

**Town Council Meeting**  
**June 4, 2024**

**Open Town Council Meeting:** Council Chair Mark Ketch opened the Town Council meeting; all 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 5/21/2024 Town Council minutes as presented, seconded by Councilor Lugdon vote 5/0.

**Citizens Request:** None

**Managers' Report:** Melissa stated that she had provided information to the Town Council regarding the Penobscot Climate Action Plan that has been completed and asked if there were any questions or comments. Councilor Ketch noted that there were several action plans that could be useful to Bradley, such as walkable neighborhoods and updates to zoning. Councilor Hatch asked if Bradley was eligible for any funding at this time, Melissa reported that the committee is working on a grant with the EPA however Bradley is not eligible. She added that she will continue to monitor the committee's work for funding opportunities.

Melissa also provided information to the Town Council regarding new OSHA Standards for fire suppression and asked if there were any questions or comments. She stated that the document was 604 pages and the NFPA standards noted in that document are much larger than that, therefore she has not read all the material. Her takeaway thus far is the OSHA will require that there be policies for just about everything. Other departments have commented that there are useful life of fire equipment restrictions and she was not able to easily identify that. Chief Gifford stated that the department already has several of the required policies in place. He also added that the new standards require equipment must be certified and pass inspections which is already part of the departments process. He also noted that he was notified that the standards require new fire apparatus every 20 years. Councilor Ketch asked what the oldest fire apparatus was in the fleet, Chief Gifford stated the pumper was a 2000. Manager Doane clarified that there is no action required at this time, the information is to make the Town Council aware of possible future funding needs. Councilor Lugdon asked if there would be grants available. Melissa stated that she had spoken to Senator Collins's office regarding the new standards as she is concerned about not only Bradley's Volunteer Department but those across the State. Senator Collins is requesting funding for the new standards, perhaps through another level of FEMA grants.

Melissa also provided updated information prepared by the Maine Municipal Association to the Town Council regarding legislative changes to real estate foreclosures. Melissa reminded the Town Council that in October she had revised the Town's Foreclosure Schedule Policy to encompass new legislative changes. The municipal attorneys reviewed the policy and changes however suggested waiting to make the updated policy formal, as more legislative changes were to come. It is now the opinion of the municipal attorneys that the Town of Bradley remove the Foreclosure Schedule Policy dated August 30, 2022, from the Town policy and simply follow the law as stated. Motion to remove the Foreclosure Schedule Policy from Town Policy made by Councilor Wade seconded by Councilor Clemons vote 5/0. Town Council discussed the difficulties presented with the new law.

Melissa requested the Town Council's signature and approval of the Warrant and Notice of Election for the RSU 34 budget validation referendum to be held on June 11, 2024. The RSU budget that was passed was \$24,101,087.53. Councilor Lugdon made a motion to approve the Warrant and Notice of Election, seconded by Councilor Ketch, vote 5/0.

Melissa noted that included in the warrant presented was the bill for the spring clean-up, the total tonnage was 13.17 tons of debris.

Melissa requested the Town Council review a policy to abate real estate and personal property taxes that do not exceed \$5.00. This policy would update a policy established in 2000 to abate anything under \$1.00. These small amounts due are typically caused by late payment for either regular payments, payment reminders, 30-day notice, or lien notices. The purpose of the policy is so that administrative costs for mailings etc. do not outweigh the cost of the payment due. Councilor Lugdon made a motion to approve the policy as presented, seconded by Councilor Clemons, vote 5/0.

In preparation of the fiscal year end, Melissa would like to have authorization to close at noon on June 28, 2024.

Melissa reminded the Town Council and those participating in the meeting that the annual referendum is to be held next Tuesday, June 11, 2024, from 8:00 am to 8:00 pm. Items to be voted on include two Town Council seats, the annual budget, authorization to remove funds from the undesignated fund balance for cemetery development and RSU Budget Validation.

Councilor Lugdon asked if there had been any updates regarding 114 Cram Street and 4 Cram Street. Melissa stated that she has not heard anything further from 114 Cram Street; they are waiting for a court date. In regards to 4 Cram Street, the property owner has been placing 3 to 4 bags out per week and is working on cleaning up the property. Councilor Wade asked if there was a concern regarding the chimney of the home, Melissa stated that there is nothing in the Town's Ordinances that provide for housing standards, the Town does not have the population to follow the Uniform Maine Building Codes. Councilor Lugdon asked if there were any properties that were in violation of the land use ordinance. Melissa stated that there is one on Elm Street that Dean has been working on.

**New Business:** Councilor Lugdon stated he would like to start the discussions and research on the availability of different internet and broadband providers for the Town of Bradley. Currently, the only provider available is Spectrum. Melissa stated that she had emailed a contact at the Maine Connectivity Authority however has not heard anything back; she will follow up. Councilor Clemons thought that some of the issue was the use of the poles, adding that when broadband was erected at Chemo Pond, the poles caused a delay. Councilor Wade suggested that research be done on Starlink. There was also discussion that there are other providers laying lines in other neighboring communities, such as Net Speed. Melissa also added that when broadband funding first became available, she was told that because Bradley had high-speed internet there was no funding available.

**Unfinished Business:** None

**Municipal Warrants:** Councilor Ketch made a motion to accept the municipal warrants as presented, seconded by Councilor Wade vote 5/0.

**Next Meeting:** The next meeting was set for June 18, 2024 at 6:30 pm.

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