

Town of Bradford

Select Board Minutes

Monday, February 3rd, 2025 @ 6PM

Item 1. Open Meeting – Pledge of Allegiance

Board members present – Terrie, Ed and Levi

Item 2. Approval of Minutes

December 2 nd , 2024	Ed motioned; Terrie seconded	VOTE 3-0
January 6 th , 2025	Ed motioned; Terrie seconded	VOTE 3-0
January 20 th , 2025	Ed motioned; Levi seconded	VOTE 3-0

Item 4. Open Session N/A

Item 5. Special Topics Executive Session – 1 M.R.S.A. § 405(6)(D)

Tax assessor interview Kimberly Archer

6:07PM Ed motioned to enter executive session; Terrie seconded VOTE 3-0

6:40PM Ed motion Terrie seconded to leave executive session VOTE 3-0

Ed motioned to hire Kimberly Archer as our new tax assessor;

Terrie seconded VOTE 3-0

Contract for Kim to be written by Chris. Contract terms are

1 day a week, 8 hours per week, four times a month, \$16,600.00 for Budget

Willing to set up appointments to meet with people.

Re-evaluate possible in 2026

She can also hire extra people to help her walk properties.

Item 3. Review of Treasurer’s Warrants

A/P Warrants # 87, 7 and warrant preview Ed motioned; Levi seconded VOTE 3-0

Payroll Warrants # 4, 5, 6 Ed motioned; Terrie seconded VOTE 3-0

Item 6. Committee Reports

a. Planning Board

Close to having the LUO ready from moratorium stuff. Need to finish with the corrections from the LUO from June, and just some editorial stuff. Not sure if it will be ready for town meeting. Warrant will need to be posted 7 days before town meeting.

The Planning Board is recommending that the town doesn't charge for a short-term rental registration. Additional cost for CEO to keep track of the short-term rentals.

State is encouraging towns to have a short-term rental policy. Erik points out that if the CEO gets involved with the registry of short-term rentals, then the responsibility may fall on the town to make sure they are up to codes and have the correct insurances. Will have to check with MMA about this.

The Planning Board meeting is the second Tuesday of month. Next meeting is at 6:30pm.

Select Board is fine without charging a fee for short term rental registrations.

b. Future Fire Station

We got the latest Pay Rec. Friday so at Wednesday meeting we will take care of that. Walls were supposed to be up two weeks ago.

c. Fire Department

Because of complaints that the street light on the pole by the Fire Department was blinding people driving East causing a hazard has been removed.

d. Recreation Committee

Winterfest was held on January 25th

e. Road Commissioner

Chris has driven all the roads 100% last week

Reeves Rd. As normal is the worse condition we will be getting complaints

Jim.... Station Rd. Where the tar stops needs work. Dirt is sinking and will keep sinking when the frost comes out. Something needs to be done from where the hot top stops down to the Tasker Road. Can't do anything until

spring time.

Rozelle and Wilder Davis Roads are both washboards. Need to fix this.

f. Health Officer N/A

Item 7. Old Business

a. Discuss ARPA

Articles should be in the 2021-2022 town warrants/select board minutes.

Karen will look for the information.

b. Discuss Auditor Search

Will call MMA about the Auditor. Auditors are in short supply right now.

The Auditor's report for the Town report we will just leave it blank.

c. Discuss Tax Maps Project

We have a contract with a company to do them. Chris hasn't spoken with the company this year about doing the maps and the cost of doing the red lines.

Kim the Assessor said to wait on going the maps until she has a chance to look at the files and paperwork in the office to get an idea as to where the town stands with having things ready before the maps can be done. The red lines are usually done by the assessor.

Chris is to get the estimate for the maps being redone with the information that we have. then the Select Board will reconsider about doing the maps with what they have for corrections.

d. Execute Budget Process

Budget Review

The budget committee is pretty much on the same numbers except for two (2) areas that they wanted more information on.

1. Recreation Department.

- a. The committee would like to look at what Courtney wants to purchase. Suggest that Courtney goes to the next budget committee meeting with her hands out so they can talk about it.

2. Town maintenance.

- a. Committee would like to reduce the amount of money from \$26,000.00 to \$20,000.00 They recommend that you seek

volunteers to do the work that is needed around the town and spend less on maintenance.

Terrie ... Because of liabilities we would have to check with the town insurance company if we can have volunteers do the work. Select Board will leave the line item for town maintenance at \$26,000.00

The next Select Board meeting Feb. 17th Chris can bring the first copy of the warrant for the Town Report. Will finalize town of report at the meeting.

The Feb. 17th the Select Board meeting will pause for the public hearing for the budget at 7pm then will resume the select board meeting at the end of the budget meeting.

Item 9. Select Board Concerns

a. Terrie Allen

b. Tim Bubar

c. Ed Nevells

d. Carlene Oakes

e. Levi Surette: I want a website. I don't know if that means we finish the website we have or a warrant article up to \$10,000.00 for the town for someone to do it. But I want a website. Up and running within about five (5) months from the time the warrant is approved if we do it that way. It takes three (3) to five (5) months to build a good working website. Two elements to a website. 1. Design 2. Programming if we get luckily, we might find a company that does both. Chris wants to point out that the website we have now was unbudgeted by a prior board.

Ed is questioning about registering dogs online.

Chris.....Just as a follow up on the ACO issue he is aware of the fifteen (15) days.... legally it started when I received it on the 28th Carlene made me aware of it then Levi but I didn't receive it until the 29th but I will go from the 28th.

Item 14. Adjourn Meeting

8:15PM

Ed motion, Levi seconded

VOTE 3-0

Submitted by

Karen McNaughton

Approved: February _____, 2025

Edward Nevells, Chair

Timothy Bubar, Vice Chair

Carlene Oakes

Terrie-Sue Allen

Levi Surette