

Town Council Meeting

COUNCIL PRESENT: Audrey Wilcox, Fred Gifford, Lillian Coulter, Nicholas Wood, Oscar Emerson excused
Town Office staff present, Town Manager Melissa Doane

REVIEW OF MINUTES: Councilor Gifford made a motion to accept the October 27, 2009 minutes as presented, seconded by Councilor Wilcox, no discussion vote 3/0 (Coulter abstained, not present at meeting).

CITIZENS REQUEST: None

CHARLES NORBURG, CODE ENFORCEMENT OFFICER: Charles Norburg reported to Town Council that he has reviewed properties in Town that are in violation of the land use ordinance.

Judith Tinkham: North side of the property still has construction debris; this has been there for months. Charles will speak to the property owner, he feels that he will be able to get them to remove the construction debris.

Ed Buck: Has placed a gate and some fencing, it appears that he plan on finishing more fencing as there is posts all around his property. Most of the stuff on the property is wood, lumber, scrap and equipment. Charles was not sure how to handle the situation, has Mr. Buck doesn't feel that the items on his property are junk and refuses to remove them. Manager Doane stated that he had a November 1 deadline and he has not compiled. Town Council would like to have the Town attorney address Mr. Buck.

Gerald Roy: Little has been done on the property, there are 5 or 6 vehicles, the old house has not been torn down, and the trailer on the Channel Roy property has not been removed now there is an old RV visible. Charles stated that is now feasible that the Town attorney be contacted on the issue as Mr. Roy did not meet his November 1 deadline and has not been back in to speak with him.

Ricky Page: The property is much improved the only issue appears to be a pile of scrape wood that is visible from Hewitt Lane. Charles will contact Mr. Page and have him burn the wood pile; he feels he will be able to work with Mr. Page.

School Street: The property has been condemned by him with the assistance of Department of Human Services. The town attorney has sent a letter to the property owner and the mortgage company. Manager Doane stated that a follow up with the Town Attorney will be needed, she will address this issue when she speaks to the firm about these land use violations.

Hayden/Wing: The property has a junky appearance, though most of the items appear to be useable. There are a number of vehicles however he is unable to tell if they are registered and he has been ordered by the property owners not to enter the property. There have been several complaints regarding the property. Manager Doane and Charles agreed that the issue needs to be handled by the Town attorney, has any attempts they have made to speak with these gentlemen have been unsuccessful.

Pulk: The property was looking really good, however has started to accumulate junk, the structure that she uses to cover items is now falling apart. Ms. Pulk was present at the meeting

and stated she realized that the items inside needed to be thrown out. She stated that she plans on removing the items. Manager Doane stated that Ms. Pulk will have two weeks to clean the property up. Councilor Wilcox stated that most of the items on her property could be left for the weekly trash pickup.

MANAGERS REPORT:

Manager Doane stated that she had spoken with David Georgia regarding the beavers on Otter Stream; he stated that is not lawful to remove the dams at this time because it affects their home. He did add that if the beavers are trapped the dams and homes could be removed. Manager Doane contacted a local trapper about trapping.

On October 28, Michael Hayden and Robert Wing of 114 Cram Street came to the town office with a video camera recording apparently to speak to Manager Doane. They stated they wanted to record her harassing them. She called the sheriff department to have a deputy present during the conversation. Mr. Hayden and Mr. Wing spoke with the deputy outside the municipal building. The deputy suggested contacting the municipal attorney to see about getting an injunction placed on Mr. Hayden and Mr. Wing so that they cannot come to the town office without an appointment. It was the deputy's observation, that the individuals are difficult to deal with and there would never be a positive outcome. Manager Doane did speak to Mr. Bearor and he suggested that a restraining order be placed against the two so that they cannot have contact with Manager Doane. Manager Doane feels that at this time that is not how she would like to pursue the issue, as this is the first time she has felt threatened or disturbed by their behavior. She is keeping written documentation on any events that should occur, and possibly in the future it may be necessary to pursue a restraining order. Manager Doane stated she is concerned about them causing a disturbance in the municipal building and bothering the office staff.

The contract for municipal grounds (mowing) is now completed. Manager Doane would like some guidance from the Town Council as to if they wish to go out to bid or ask Streets for an extension of contract. Manager Doane stated that there are two local contractors that have expressed an interest in the contract. Councilor Wilcox stated that Streets Landscaping has done a good job this year. Councilor Wood and Councilor Gifford stated that if a Bradley business is interested in the contract, then it should go out to bid. Council agreed to place the mowing contract out to bid.

Manager Doane attended the Penobscot Valley Council of Governments annual meeting on October 29, 2009. She has reported in the past that the COG and EMDC has been going through some changes over the past year and has believed it was important to maintain the membership to be part of a regional planning board. The COG voted at the annual meeting to temporarily separate itself from EMDC, a follow meeting is scheduled for December. The reason Manager Doane brings this up is because technically PVCOC dues are due October 1, it is her recommendation that the Town hold off on paying the dues until after the December meeting. Manager Doane stated that she could not state at this time that PVCOC is benefiting the Town of Bradley. Town Council agreed to hold off on paying PVCOC dues. Manager Doane further stated that she has joined the Bangor Region Chamber of Commerce as this

outlet may provide a greater benefit at this time. This membership was \$260, versus the \$1200 of PVCOG.

Manager Doane placed the bids and RFP's regarding the lot clearing in Town Council boxes, she would like to review and make a decision tonight. The bids for the wood clearing project came in as follows:

Thomas Clark Logging: \$6940 wood removal, 11,260 for stump clearing

The By Us Company: \$13000 wood removal

Edward Costain: \$4125 wood removal, \$3200 temporary road

PS Currier: \$5979 wood removal

Thomas Macko: \$1800 wood removal

Councilor Wilcox made a motion to go with Thomas Macko bid of \$1800, seconded by Councilor Gifford, during discussion Jeff Labree from the audience asked if the Town was going to stump the property. Manager Doane felt that stumping should be part of the bid package in the spring. No further discussion vote 4/0.

Manager Doane stated that Robert Fenney would like to have a meeting to go over the plan for the fire station; she suggested having the meeting before the next Council meeting. Town Council agreed to have building committee meeting at 5:30 on November 24.

Manager Doane reminded Town Council that there will be a joint planning board and Town Council meeting on November 19, 2009 at 6:30 p.m. to review the proposed land use ordinance.

NEW BUSINESS:

Councilor Wilcox made a motion to approve abatements recommended by assessing agent Mark Gibson Eugene Moores, Bradley Tax Map 13 Lot 1 b-7 in the amount of \$6100, Louis Doucette, Bradley Tax Map 13 Lot 1-b-8 in the amount of \$3800, Daniel Nelson c/o Richard Brown Bradley Tax Map 13 Lot 1 b-10 in the amount of \$20,000, and Gerald and Virginia Oakes Bradley Tax Map 11 Lot 20-10 in the amount of \$3100 seconded by Councilor Gifford, no discussion vote 4/0.

Councilor Gifford made a motion to approve the supplement assessment Bradley Tax Map 7 Lot 16-L20 in the amount of \$21800, seconded by Councilor Wilcox, during discussion Manager Doane explained that this was the trailer located at 113 Penney Lane that was sold by the Town to Penney Lane Holdings. Mark Gibson missed the transfer and was necessary to do supplemental bill. No further discussion, vote 4/0.

UNFINISHED BUSINESS: None

MUNICIPAL WARRANTS: Councilor Coulter made a motion to accept warrant 38 in the amount of \$4558.45 and warrant #39 in the amount of \$97,617.87, seconded by Councilor Gifford, no discussion, vote 4/0.

NEXT MEETING: The next meeting is set for November 24, 2009 at 6:30 pm, with a building committee meeting set for the same night at 5:30 pm.

ADJOURN: Motion made Councilor Gifford to adjourn, seconded by Councilor Wilcox, Councilor Wilcox asked to be excused, Vote 4/0.