

**Town Council Meeting**  
**August 1, 2023**

**Open Town Council Meeting:** Councilor Ketch opened the Town Council meeting. All Town Council members were present. Also present were Town Manager Melissa Doane and Fire Chief Eric Gifford.

**Review of Minutes:** Councilor Ketch made a motion to accept the 7/18/2023 Town Council minutes as presented, seconded by Councilor Wade. vote 5/0.

**Citizens Request:** Ann Delaware was present and presented a letter from the Old Town Museum requesting a \$100.00 donation. The museum presently has two display cases featuring Bradley items. Councilor Lugdon made a motion to approve a \$100 donation, seconded by Councilor Wade. vote 5/0.

**Managers' Report:** Melissa reported that Kevin Geroux will be refurbishing the two town line signs, and stated he is going to do so as a donation to the Town. Melissa hired John Milligan to move the signs to Kevin's shop in Bradley. She will also be hiring them to re-install them when they are ready.

The Municipal Review Committee held a board meeting on July 26. As has been reported previously the 90% ownership was transferred on June 30. The liens have been paid, and Innovate Resources has had engineers, the MERF manufacturer, and local workers at the site. There was testing done with 30 tons of solid waste completed on July 27. Effective July 1, MRC will start receiving lease payments, and a \$5.00 per ton solid waste management fee. At the meeting there was discussion regarding PERC; the auction is set for August 9.

Melissa met with representatives from Camden National Bank as part of a yearly check in. The discussion was largely about investments, as municipal investments are restricted by Maine State statute. The investments are in fixed income with lower risk and lower returns. It was noted that \$75,000 will be maturing in 2023 and \$125,000 in 2024. With the increasing interest rates, there will likely be an opportunity for some larger returns than have been seen in the past. The portfolio as of June 30, has \$552,543 in investments and \$48,110.33 in cash. The cash is being held in Camden's Money Market account with a 5% rate of return.

The State of Maine announced the completion of the road salt bid, and the Town of Bradley amount is \$78.85 up from last year's amount of \$77.95.

Melissa placed information in the Town Council's boxes regarding potential additional employee benefits that could be added without budgetary considerations. As per the information provided, the budget currently has an item for \$3850 for employee health reimbursement accounts. This benefit has been in effect for several years since the Town started offering single health insurance coverage with a high deductible. This account has grown to \$11,000, and the current town liability if each employee were to use the full benefit would be \$6000 per year. The information Melissa provided included short-term disability plans and plans from AFLAC. Melissa would like the Council to review the information she provided and come back with additional questions or recommendations. Councilor Lugdon asked if the staff was aware of the health reimbursement benefit as the amount has grown. Melissa stated that she has provided them with the information. She added that the health insurance plan offered, while having

a high deductible, does offer decent coverage if the employee stays in the network. Melissa also explained that the HRA only covers 60% reimbursement for deductible costs, not co-pays or prescriptions.

Also provided to the Town Council was the request to support Melissa's appointment as a Maine Town, City, and County Management Association Ambassador. Councilor Wade made a motion to support the appointment, seconded by Councilor Clemons. vote 5/0.

Mark Gibson and Melissa will be doing the tax billing on Thursday. Therefore, bills will be sent out next week. Melissa provided information to the Town Council that the Property Tax Stabilization Program, which froze real estate payments for residents 65 and older, has been repealed. Councilor Lugdon asked if sending out information with the tax bill was something to consider. Melissa will be posting information on the website, FACEBOOK, and email list when the bills are sent out. In addition, there is room on the tax bill to print a small write-up.

Melissa and Dean had a phone meeting with John Hamer today regarding the property at 114 Cram Street. Mr. Hamer stated that with the new information of the failing septic system it could be possible to deem the property a nuisance. As he had emailed prior, the Town Council has the authority to hold a hearing and make the determination. The benefit of this would be the Town would have control and the result may be quicker. It would be, however, up to the Town to deal directly with Mr. Wing, who could potentially become homeless. If the Town were to go to Superior Court for the hearing and request remedy or demolition, the decision would of course be the determination of the court and the court would have to deal with Mr. Wing. Due to the long history of non-compliance and lack of general understanding of procedure by Mr. Wing, Melissa, and Dean would prefer to move forward with Superior Court. Councilor Lugdon made a motion to move forward with a Superior Court proceeding regarding the deeming of the property of 114 Cram Street a nuisance, seconded by Councilor Wade. Councilor Ketch stated that he believed that was the way to move forward with the proceedings. Melissa agreed, adding that hopefully the courts would recognize that the individual needs help. vote 5/0.

In addition, Melissa provided notice to the Town attorney today that the property at 114 Cram Street is in non-compliance with the land use ordinance due to the number and size of signs. She reminded the Council that a court proceeding had been started with that noncompliance complaint much earlier in the year. In March she approached Mr. Wing and was able to reach an agreement in which the Town would supply a dumpster to dispose of the piles of junk he had accumulated as well as his extensive signs. The agreement provided that if the property was to become non-compliant again, the court proceeding would continue and Mr. Wing would be asked to pay for the dumpster cost. The first appearance date for that is September 13. As was the case with the prior procedure, the Town will come forward with a stipulated judgment for the judge and Mr. Wing to consider. If Mr. Wing does comply with the judgment, he will be ordered to pay, and most likely a monthly payment arrangement will be made. If he does not agree the case would go to trial with a judge's hearing. Ann Delaware from the audience asked what happened if he did not show up. Melissa was not sure, as he has always shown up to court in the past.

New Business: Councilor Ketch asked about the material supplied by Melissa regarding the Versant price increase. Melissa stated that was for informational purposes only.

**Unfinished Business:** None

**Municipal Warrants:** Councilor Ketch made a motion to accept the municipal warrants as presented, seconded by Councilor Lugdon. Councilor Lugdon asked what the road work invoice was for. Melissa reported that it was for driveway culvert replacement and Elm Street work. vote 5/0.

**Next Meeting:** The next meeting was set for August 29, as there is not much business for 3 meetings to be held in August. Councilor Ketch asked if Council signatures have been a problem. Melissa reported there was no problem, adding that Council signatures will be needed on August 15.

**Adjourn:** Councilor Ketch made a motion to adjourn, seconded by Councilor Lugdon. vote 5/0.