

Town Council Meeting October 6, 2026

Open Town Council Meeting: Council Chair Lugdon opened the Town Council meeting by introducing all Town Council members. Town Manager Melissa Doane and Fire Chief Eric Gifford were also present.

Review of Minutes: Councilor Lugdon made a motion to approve the September 22, 2026, Town Council minutes as presented, seconded by Councilor Wade. Motion passed 5-0.

Citizens Requests: None.

Manager's Report: Melissa requested that Town Council members arrive at 6:00 p.m. for the October 20, 2026, Town Council meeting. She explained that she will be presenting the Boston Post Cane to Bradley's oldest resident at that time. At the family's request, the recipient's name will not be released until the presentation.

The Fire Department has applied for two separate grants: one from the Maine Department of Forestry for the replacement of a pump on the large brush truck and another through the Stephen King Foundation for the purchase of a washer/extractor and gear-drying equipment.

Melissa reported that the sand and salt have been prepared for the winter plowing season.

Melissa provided the Town Council with information regarding a recently enacted law requiring municipal officers to adopt and publicly post a plan outlining how transporting emergency medical services will be provided within the municipality. Melissa prepared a resolve stating that the Town of Bradley contracts with the Old Town Fire and Rescue Department to provide these services. Councilor Lugdon made a motion to approve the resolve as presented, seconded by Councilor Wickett. Motion passed 5-0.

April reported to Melissa that the fall cleanup was completed without issue. A total of 45 tickets were sold, generating \$900 in revenue; however, only 43 tickets were used. The tonnage amounts have not yet been received.

Melissa noted that Code Enforcement Officer Dean Bennett has sent a letter to the property owners of 859 Main Street. The letter directs the owners to comply with state statutes and the Town's Land Use Ordinance. In the past, the property occupant, John Hallett, has come into compliance when contacted by Dean. However, efforts over the past few months have been unsuccessful. If Mr. Hallett does not come into compliance by October 20, 2026, Melissa will request authorization to proceed with an official Notice of Violation, which could result in legal fees and court proceedings. The Town would seek reimbursement of these fees should a judgment be issued in its favor.

New Business: Melissa provided information regarding two tax abatement requests submitted by Assessing Agent Mark Gibson.

The first request is for 123 Penney Lane, Map 7, Lot 16. The lot was vacant as of April 1, and the assessment of \$29,600 for a trailer was made in error.

The second request is for 100 Horseback Drive, Map 1, Lot 1-58. The property owners provided documentation showing that a tree had destroyed a building on the property in September 2025. The requested abatement is for the building's assessed value of \$53,900.

Councilor Wade made a motion to approve the abatements as presented, seconded by Councilor Clemons. Motion passed 5-0.

Melissa also received a request from the Assessing Agent for a supplemental assessment related to a penalty for noncompliance with the Tree Growth Tax Law. The supplemental assessment is for Map 8, Lot 14-1, in the amount of \$500. Councilor Lugdon made a motion to approve the supplemental assessment, seconded by Councilor Wade. Motion passed 5-0.

Unfinished Business: Melissa reported that she has interviewed three candidates for the part-time office position. She will ask April to meet with the candidates before moving forward with a hiring decision.

Melissa stated that she has not forgotten about trimming the branches around the speed limit sign but has been unable to address the matter because she has not had access to her regular vehicle.

Councilor Lugdon asked how frequently the Town uses return receipt service for mailings and what the associated cost is. Melissa estimated the cost to be just over \$11 per mailing. She explained that the service is used for all lien notices, with the cost added to the tax account. It is also used for other official mailings, with an estimated five mailings per month.

Councilor Wickett asked when the flex posts on Cram Street would be removed. Melissa reported that she has requested their removal and has also requested the traffic data.

Municipal Warrants: Councilor Lugdon made a motion to accept the municipal warrants as presented, seconded by Councilor Wickett. Motion passed 5-0.

Next Meeting: The next meeting was scheduled for October 20, 2026.

Online Comment: Resident Mark Ketch asked whether residents were still allowed to obtain one bucket of sand. Melissa confirmed that they were.

Mr. Ketch also asked whether an increase in valuation was expected as a result of the work being performed on the power line. Melissa reported that poles are being replaced and, therefore, an increase in valuation is anticipated.

Adjourn: Councilor Wade made a motion to adjourn, seconded by Councilor Clemons. Motion passed 5-0.