

Town Council Meeting

August 2, 2022

Open Town Council Meeting: Present were Councilor Delaware, Councilor Wade, Councilor Clemons, and Councilor Lugdon. Councilor Mark Ketch was absent due to a family illness. Also present was Town Manager Melissa Doane as well as Fire Chief Eric Gifford.

Councilor Delaware made motion to have Councilor Lugdon act as chair, seconded by Councilor Wade, vote 4/0

Review of Minutes: Councilor Wade made a motion to accept the Town Council minutes from July 19, 2022, seconded by Councilor Delaware, vote 4/0

Citizens Request: None

Managers' Report: Town Manager Melissa provided an update on the Town Bradley Foreclosure Policy. As was discussed in January, it seemed prudent to make changes that reflect that if a home is vacant for 3 or more years, and there have been no successful communications with lenders, lien holders or other interested parties, the property will not be subject to the Foreclosure Policy and the disposal would be at the sole discretion of the Bradley Town Council. In addition, Manager Doane added language that outlined if there were more than one abutter that was interested in the property, those abutters will participate in a sealed bid process. Councilor Wade made motion to accept the new policy, accepted by Councilor Clemons. Melissa stated she would like to have the municipal attorney review before finalized. vote 4/0

It was announced last week that MRC has partnered with Revere Capital Advisors to purchase the plant. Revere has placed a \$250,00 non-refundable payment in escrow to receive exclusivity. The details are still being worked out; however, MRC will hold an active role in operation, oversight on performance, they will manage the waste and will continue to be the landowner. Revere has the capital for a timely restart of the facility as it was designed. They will hire a contractor with experience to operate the plant. They are in hopes to have running by the end of this year (2022), and be fully open by the year 2023.

The tax billing has been completed and bills will be going out in the mail this week, if they have not already been mailed out as early as today August 2, 2022. With that comes the signatures of

Town Council members on the tax commitment books, the Municipal Valuation Return and Penobscot County's Assessors Return.

Fall clean-up had been scheduled for October 2, 2022 from 7:30am to 12:00pm, same time as the Spring clean-up was scheduled for.

Manager Doane had received notification that she has received her re-certification through Maine Town, County and City Management Association (MTCCA), with that there will be an insurance discount.

Manager Doane will be in Sugarloaf next week, August 9th through the 12th for the MTCMA annual conference.

Manager Doane requested an update regarding the fire truck as she wants to be assured to have the financing RFP ready to go. She was informed that the chassis is slated to be delivered in September. Once it is delivered the Town can pay \$104,600 to receive a discount of just over \$4,000. Manager Doane would like the Town Council to approve this expenditure by way of motion. Manager Doane would like to borrow funds from Surplus, and once the truck is financed the funds would be replenished back into Surplus as the Town would do and RFP for the total cost of the truck. Councilor Wade made motion to accept expenditure, second by Councilor Delaware, vote 4/0

The Maine Municipal Association Convention is Wednesday October 5th and Thursday October 6th, April would like to attend the convention. Manager Doane would like to close the office at 3:00pm, those two days, Cindy has no interest in attending the convention and will work her normal shift.

Manager Doane received the agreement from Maine DOT regarding the sidewalk grant. She wanted to make Town Council aware that they did indeed set the cap for the Town share in the amount of \$108,600. There is language in the contract that Manager Doane wanted to make the Town Council aware of before she signed the contract. This includes that once the sidewalk is completed, it will be necessary for the Town to plow that section of the sidewalk in the winter, and in addition, if any electrical signs or flashing beacons are installed, it will be the Town's responsibility for the electrical service and repairs. Manager Doane mentioned that she would like to reach out to the Town of Milford to see if they have interested in the plowing of the sidewalk or see if our current contractor would like to take it on. Manager Doane is not concerned, except that these items will have to become a budget item. Town Council agreed.

Forms are available for residents eligible for the property tax stabilization for seniors. They are at the municipal office and on the Town's website. No new information has been provided on the administration of the program to date. Once we start learning more, we will share the information. As of right now it is a learn as we go. Councilor Lugdon was wondering if we had an idea on how many homes in the Town of Bradley this will be affected to, Manager Doane does

not have an answer as of yet since the program is new and we have not learned a lot about the program yet.

New Business: Councilor Delaware was wondering how we might be able to find out who the oldest person in the Town of Bradley is. The last time she had done this, the gentleman was 97 years old. Manger Doane is going to have April start working on this, starting with voter registration, Motor Vehicle Registration, looking at DOB.

Unfinished Business: None

Municipal Warrants: Councilor Lugdon made a motion to accept the municipal warrants as presented, seconded by Councilor Wade, vote 4/0

Next Meeting: The next meeting is set for August 16, 2022

Motion to adjourn: Councilor Wade made motion to adjourn, seconded by Councilor Clemons, vote 4/0