

Town Council Meeting

April 25, 2023

Roll Call and Open Public Hearing: Council Chair Mark Ketch opened up the public hearing comments, all council members were present including Town Manager Melissa Doane.

Public Comment regarding:

- a. **Solar Array Ordinance:** Per CEO Dean Bennett, no changes have been made. Resident Scott Richardson asked if any movements have been made for solar arrays to come into Bradley. Manager Doane responded, that she and Dean had done research on Penobscot Registry of Deeds, in which there had been no intentions of land purchased through them. The one company that came to the Town before COVID, said they were going to apply to the State for a large solar farm and asked if the Town of Bradley would support it. Manager Doane stated that she sent a letter saying that the town will support anything that is in line with our ordinance. There has been no further communication with the company. Resident Richardson asked if there was way to be alerted prior to going up as well as a footprint design, CEO Dean Bennett explained once an application is received, he will review it first before being scheduled for the planning board, the abutting properties will be notified and there will be public posting of the application. CEO Bennett stated that there is not mid-max size of what a person can apply for. Councilor Lugdon asked CEO Bennett, when an application comes in, if they get some time before it goes to the planning board, CEO Bennett stated yes, first he will schedule the initial informational meeting and will notify residents within the State law, 10 days prior to the review of an application.
- b. **Floodplain Management Ordinance:** No change, no comment.
- c. **Town of Bradley Fee Schedule:** Resident Jon Doty, sent an email to the town council requesting if they could look into a different fee for residential roof top solar array. Councilor Ketch addressed CEO Dean Bennett if there was a way to look into adjusting those fees. CEO Bennett stated it is good for communities to have fees that are defensible and agrees that it can be reviewed. Councilor Ketch asked Manager Doane when they vote on this later if they can vote for a lower residential cost. Manager Doane replied they could do that. Councilor Ketch has tabled it for further discussion. CEO Dean Bennett will research on other communities and the land use ordinances and make the changes with the planning board. Planning Board members are needed, if anyone would like to find out more information on joining, they are recommended to speak with CEO Dean Bennett.

- d. **Town of Bradley 2023-2024 Municipal Budget:** Town Manager Melissa Doane added some more use of reserves and increased the revenues slightly to offset the changes we had and the budget is now \$138.61 below the self-imposed budget cap.

Close Public Hearing: Councilor Ketch closed the public hearing.

Open Town Council Meeting: Councilor Ketch opened the council meeting.

Review of Minutes: Councilor Ketch made motion to accept the 04/11/2023 Town Council Minutes as presented, seconded by Councilor Lugdon. (Vote 5/0.)

Citizens Request: None

Managers' Report: Town Manager Doane stated the fire department has removed all the necessary equipment from the 1988 fire tanker. It would be Melissa's recommendation that the truck be placed out to bid. Fire Chief Eric Gifford and Town Manager Melissa Doane have discussed in the past about going to a State of Maine auction to purchase a used pick-up truck for utility use to transport miscellaneous equipment such as pumps and extra hoses so firefighters are not using their personal vehicles. Depending on how much the truck brings in, this could be a future conversation with the Town Council. Councilor Lugdon made motion to move the tanker out to bid with no minimum bid, seconded by Councilor Delaware. (Vote 5/0.)

Manager Doane attended the public hearing regarding the bill presented by Representative Dill to allow opting out of school choice. Manager Doane had presented a written testimony on March 30th as well as the day of the hearing on April 18th. Manager Doane stated she spoke briefly at the hearing; she believes her written testimony explained the issues. Manager Doane provided detailed information to Representative Dill regarding the legal opinions that were obtained by the Town of Bradley. Manager Doane is hopeful that during the work session the committee will review the information, however is not feeling optimistic. The way the bill is written, it does not provide details that allow a student to continue with school choice and the opt out would be phased out. In addition, the bill as it is, the municipality with the most voting rights could vote for an individual town to opt out of school choice.

In December Manager Doane requested authorization from the Town Council to file small claims action against outstanding 2022 personal property taxes, Manager Doane reported that all payments have been received and no further action will be necessary.

Manager Doane stated she has taken on a new role; she was newly elected to serve as the Treasurer of the Rocky Mountain Trail Riders ATV Club. The club was ready to disband unless volunteers stepped-up. The officers will be meeting once per month for the next few months to get the club re-established. Manager Doane asked to have authorization to host the meetings at the municipal building. The regular meetings will continue at the club house in Greenfield. She

suspects there will be 2 to 3 officer meetings per year. All council members approved for Manger Doane to hold the officers meeting at the municipal building.

New Business: Councilor Ketch mentioned the road posting signs were taken down in which Manager Doane said, she removed them on Sunday.

Unfinished Business:

MRC will be having their Town Hall meeting on 04/26/2023 @ 10:00; it will be available on live stream or in person.

Councilor Ketch asked Manger Doane about 114 Cram Street, she stated the dumpster has been removed, the bill for the dumpster was \$400.00 and it was in this evening's warrant. Manager Doane had spoken to the resident on Sunday while she was in town, he was out and seemed to be doing well and did not seem upset.

Councilor Ketch asked how spring clean-up registration was going, Manager Doane said that she had spoken to the girls out front that afternoon, and stated they typically sell them on Thursday's and Friday's.

Councilor Ketch asked Manger Doane about a DOT signs for speed, Manager Doane stated that they would need to be able to move on demand, in which the Town of Bradley does not have a department that could do that.

- a. Motion to approve the Solar Array Ordinance as present in public hearing made by Councilor Delaware, seconded by Councilor Ketch. (Vote 5/0.)
- b. Motion to approve the Floodplain Management Ordinance as presented in public hearing made by Councilor Lugdon, seconded by Councilor Wade. (Vote 5/0.)
- c. Motion to approve the Town of Bradley Fee Schedule as presented less the residential solar fee in public hearing made by Councilor Ketch, seconded by Councilor Clemons. (Vote 5/0.)
- d. Motion to approve the Town of Bradley 2023-2024 Municipal Budget as presented in public hearing made by Councilor Lugdon, seconded by Councilor Delaware. (Vote 5/0.)

Municipal Warrants: Councilor Ketch made a motion to accept the municipal warrants as presented, seconded by Councilor Wade. (Vote 5/0)

Next Meeting: The next meeting is set for May 9, 2023 - Councilor Wade will be absent

Motion to adjourn: Motion to adjourn made by Councilor Lugdon, seconded by Councilor Delaware. (Vote 5/0)