

Town Council Meeting
1/2/2024

Open Town Council Meeting: Councilor Ketch opened the Town Council meeting; all Council members were present. Also, present was Town Manager Melissa Doane and Fire Chief Eric Gifford

Review of Minutes: Councilor Ketch made a motion to accept the minutes of 12/19/2023, seconded by Councilor Lugdon vote of 4/0 (Clemons excused 12/19/23).

Citizens Request: Resident Ann Delaware stated that the next senior luncheon is scheduled for January 17, 2024, at 11:30. As in the past the lunch will be at St. Ann's church. Mrs. Delaware also requested that the Town Council consider printing 100 additional copies of the Stories of Great Works Stream. She reminded the Town Council that 500 copies were done originally and donations covered the expense. With the printing of the latest booklet, Growing Up Bradley, people have been asking for the Great Works booklet. Ann also reported that both booklets have been given to the Old Town Library and have been cataloged. She would also like to have copies of both booklets at the Old Town Museum with a note that the books are for sale at the Bradley Municipal Building. Councilor Ketch asked Melissa if there were any concerns regarding the printing; Melissa explained that it is just a small budgetary concern, however, if the books are sold for a cost of \$2.00 that should cover most of the cost. Councilor Hatch suggested that a printable version be placed on the website for people to read or print, adding that there is a historical factor in the booklets. Councilor Lugdon made a motion to approve the printing of the Great Works Stream booklet, seconded by Councilor Wade, vote 5/0. Mrs. Delaware wished to express her appreciation to April for her help with Growing Up Bradley, as she typed and designed the entire booklet.

Managers' Report: Melissa stated that trash was not picked up on Thursday last week and she wished to take full responsibility for the error in not notifying residents. The contractor had reported to her in an email in early November that they would be doing trash pick-up on Friday the week of Christmas and New Year. Melissa completely forgot about that email and apologized for her error.

Melissa will be advertising for a public hearing on January 30, 2024 regarding the codification ordinance.

Melissa provided to Town Council copies of the briefings provided by our attorney and Robert Wing's appointed attorney. These were submitted to the court on Friday, December 29th. Melissa expects a judgment very soon regarding the land use violation. As was noted the appointed attorney made a case that the signs were free speech and the regulations regarding signs is unconstitutional. Melissa and the John Hamer disagreed, as the language in the ordinance does not prohibit what is written is only the size and placement that is restricted. Melissa feels confident that the judgement will be in the favor of the Town, as the briefing from the appointed attorney did not address the other two land use violations. Councilor Lugdon asked that once a judgment received it be forwarded to Town Council.

Robert Wing was served a copy of the Town Council's resolution to move forward with a superior court order to demolish and clean up the property of 114 Cram Street on Friday, December 29th. She has not heard anything from the Kennebec County Sheriff's Department regarding Michael Hayden's

service. The municipal attorney, John Hamer has drafted a complaint; she suspects it will be delivered to the court this week.

As per Melissa's contract the Town Council is required to provide an annual review of her performance. Melissa has provided the performance review document that has been used in the past and will place the item on the 1/16/24 agenda.

Unfinished Business: The RSU is working on a strategic plan, there will be a workshop tomorrow 1/3/24 at the superintendent's office at noon if anyone is interested in participating. If any Council member or member of the public is interested in reviewing the draft and submitting comments, Melissa can provide the information on how to do so, the deadline for comments is 1/5/2024.

Councilor Wade noted that there is a large amount of trash at 347 Main Street. Melissa stated that the contractor reported that it was placed out late, while the owner insisted that it was not. Typically, the trash from that property is placed in a dumpster, however it is full. Regardless it will be picked up on Friday.

Councilor Wade also asked about the property of 859 Main Street in which it appears an unpermitted repair business was operating and 297 Main Street which has numerous cars and junk. Melissa reported that a notice of violation regarding 859 Main Street has been drafted and is awaiting the municipal attorney's approval before sending, she added that there has been a delay because of the holidays. Regarding 297 Main Street, Dean was successful in getting them to stop using the camper as a home, however, she will have to have him investigate if the cars are unregistered. The occupant of the property has stated that the junk is there because there is no way to remove it as Bradley does not have a dump. Melissa will be sending him a pass for the clean-up in the Spring.

Councilor Lugdon asked if there were any further updates regarding the re-assessment for April 2024. Melissa spoke with Mark Gibson last week and he has been gathering area comps and information; she is confident it will be completed.

Councilor Ketch asked if there was any more information available regarding the car that drove on the municipal parking lot lawn and ditch. Melissa stated that the cameras do not show the license plate numbers. She also noted the repair is minor.

New Business: Resident Ann Delaware asked about the property at the beginning of Cram Street with the fallen-down barn. Melissa stated that Dean had written a letter asking the owners to come up with a plan for removal, she is not sure if they have communicated. Melissa noted that there is a misconception that the Town is paying for the dumpster that was placed there, that is not true. In addition, the land use ordinance does not specifically address buildings such as that, she did note that there does seem to be household trash accumulating which they can address. Melissa also added that she has spoken to the occupants, and they are content with their living situation. She has offered to help them with low-income housing or home rehabilitation grants, and they do not want the financial burden.

Municipal Warrants: Councilor Ketch made a motion to accept the municipal warrants as presented, seconded by Councilor Clemons vote 5/0.

Facebook Comments: Mike Eastman asked if a penalty had been assessed for when the fire department cleaned up the road at 114 Cram Street. Melissa stated she had not heard from the district attorney or Penobscot Sheriff's Office regarding this, however, when she does a cost will be assessed for the hose used.

Next Meeting: The next meeting was set for January 16, 2024, Councilor Ketch asked to be excused.

Adjourn: Councilor Wade made a motion to adjourn, seconded by Councilor Clemons, vote 5/0.