

## Town Council Meeting October 11, 2022

**Open Town Council Meeting:** Councilor Chair Ketch opened the meeting; all Town Council members were presented along with Town Manager Melissa Doane and Code Enforcement Officer Dean Bennett.

**Review of Minutes:** Councilor Ketch made a motion to accept the Town Council Minutes from 09/27/2022, seconded by Councilor Lugdon, during discussion, Councilor Ketch noted that the next meeting date was incorrect and a change was needed. Councilor Delaware also stated that she did not receive a copy of the minutes. Vote 4/0

**Code Enforcement Officer Dean Bennett:** Code Enforcement Officer Dean Bennett was present to talk about the land use violation for 114 Cram Street. Dean stated that between 98-99% of citizens will comply with the ordinance the Town has set forth, the 2% that have violations will come into compliance once they receive the first notice.. The resident of 114 Cram Street, has issues in staying in compliance. Dean stated that at this time, the resident has three violations against him, the first violation is in regards to the amount of signage, the ordinance states that residents are allowed one, two square foot sign on their property. The second violation falls under the junkyard standard, although he does not have 3 vehicles broken down that the State would consider an actual junk yard, he does have scrap metal, and a camper that is not functionable. The third violation against him is the property maintenance standard, which would include the general maintenance of upkeep on the property.

Dean informed the Council that he has sent all the mandatory letters, at this point and the resident has not come into compliance. The next step would be to take the resident to court. This has been done in the past and he did stay in compliance for what was court ordered, which was 365 days. Dean added that during those 365 days he would have to send the resident letters approximately every 6 weeks to remind the resident that he would be breaking the ordinance and to follow the judgment of the court, Mr. Wing was provided a certain number of days to correct the issues, in which he did. After the 365 days were up, the resident went back to his old ways.

Councilor Lugdon asked Dean if there was any prior knowledge of the resident's properties in other municipalities prior to moving to Bradley. Dean stated that he did not have any information, nor would he want the information. Councilor Lugdon would like to know what previous knowledge was so he could see what kind of pressure was put onto them to have this resident move to Bradley. Town Manager Doane commented that what knowledge she has is that he previously lived in municipalities that had their own Law Enforcement Department that

had a visual presence at his home, as there were apparently regular harassment issues similar to what he is doing now. He also had lived in a community in which he reportedly had services being stopped for nonpayment such as getting oil and utility companies. Eventually it got to the point where he could not get the services anymore. There had also been complaints of a family dynamic as well. Manager Doane did also make the comment that a Town could not actually push a resident out of the community. People have the right to live where they would like and even if they do not follow the ordinance, the Town cannot tell a person that they are not allowed to live in the town.

The Council further discussed the desire to have a judge order long term compliance, and issue the maximum number of fines. The Council is not interested in working out a payment arrangement which was done in the past. The resident does not wish to work with the Town; they do not wish to work with him.

Melissa further detailed that residents have to be diligent about calling law enforcement if there is an issue. She does recognize that residents in that area likely feel unsafe, they certainly do not feel comfortable walking by his home.

Councilor Lugdon would like to have the Attorney General to get involved on the issue, and Councilor Wade agrees that it would be a good idea to bring forward the issue of not only the noncompliance of the Land Use Ordinance to the Attorney General but the continued harassment of the residents. Councilor Wade also thinks that citizens around him should perhaps talk about the options available to them through the court system, which would likely involve an attorney's assistance. Town Manger Doane has agreed to write a letter to the Attorney General.

Councilor Ketch made the motion to move forward with court action against the resident of 114 Cram Street for non-compliance of the land use ordinance, seconded by Councilor Wade. Vote 5/0.

**Citizens Request:** Resident, Anita Farris stated she was present to hear what the Town was going to do about the resident at 114 Cram Street. She is a neighbor of the resident and wanted to know what can be done with the resident. Anita, has worked in the mental health field for several years and mentioned that the Town should contact the Department of Health and Human Services Adult Protective Service to have a Mental Health Evaluation done. Manager Doane informed the Council as well as the Ms. Farris, that Mr. Wing has had many case workers and he has exhausted most of the non-profit organizations that are around, they are no longer able or willing to work with him.

**Managers' Report:** The Municipal Review Committee has voted to authorize the potential recapitalization for the purpose of reopening the Hamden Facility. A fundamental matter notice

has been sent to all member municipalities. Melissa provided copies to each Town Council member. In short, the agreements that were made originally with Coastal require some changes, which include an extension of the lease and master waste supply agreement to align with the reopen schedule, continuation of rebates with profitability is obtained, selling the majority interest to Revere Capital maintaining 5% ownership. Councilor Lugdon, asked about if Melissa thought that it was the best concept for the facility. Melissa stated that the facility needs funding to re-open and the facility needs to be re-open, she added that MRC has reached out to the State of Maine for funding on the project, without success, therefore an investor is needed.

Town Manager Doane received news that the chassis was delivered to specialty vehicles on 09/30/2022. The RFP for financing was advertised and Manger Doane has received a few inquiries to have the chassis put together as a fire truck.

The clean-up was a success with 28 stickers being sold, there has not been any tonnage number received yet from Sullivan's, as soon as we get the results Manager Doane will let the Town Council know. Councilor Ketch did ask if maybe doing a clean-up once a year in the Spring would be better. Manager Doane responded that she will wait to see what the tonnage is from the Fall clean-up before deciding on going once a year.

The work on the Blackman Stream restoration project started yesterday October 10, 2022, they are in hopes, permitting on weather, to have it completed within 7-10 days. Council Clemons mentioned the water levels are high in Blackman Stream due to beaver dams, he was wondering if they could save money by not building a cofferdam as well. Manager Doane responded that they have already started and will not be able to change it now.

Melissa stated that the next Blue Ribbon Committee meeting is October 25, 2022, which is the next regularly scheduled Council meeting. The meeting should be over by 4 and she could be back by 6:30, she wondered if Council would reschedule to 7 or the 26<sup>th</sup>. Councilor Wade indicated that if there was nothing pressing the meeting be canceled. Melissa will follow up with them via email next week.

Manager Doane and Councilor Ketch participated in the RSU 34 Facilities Advisory meeting last week. It was an informational meeting only. The discussion regarding the Viola Rand School focused on the overboard discharge that occurs with the septic system, in which sewage goes through a system and is pumped into Otter Stream. There is approximately 960 gallons per-day that is pumped, the outdated HVAC system and lack of a sprinkler system.. Other discussion points included having a true central office in which the administration is together, members are currently located in different buildings.

**New Business:** Motion made by Councilor Lugdon to accept the Capitalization Policy as presented, seconded by Councilor Clemons. Vote 5/0

**Unfinished Business:** Councilor Clemons would like to have reflectors at the end of the driveway entrance to the Municipal Building, during heavy rain, snow and with the sun setting earlier due to the time change it can make it hard to see the entrance when pulling up the municipal building. Manager Doane, does not see an issue with having reflectors put up to make it easier to notice the entrance.

Councilor Ketch asked about the Besse property and how cleanup was going, at this time Manager Doane knows about the issue and she has been in talk with the family on making arrangements to get the property cleaned up.

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

**Next Meeting:** Next meeting set for October 25, 2022

**Motion to adjourn:** Councilor Ketch made motion to adjourn, seconded by Councilor Delaware.