

Town Council Meeting
12/19/2023

Open Town Council Meeting: Town Council Chair Mark Ketch opened the Town Council meeting; all Town Council members were present except for Councilor Clemons who was excused. Also, present was Town Manager Melissa Doane and Fire Chief Eric Gifford.

Review of Minutes: Councilor Ketch made a motion to accept the minutes from 12/5/2023, seconded by Councilor Wade vote 4/0.

Citizens Request: None

Managers' Report: Melissa requested that the Town Council approve the contract for the regional animal control officer hosted by Penobscot County. She noted that the only change is the increase of the hourly rate of pay from \$16.50 to \$17.00 per hour. Councilor Wade made a motion to approve the contract, seconded by Councilor Lugdon vote 4/0. Melissa added that the service is a very good arrangement for the Town of Bradley.

Melissa was elected to another 3-year term on the MRC board.

The booklet written with the help of Ann Delaware; "Growing Up Bradley" has been printed and available. Melissa had 100 copies made initially, however, if there is growing interest more can be done within a week timeline. The recommended donation is \$2.00 per book.

Melissa reported that on December 7th, she and Code Enforcement Officer Dean Bennett participated in the land use violation for 114 Cram Street. The occupant, Robert Wing did not show up for the hearing, however his appointed attorney was present. Melissa is certain the judge will rule in favor of the town and order a clean-up with fines. It is very unlikely that Mr. Wing will comply willingly or pay the fines, so an additional hearing will be needed for contempt of court. Melissa did present a resolution for Town Council approval she drafted last week. The resolution summarizes the history of the property and seeks a superior court order to demolish the building and clean up the contamination while assessing a special tax which is foreclosable, for the cost. The resolution if approved by Town Council would be sent using civil service to Robert Wing and Michael Hayden. Also, the resolution would be sent to the municipal attorney to start the court proceeding. Councilor Hatch asked if the demolition of the building would place responsibility on the town to find housing for Mr. Wing, Melissa reported it would not. Councilor Ketch asked for clarification on what the resolution was to accomplish. Melissa stated that she would like Mr. Wing, Mr. Hayden, and the municipal attorney to know that the Town will be exhausting all legal proceedings available to attempt to remedy the situation. There has been a discussion with the municipal attorney to proceed with a superior court order but nothing has happened. Councilor Lugdon stated that he felt it was an appropriate route and would hopefully increase the severity of the situation. Councilor Lugdon made a motion to approve the resolution as presented, seconded by Councilor Wade, vote 4/0.

Melissa also spoke to Penobscot County Victim Witness Coordinator Milynda Johnson as she was charged with calling the State of Maine Adult Protective Services regarding Robert Wing. During a

criminal arraignment on December 14th, he acted so inappropriately in court that the judge recommended their services and did not proceed with the arraignment. Melissa also contacted Adult Protective Services on Friday, December 13th as she was dealing with Robert Wing, throwing his human feces into the roadway. Penobscot County Sheriff's office finally summoned him for disorderly conduct and littering for the mess and the fire department went to the roadway and hosed off the waste. Melissa has not heard anything further from the court or APS. She believes Mr. Wing has to return to court on January 18 for another arraignment. Councilor Lugdon asked if there would be a charge for the services performed by the fire department. Melissa stated that Eric is going to get a cost of a hose that was ruined as it was in the human waste. Melissa also wanted to thank the fire department for going above and beyond their call of duty.

Melissa reported that there was minimal storm damage from yesterday's storm, though a large portion of Bradley is still without power. There were 2 down trees on Route 178, 1 on Cram Street, and another on Ten Road. Chief Gifford added that there was also a tree down on Boynton Street. There was some damage to the fire station roof with some missing singles and fascia, and the sign blew off. She will be working on getting those repairs made this week. The fire department responded to several calls yesterday and Melissa had Eric order them pizza, the bill is included in the warrant this evening. Melissa added that she had received a few calls this afternoon from residents upset about the loss of power and that Versant reported that they did not know about the down wires. While Melissa was going around Town this morning, she saw a Versant utility truck out taking inventory of the lines, in addition, when the fire department responds to a down wire, they immediately report it.

Melissa provided a picture of the property of 859 Main Street which was taken today. Dean and Melissa have had numerous correspondence with the assessed owner Rebecca Hallett and occupant John Hallett. Melissa reviewed the probate document and it appears the ownership is shared with Rebecca Hallett, Mark Hallett, and John Hallett. Melissa believes that the occupant, John Hallett is operating a vehicle repair business there, with no permit or site plan review, in addition, the property is quickly becoming a junkyard. The correspondences that have been sent have not prompted a response. Melissa and Dean discussed the property today and would like to have Town Council approval to move forward with an official notice of violation and if non-conformance continues a court proceeding. Councilor Lugdon made a motion to move forward with action to provide property compliance, seconded by Councilor Ketch vote 4/0.

New Business: None

Unfinished Business: Councilor Lugdon made a motion to accept the amended investment policy as presented, seconded by Councilor Wade vote 4/0.

Councilor Wade made a motion to accept the Bradley Personnel Policy for the Volunteer Fire Department, seconded by Councilor Lugdon, vote 4/0.

Municipal Warrants: Councilor Ketch made a motion to accept the municipal warrants as presented, seconded by Councilor Lugdon vote 4/0.

Next Meeting: The next meeting was set for January 2, 2023.

Citizen Request via Facebook: There were 3 comments regarding Robert Wing, one including that he threw feces at their vehicle. Melissa stated that residents should always contact law enforcement if any individual is throwing items at their vehicle.

Adjourn: Councilor Lugdon made a motion to adjourn, seconded by Councilor Ketch vote 4/0.