

**Town Council Meeting**  
**January 28, 2025**

**Open Town Council Meeting:** Councilor Lugdon, acting as Town Council Chair, opened the Town Council meeting. All members of the Town Council were present except for Councilor Ketch, who was excused. Also present was Town Manager Melissa Doane.

**Review of Minutes:** Councilor Wade motioned to accept the minutes of January 14, 2025, as presented, seconded by Councilor Clemons, with a vote of 3/0 (Lugdon was excused on 1/28/25).

**Citizens Request:** None

**Manager's Report:** Manager Doane presented the 2025-2026 budget to the Town Council. Melissa outlined the budget in the budget message and the statement of financial condition. The budget, as presented, is \$120,233.38 above the self-imposed budget cap. That budget cap only allowed for an \$18,939.44 increase. The Town Council will be able to review the budget and begin discussions at each meeting until the public hearing on April 22, 2025. Councilor Lugdon noted the \$20,000 decrease in revenue; Melissa explained that the State is expected to have a loss in revenue, which will change the amount of revenue sharing.

Eric and Melissa met with the City of Old Town to discuss the cost-sharing formula for ambulance service and the Town's desire to include a use factor rather than simply per capita. The city manager reported to Melissa today that he spoke to the City Council about Bradley's concerns and that the Old Town Fire Chief would research other entities to determine how they share the cost of services. Melissa added that she has not received the final number from the City of Old Town; the amount she has in her budget is 20% higher, which equates to a \$31,400 increase for services; last year, the increase was 17%.

The City of Old Town has paid \$2362.48 of the SCBA grant, ½ of the 5% required. The only billable amount is the electrical work. Some remaining grant funds were available, and Melissa will submit them to FEMA in hopes of additional reimbursements. However, she noted that federal grant funds were suspended for now.

Melissa requested an update from the municipal attorney regarding the pending court proceedings regarding 114 Cram Street. To speed up the process, the attorney has asked for a pre-trial hearing from the court on the next available date.

The automatic foreclosure date for the unpaid 2022 real estate taxes was January 21, 2025. The unpaid accounts are 43 Highland Avenue and another on Sucusset Court, owned by Richard Campbell of Orrington. The total amount owed on the real estate is \$7422.79, which includes the 2022, 2023, and 2024 tax years. The property is 64 acres, of which 13 are part of an approved subdivision, and nine lots remain available. The Town Council previously allowed the prior owners to regain ownership by paying for all outstanding real estate within a 30-day timeline. Town Council would like to provide Mr. Campbell an additional 30 days to regain ownership. Manager Doane stated that Mr. Campbell is a Maine State

Representative, and she questioned if the new law regarding real estate tax foreclosures influenced his nonpayment, adding that the new law encourages non-payment of real estate taxes.

Two resolutions regarding the Health Reimbursement Account benefit require Town Council approval. Melissa provided the resolutions. Councilor Wade made the motions as presented, seconded by Councilor Clemons, and voted 4/0.

Resolves presented:

RESOLVED that the form of Health Reimbursement Arrangement under Code Sections 105 and 106 of the Internal Revenue Code of 1986 presented to this meeting is hereby amended and approved and that the proper Officers of the Employer are hereby authorized and directed to execute and deliver to the Plan Administrator one or more copies of the Plan. This restatement shall be effective January 1, 2025.

Medical: Reimbursement will be 60% up to a maximum benefit of \$1,500/Single or \$3,000/Family per calendar year. Prescriptions and office Visits are copays, which are not covered under the HRA.

RESOLVED that the proper Officers of the Employer shall act as soon as possible to notify employees of the Employer of the amendment of the Plan. The undersigned certifies that the attached hereto, Exhibit A, is a true copy of the Plan Document for the Town of Bradley, which has been approved and adopted in the foregoing resolutions.

Melissa reported that RSU 34 board member Howard Jack will resign from the board effective February 11, 2025. He has purchased a home in Bangor. The Charter provides that the Town Council can appoint a Bradley voter if the resignation is 120 days or less from the next election. The next election is June 10, 2025. Rebecca Kennedy of Pine Knoll Road has submitted a resume and would like to be appointed effective February 11, 2025. Melissa further explained that nomination papers for the seat will be available for the June election in March. That election will carry the remainder of the term, which expires in December 2025. It will, therefore, be necessary to have an election for the new term starting January 2026. Councilor Wade motioned to appoint Rebecca Kennedy, seconded by Councilor Lugdon, vote 4/0.

Melissa received the presentation the University of Maine students completed regarding the ballfield development, which she emailed to the town council. It outlines the steps completed thus far and what is expected to occur in the next 12 weeks. Melissa also played the video presentation that the students had completed.

**New Business:** None

**Unfinished Business:**

**Municipal Warrants:** Councilor Lugdon motioned to accept the municipal warrants as presented, seconded by Councilor Hatch, vote 4/0.

**Next Meeting:** The next meeting was set for February 11, 2025.

**Executive Session:** Councilor Lugdon motioned to enter executive session according to MRSA § 405 6a to perform the annual review of the Town Manager, seconded by Councilor Hatch, vote 4/0.

Councilor Wade motioned to return to open session, seconded by Councilor Clemons, vote 4/0.

**Adjourn:** Councilor Wade motioned to adjourn, seconded by Councilor Clemons, vote 4/0.