

## Town Council Meeting November 9, 2022

**Open Town Council Meeting:** Councilors present include Councilor Lugdon, Councilor Delaware and Councilor Clemons. Councilor Ketch and Councilor Wade were excused from attending. Also present was Town Manager Melissa Doane and Fire Chief Eric Gifford. Councilor Lugdon acting as the Town Council chair opened the Council meeting.

**Review of Minutes:** Councilor Lugdon made a motion to accept the Town Council minutes from October 11, 2022, seconded by Councilor Clemons, vote 3/0.

**Citizens Request:** Jim Hatch was present, he is new to the Town of Bradley, he is interested in getting to know the Town a little better. He was welcomed by all Council members presented.

**Managers' Report:** Town Manager Melissa Doane reported that at the last meeting there was a lengthy discussion regarding Robert Wing of 114 Cram Street. Manager Doane was directed to contact the municipal attorney and to begin the process of the land use violation court proceedings. This has been done and the municipal attorney John Hamer is working on it. Code Enforcement Officer Dean Bennett has been sending pictures to Mr. Hamer weekly as the property increases in violations each day, pictures are sent to keep Mr. Hamer updated as well to help the court proceedings to move a little quicker. Town Manager Melissa Doane was also directed to contact the Maine Department of Human Services Adult Protection Services, which has been done. She had spoken to Janet, and it was reported that they are fully aware of Mr. Wing, they consider him a danger, their caseworkers are not allowed to visit him without law enforcement present, however, he refuses assistance and refuses to cooperate with the rules and regulations of the programs he is eligible for. Janet advises that the Town and its residents continue to keep in contact with law enforcement as they are the only agency that has the authority to make him go into custody for assistance. Manager Doane was also directed to write a letter to the Maine Attorney General describing the issue at hand and to request assistance. Manager Doane did not write to Mr. Frey directly, however, she did write a letter to the Penobscot County District Attorney in which she had cc'd Mr. Frey, Sheriff Morton, Senator Rosen and the Governor's office. This letter was sent out on November 2, 2022 and there has not been any response. Manager Doane has also emailed Sheriff Morton directly stating that residents have called law enforcement and has had no success, so she wanted to ask him directly for assistance. Sheriff Morton responded that he and his lieutenant were going to review the recent calls that have been made and see if there is anything they can do. Councilor Delaware stated that the police were called this past Sunday morning because Mr. Wing has been putting things into bags and placing them on the neighbor's property. Town Manager Melissa Doane mentioned that on November 8<sup>th</sup>, the fire department was called to 114 Cram Street because a carbon monoxide alarm was going off. Due to Mr. Wings behavior, it was necessary for the volunteer firefighters to call law enforcement for backup. Manager Doane

received a notification from the Maine Human Right Commission that Mr. Wing has filed a complaint against her for discrimination, in which she provided to the council in their boxes. The claim was dismissed and no investigation is going to be processed. At the Election on November 8<sup>th</sup>, Town Manager Doane was approached by several residents asking what could be done. Manager Doane explained that it is in her belief that residents need to call law enforcement whenever they feel threatened. She did have a resident request that some type of notification be put into place if it is ever reported that Mr. Wing has a weapon. Councilor Lugdon asked Town Manager Melissa Doane if she had heard if Mr. Wing did have a weapon. Manager Doane stated that she has not heard of Mr. Wing having a weapon. Manager Doane understands that these residents are expressing their neighborhood concerns and would like to be notified if the behaviors escalate and he was to get a weapon. She is not sure of this notification and has emailed Sheriff Morton regarding this request. Manager Doane had another resident ask if the town could put up a 12-foot fence on the Town's right of way so residents would not have to look at the property on 114 Cram Street. Manager Doane knows that the Town of Bradley does own 25 feet from the center line, however, she is unsure if it would be legal for the Town of Bradley to erect a fence. Councilor Lugdon did ask Town Manager Melissa if she knew anything about what was going on with litigation against Mr. Wing that another resident is pressing against him? Town Manager Doane, stated that she does not. She has contacted one of the neighbors that she believes is going to court on either December 12<sup>th</sup> or December 14<sup>th</sup>. The exact date was on her calendar and she has offered to provide testimony, letting them know about the behavior of Mr. Wing. Manager Doane does plan on attending the court hearing as well.

The 2021-2022 audit has been completed. The highlight includes that there was no management letter received, no significant findings and the undesignated fund balance is at \$1,669,098.20 which is an increase of just over \$100,200.00 from last year. Manager Doane did let the council know that if they have any questions about it to let her know, she also gave them each a copy of the audit management discussion that kind of highlights everything.

Manager Doane has placed in the Town Council boxes her recommendations and findings she presented to the Blue-Ribbon Commission on EMS. The next meeting is scheduled for Monday November 14<sup>th</sup>, she believes official recommendations from the entire committee will be completed, which includes a 70 million request for additional EMS funding from the State of Maine.

On November 4<sup>th</sup>, Manager Doane attended the second steering committee meeting regarding the Old Town EMS community determination grant. They received a grant to have their EMS reviewed. The personnel involved with the grant have interviewed several people in the Old Town EMS region. They should be contacting Fire Chief Eric Gifford soon, if they have not already. Town Manager Melissa Doane is participating in her interview tomorrow afternoon.

Town Manager Doane contacted Boucher Property Management regarding a ground mowing contract for the 2023-2024 mowing season. She reminded the Council that they signed a one-year contract with them in 2021; the intent was to evaluate their services. Manager Doane reported that there had been no complaints at all regarding their services. The company provided a 3-year contract with the prices of \$16,368 for the first year, \$16,859 for the second year and \$17,364 for the third year. It would be Manager Doane's recommendation that the Town Council move forward with the agreement. Councilor Lugdon made a motion to accept the agreement, seconded by Delaware, vote 3/0.

The Municipal Review Committee is seeking elections for the board, Manager Doane provided a copy of the ballot and background on each candidate. Town Manager Melissa Doane recommendation for election would be for Robert Butler, Selectman from the Town of Waldoboro. Robert currently serves on the board and has a strong background in finance and has been a huge contribution to the board. Councilor Lugdon asks Manager Doane if she was ending her participation with MRC. Manager Doane believes she has one more year with the. Councilor Delaware made a motion to accept Manager Doane's recommendation for Robert Butler, seconded by Councilor Clemons, vote 3/0.

In regards to the Municipal Review Committee; Town Manager Melissa Doane and a few other board members toured the Hampden Facility with Governor Mills in late October. The executive director and president did a great job providing Governor Mills with the background of the facility and highlighting the need for the facility to restart. With Governor Mills re-election, Manager Doane is hopeful that support will be provided. The board is still in negotiations with the Revere Capital, and extension of exclusivity has been granted to November 30<sup>th</sup>, 2022.

Broad Street resident David Bartlett has requested to temporarily place a tree stand on property owned on West Street and Brown Street. If the Town Council grants permission, Manager Doane will have Mr. Bartlett signed a release from indemnification. Councilor Delaware would like to know more specific information such as where he would put the tree stand, the housing, and what direction he is shooting. Councilor Lugdon is not inclined to buy into the notion to have a tree stand on Town property. The Council members agreed to not allow the resident to put the tree-stand up.

The tonnage amount for the fall clean-up was received, the amount was 6 tons. This is half of what is normally collected. The current contract for solid waste includes a fall and spring cleanup. That contract expires in June of 2024. In April of 2024 the Council can take a look at the contract and see what they would like to do. The Town Council will start reviewing options for either contract renewal or an RFP process. It would be Town Manager Melissa's suggestion that at the time the Council can consider having only one clean up per year, perhaps for a longer time.

Town Manager Melissa provided the Election results that 761 ballots were cast, with 161 of those ballots being absentee. Early absentee processing was scheduled for Monday November 7<sup>th</sup>; however, the tabulator was not scanning the ballots so the process was suspended. A technician came Monday night and made the needed repairs, therefore making the Election a success. Councilor Delaware was wondering if that was a record of ballots cast, Manager Doane mentioned that it was not, the presidential elections were much higher.

The work on the Blackman Stream project has ended for this year. Manager Doane emailed the engineer and will be following up to get a complete project update and expectation report. Town Manager Melissa Doane has not had an opportunity to visit the site, she was on vacation the week prior and election was this week, however, she believes that the concrete spillway has been completed and the roll dam was removed. It is also understood that a weir has been installed. Manager Doane believes some improvements are necessary, the project also called for improvements to the fish passage which she does not believe has been completed. Manager Doane anticipates having a complete update this week and will work on scheduling a meeting with all parties. Councilor Clemons mentioned that Manager Doane's statement about the completion is true as he has received photos of the project. Manager Doane has also heard from the museum. Councilor Clemons, did state that all the sandbags and the roll dam have been removed.

Town Manager Melissa Doane would like the Town Council to approve an abatement to Down to Earth for personal property taxes. This business was closed in 2019 and the assessor reported that the account was deleted; however, the software assessed a tax in error. The abatement request is in the amount of \$2,000.00 with a tax amount of \$31.00. The owner did make the first installment payment in the amount of \$15.50 to avoid any late interest charges, Town of Bradley will need to refund the assessed owner with an interest rate of 4%. Motion to accept the abatement was set in motion by Councilor Delaware, seconded by Councilor Clemons. Vote 3/0.

**New Business:** Councilor Delaware reported that the Four-Season Seniors sit down luncheon will be Wednesday November 16, 2022 at 11:30am, there will be baked beans, coleslaw, pie, rolls and grape nut pudding. The luncheon will be held at St. Anne's Church.

Councilor Delaware mentioned that Viola Rand School will be holding a veteran's breakfast at 8:30 am on November 10 if anyone from the Council that would like to attend as a representation of the Town. Councilor Delaware is planning on attending. Councilor Delaware also reported that the senior exercise class has increased to 12 participants and that the conference room is starting to get too small.

Councilor Clemons updated about Broadband at Chemo Pond, he had spoken to Bill Varney, who is doing the project, he is in hopes to have it by Christmas, there had been a delay in utility permits. The towns of Clifton and Holden are to start receiving broadband first. Mr. Varney

intends to resubmit the grant for Broadband Service. Town Manager Melissa Doane did ask Councilor Clemons if he had received any pricing yet, in which Councilor Clemons did state he has not received a price at this time.

**Unfinished Business:** Councilor Delaware asked Manager Doane if she was able to contact the resident Bea Wentworth. Town Manager Doane explained that Bea Wentworth is the resident from the Town of Bradley who is getting honored with the Boston Post Cane Certificate, the presentation will be on 12/06/2022 from 5pm-6pm. Manager Doane is hoping that the Town Council can come a little early to help with the presentation. Manager Doane asked if Councilor Ann Delaware can help with food for the ceremony because both Councilor Delaware and resident Bea Wentworth are gluten intolerant.

Councilor Lugdon mentioned that the line on Cram Street has been repaired.

Councilor Delaware stated that 700 acres at Great Work Stream Lot has been cleared. Town Manager Doane has not received any updates on the lot being cleared.

**Municipal Warrants:** Councilor Lugdon made motion to accept the municipal warrants as present, seconded by Councilor Clemons, vote 3/0.

**Next Meeting:** Next meeting is set for November 22, 2022

**Motion to adjourn:** Councilor Delaware made motion to adjourn the meeting, seconded by Councilor Lugdon, vote 3/0.