

**Town Council Meeting**  
**January 30, 2024**

**Open Public Hearing Codification Ordinance:** Councilor Ketch opened the Public Hearing.

**Public Comment Codification Ordinance:** Melissa stated that per the Town of Bradley Charter, a Codification Ordinance is to be completed, it simply lists all ordinances that are in effect and provides an opportunity for the Town Council to determine if the ordinances are fitting. The last codification was done in 2015, however, because April is now the new Town Clerk, Melissa wanted to have the codification updated.

**Close Public Hearing:** Councilor Ketch closed the public hearing.

**Open Town Council Meeting:** Councilor Chair Ketch opened the Town Council meeting; all members were present. Also, present was Town Manager Melissa Doane.

**Review of Minutes:** Councilor Ketch made a motion to approve the minutes of 1/2/2024, seconded by Councilor Wade. Councilor Ketch noted that the date for the public hearing was posted as January 31, 2024, vote 5/0 with noted change.

**Citizens Request:** None

**Managers' Report:** Melissa stated she will be on vacation from February 13 to February 14, as was discussed by members of the board prior, the regularly scheduled meeting for February 13, 2024, will be moved to Thursday, February 15, 2024.

Melissa provided a list of tax-acquired properties due to automatic foreclosure for unpaid 2021 real estate taxes. The list included Roger Black and Shelby Marquard of 123 Penney Lane and Terry Coulter of 43 Highland Avenue. Melissa provided the payment details and the known background with both properties. She recommended that a certified letter be sent to the prior owners, prior as the Town now has become the owner, providing them with an additional 30 days to make payment on delinquent taxes to redeem the property. Melissa noted that there are changes with sales of foreclosed properties and she has not received a final legal opinion regarding the updated foreclosure policy as the State is still writing the policy. Councilor Clemons made a motion to move forward with that recommendation, seconded by Councilor Ketch vote 5/0.

Earlier in January the 2024 Bradley Broadcast was published on the website and email list. Only 50 copies were printed, however, the staff is hopeful that it will provide some valuable information for residents.

A request was made by Maine Forest & Logging Museum for sponsorship in their annual brochure, which the Town has done in the past. The lowest sponsorship amount is \$300 and there is \$550 available in non-profit funding. Previous nonprofit donations included \$100 to Community Health and Counseling, \$150 to Easter Agency of Aging, \$100 to Northern Light Home Care and Hospice, and \$100 to Old Town Museum. Councilor Lugdon made a motion to approve the donation of \$300, seconded by

Councilor Ketch, Councilor Wade stated he would donate \$100, allotting the Town to contribute \$200, and vote 5/0.

In regards to 114 Cram Street, both Robert Wing and Michael Hayden were civilly served the Town Council resolution to request a court order to demolish and clean up 114 Cram Street. Michael Hayden reached out to Melissa, stating he wanted nothing to do with the property and would like to sign it over to Robert Wing. Melissa explained to him that until the property is signed over, Michael will continue to receive notices of court proceedings. Melissa wrote to Robert explaining that Michael would like to sign the property over. Robert responded that he had been advised by his attorney not to speak to Bradley officials, he is suing the town for damage done to his car when the Town cleaned up his waste, and he requested Michael's contact information. Michael specifically requested that his contact information be kept confidential. In the end, nothing has changed; it is extremely difficult to work with Robert Wing. A complaint has been filed with a superior court to attempt to get an order to demolish. Councilor Lugdon stated that he believed there were two criminal court dates coming for Mr. Wing; he plans on attending both.

**New Business:** Councilor Lugdon made a motion to accept the codification ordinance as presented in a public hearing, seconded by Councilor Wade, vote 5/0.

Melissa presented the first draft of the 2024-2025 municipal budget. Melissa explained that the cost-of-living allowance is 3.2%, and the budget is currently \$30,374.27 above that allowance. Some highlighted information to include for the Council consideration includes, a new reserve to establish funds to upgrade the municipal software to a web-based platform, legal fee increases due to the situation at 114 Cram Street, a new law to be enacted January 2025 includes a paid family leave act; the policy is still being written, and the increase in the ambulance subsidy of \$22,444; noting that the allowable budget increase was \$23,492. Melissa noted that Chief Gifford is still working on his budget, the numbers in the presentation are based on last year's amount.

Councilor Ketch noted that information was provided regarding the views on videos posted. Melissa stated that information was requested at the prior meeting.

**Unfinished Business:** Melissa reported that the owner of the property of 859 Main Street in which a formal notice of violation was issued for an unlicensed junkyard has spoken to Dean Bennett, he is going to work on getting a home occupation permit which will outline a site plan to have the property comply, not as a junkyard but as an automobile repair business. This site plan will include standards for unsightly property. They have a meeting set up for next week. Previously the Town Council had noted several cars on the property of 297 Main Street; a letter has been sent asking him to provide information on those vehicles within a 30-day window.

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

**Next Meeting:** The next meeting was set for Thursday, February 15, 2024, Melissa asked that if a Town Council member could come to the office to sign the payroll disbursement on February 13, 2024, that would be appreciated.

**Executive Session:** Councilor Ketch made a motion to enter executive session pursuant to 1 M.R.S.A § 405 6a to discuss the performance of the Town Manager, seconded by Councilor Clemons, vote 5/0.

Councilor Ketch made a motion to exit the executive session pursuant to 1 M.R.S.A § 405 6a to discuss the performance of the Town Manager, seconded by Councilor Lugdon, vote 5/0

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