

Town Council Meeting
April 16, 2019

Open Town Council Meeting: Councilor Chair Mark Ketch opened the Town Council meeting; Councilor's Wade and Richard were excused.

Review of Minutes: Councilor Ketch made a motion to accept the 4-2-19 Town Council Minutes as presented, seconded by Councilor Lugdon, vote 3/0.

Citizens Request: Resident Mike Wickett of Nadeau Lane addressed the Town Council regarding his concerns of a new automobile junkyard, repair business that abuts his property. He described a concern regarding chemical disposal, noise issues and the appearance of the property. Also present was another abutter, Tammy Nadeau who echoed much of the same concerns. Councilor Ketch asked if they had been in contact with the Dean Bennett, which they responded they had, and he had been very responsive. Manager Doane explained that Dean Bennett had been meeting with the individuals that are leasing the property and had been making progress on compliance with the land use ordinance. She further explained that an official notice of violation had been sent certified mail last week to the owners of the property, Chris and Amy Albert; they have yet to accept the delivery of the letter. The letter requires that the property be in full compliance within 30 days of receipt of the letter. Since the Town does not want to delay the compliance, she will be requesting that the Sheriff's Department deliver the letter to the property owners. Mr. Wickett asked if the town had any noise ordinance or regulations, Melissa stated that it did not, however a request can be made to the Council to consider one. Mr. Wickett stated he did not want to create something due to one specific problem. Melissa further stated she could check state statute, however that enforcement would be with law enforcement, she suggested that when an incident occurs that law enforcement be notified. Councilor Lugdon stated that in regard to the chemical use and disposal concerns contacting Department of Environmental Protection may be useful, however they will require specific incidents, they will most likely not investigate. The Town Council thanked the residents for bringing the issue to the board.

Managers' Report: Melissa was contacted by Chemo Pond North Association, they voted to pay the additional \$800 to keep the dumpster service available April 1, 2019 to June 30, 2020. Melissa has directed them to forward a check to the Town so it can be recorded as a dedicated receipt and used as a carryforward for the 2019-2020 budget. The agreement between JT Trash Disposal has been completed, he will provide a trash disposal for \$325.00 per month April 1, 2019 to June 30, 2020.

Melissa has posted an advertisement for a Licensed Plumbing Inspector. Charles Norburg has resigned due to health issues.

The meeting with All States to review Deer Run Lane, Baker Lane and Ten Road was cancelled due to the snow storm.

Melissa meet with a Maine Department of Transportation and representatives from BACTS this morning to look at the sidewalks on Route 178, specifically the village area. Melissa fields a lot of complaints

regarding the condition and width of them. It is a possibility that the sidewalks can be re-conditioned and widen, however the town would be responsible for a 20% match. It was estimated that the work could be done for \$150,000 which would require \$30,000 from the Town of Bradley. The funding would not be needed until 2022, however the Town would have to apply and commit to the project. A possibility for funding would be to either budget the over the next 3 years, including the budget that will be going to the voters in June. The Town Council could also ask the voters if they would like to remove funds from the undesignated fund balance. Councilor Strout stated that she thought that it should be a consideration of the voters as it has been on going issue and it would be great to be able to offer a solution. Melissa explained that some funds would be needed sooner than 2022 for survey and estimates, she also added if the project is not approved at the State level no removal of funds will be needed. Lugdon made a motion to have the Town Manager draft a ballot question requesting authorization to remove the funds from the undesignated fund balance for sidewalk resurface and rejuvenation for June election, seconded by Councilor Ketch, vote 3/0.

The Old Town Project Graduation has requested a donation for their 2019 Project Graduation. Councilor Ketch stated he was on the Project Graduation committee as his daughter is a senior, he would abstain from the discussion however added that there were 6 or 7 seniors from Bradley involved. Councilor Strout made a motion to donate in the amount of \$200 to project graduation; the funds will be removed from the recreation account, seconded by Councilor Lugdon, vote 2/0 (Ketch abstained).

New Business: Councilor Lugdon asked if the Dean had reviewed 114 Cram Street. Melissa stated that he believed she had. She reviewed the property today as there have been numerous concerns expressed from residents. There does appear to be an additional sign attached to a wheel chair that could be in violation, however the spray painting on his home and property is not something the town can control.

Unfinished Business: Council requested additional information regarding 268 Main Street. Melissa provided to Town Council the notice of violation was sent to the property owners. The violation is for operating an unpermitted automobile graveyard as defined by Maine State Statues. The owners were ordered to discontinue use of the property as an automobile graveyard, remove all but 2 unregistered or uninspected vehicles, discontinue the storage of automobiles on the property and to comply with the approved site plan within 30 days of receipt of the letter. As stated earlier there was not an immediate response from the certified letter so they will have the Sheriff's Department deliver to the owners, Chris and Amy Albert, as ultimately the compliance and fines will be their responsibility. Councilor Ketch asked when the fines will start accumulating. Melissa stated that it will be necessary to go to court to receive a judgment for the fines, however they will start from the date of the violation and it per day, per violation.

Melissa shared with Town Council the recent work she had completed on the 2019-2020 budget. She reviewed each expense account and determined which accounts will have substantial unspent funds, using \$500 as the minimum. This work resulted in an additional \$25,240 carryforwards which places the budget \$10,544.39 over the budget cap. If the Town Council does not use those funds, they will transfer to the undesignated fund balance. Town Council agreed to use the new presented budget to lessen the tax burden.

Municipal Warrants: Councilor Strout made a motion to accept municipal warrant #74 in the amount of \$4960.83, warrant #73 in the amount of 3635.31 and warrant #75 in the amount of \$34,38.36, seconded by Councilor Strout, vote 3/0.

Next Meeting: The next meeting was set for April 30, 2019, with a public hearing regarding the 2019-2020 budget.

Adjourn: Councilor Ketch made a motion to adjourn, seconded by Councilor Strout vote 3/0.