deed for the Town Councils approval. Councilor Lugdon made a motion to move forward with Manager Doane's recommendations, seconded by Councilor Clemons, Councilor Ketch asked if there were additional abutters either property, Melissa stated that there was not, vote 3/0 (Councilor Wade abstained).

Melissa would also like Town Council's thoughts regarding the foreclosure policy. She thinks it would be beneficial for language to state that the policy does not apply to properties that have been vacant and have been subject to mortgage foreclosure. It is typical that these properties are abandoned by the owners and the mortgage company. She also suggested that work be done regarding offering the property to abutters, if there were more than one abutter and they all were interested there should be a fair process to gain ownership. Town Council was in agreement.

Melissa stated that she received the letter of engagement from Dummond Woodsum regarding school choice on Friday February 25. She however spent Friday preparing the office for the floor waxing and them Monday and today getting the office back together. She will review and provide information to the Town Council for the next meeting.

MRC has made progress with the bondholders. An agreement has been reached in which a final bid request will be done and a closing will occur by June 30. The bidder must continue to operate under the current permitted activities and handle solid waste. There are additional items included in the term sheet regarding financial confirmation and experience. If there is no successful bidder, MRC has become a "stalking horse bidder", meaning a minimum offer and terms has been made. The MRC will be holding a town hall meeting on March 10 1:30. Melissa is on vacation, however will be participating in a Maine Municipal Association Executive Committee meeting during that time. The event is via zoom and asked if any Town Council member could register to attend the event. Councilor Lugdon and Wade would attempt to attend.

Melissa reminded Town Council that she will be on vacation next week.

**New Business:** Councilor Lugdon stated he attended the February school board meeting. He reported that the meeting was very informative and he found it interesting how much sub-committee work there was. He mentioned that they had a discussion regarding the future of masking and the vote ended up be decided in a per-capita vote. He was not sure exactly what the procedure was. Melissa believed that Old Town representatives have the weighted vote as they have more members due to population and valuation.

Councilor Ketch mentioned that he had received information regarding updated the Towns Pavement Management Plan and asked if that was something the Town has continued to do. Melissa stated that it was a great tool when she first become the manager as it provided an inventory of all the roads and culverts in Town. It also provided a priority list for repairs etc. As the Town has continued to invest in

the municipal roads, she has a greater since of what will be needed in upcoming budgets. She does not believe the Town needs to expend money on pavement or road management plans.

**Unfinished Business:** Melissa made the changes to the Policy Governing Access to Public Records; Town Council approval of the policy is required. Councilor Lugdon made a motion to accept the policy as presented, seconded by Councilor Wade, vote 4/0. Councilor Lugdon asked if the fee schedule had changed to reflect change, Melissa stated it had been changed.

Melissa provided information regarding the changes to the municipal budget since the last meeting. These changes included the final amount from the County and a budget from the fire department. Eric was not able to attend today due to a family event, however will be available at the next meeting. Councilor Lugdon asked what the final percentage increase regarding the County Tax was. Melissa believed the increase was 6%. Councilor Ketch noted that a 5.9% increase had been given to all staff wages; he noted that in the past Melissa had not given every staff member an increase. Melissa stated that in the past the duties were not segregated evenly, they now are. Councilor Lugdon remarked that Manager Doane had increased the health insurance benefit from 80% coverage for single coverage to 100% for the staff. Melissa explained that she thought it would be an added benefit that the Town could provide for very little increase. Councilor Lugdon also noted that Melissa expressed a desire to add single dental coverage as a benefit in the future and asked if she had the numbers for that benefit. Melissa did not however, would provide at the next meeting. Councilor Ketch stated that as the budget stands it is \$26,033.16 above the budget cap. Melissa stated that the line items that are subject to change without making major changes includes capital improvement reserves and the road maintenance account.

**Municipal Warrants:** Councilor Ketch made a motion to accept the municipal warrants as presented, seconded by Councilor Clemons, vote 4/0.

**Next Meeting:** The next meeting was set for March 15, 2022.

**Adjourn:** Motion to adjourn made by Councilor Ketch, seconded by Councilor Wade, vote 4/0.