

Town Council Meeting
June 24, 2025

Open Town Council Meeting: Councilor Lugdon, acting as Town Council Chair, opened the Town Council meeting. All members were present except for Councilor Ketch, who was excused. Also present were Town Manager Melissa Doane and Fire Chief Eric Gifford.

Review of Minutes: Councilor Wade made a motion to accept the minutes of June 10, 2025, seconded by Councilor Clemons, vote 4/0.

Citizens' Request: None

Managers' Report: Melissa reported that all warrant articles were passed on June 10, 2025. Also, Councilor Clemons and RSU Board Member Kennedy were re-elected. Melissa would like to proceed with some items included in the 2025-2026 budget. The first item is to have the Town Council approve a shim/chip seal for Boynton Street, Cram Street, and Highland Avenue with an estimated budget of \$200,000. The second item is to proceed with a new copier, with an estimated annual budget of \$ 2,500 per year, on a 5-year lease. Melissa explained that she would like the Town Council to consider approving a waiver of the competitive bidding process as outlined in the Town of Bradley's Purchasing Policy. The reason is that Transco is the current vendor the Town uses for copier services, and Melissa has not been able to find any other local vendor that offers a lease purchase agreement and local service. Melissa added that parts are not readily available for the current copier, and the lease expired several years ago. The fire station will acquire the copier currently located at the municipal office, and the one currently at the station will be disposed of. This copier was previously used at the municipal office, so the Town has used both copiers well. In addition, All States is the only vendor in the State of Maine that does chip sealing. Melissa explained that chip sealing is a process that uses stone and tar that is overlayed on existing pavement; it is an excellent treatment to extend the lifespan of pavement. She further stated that a good example is Ten Road, Deer Run Lane, and High Point Place, roads that were chip-sealed in 2020 and are in good condition. Councilor Wade noted that another good example is Lambert Road; it is obvious where the chip seal was applied versus where it was not, as that portion of the road is in good condition. Councilor Wade made a motion to approve using Transco as the vendor for the copier lease and waive the competitive bid process, seconded by Councilor Clemons, vote 4/0. Councilor Wade made a motion to approve using All States to chip seal Boynton Street, Cram Street, and Highland Avenue, and waive the competitive bid process, seconded by Councilor Clemons, vote 4/0.

Melissa stated that she participated in the State of Maine salt bid and was provided an amount of \$76.00 per ton. The cost per ton for the last year was \$77.77 per ton.

Melissa spoke with the municipal attorney yesterday regarding 114 Cram Street. They are working with the clerks and are waiting for the judicial settlement conference date, in which the contempt of judgment will be addressed. Councilor Lugdon asked if she had received any updated complaints regarding the property. Melissa stated that she receives complaints about the property and the occupant on a daily basis.

Melissa worked with Lee Burman from Watershed Resource Consultants regarding the soil test at Viola Rand School. She stated that a soil test for the vacant land at Viola Rand School is not necessary; however, she would conduct one if requested. The USDA Soil Survey classifies the land as part of the Pushaw-Swanville Complex, which is characterized by a clayey texture and ranges from somewhat poor to poorly drained, with depths of less than 16 inches. A drainage depth of 5 feet is required for cemetery development. Therefore, that part of the property would not be suitable for cemetery development. The RSU board would like to have a decision on whether the Town Council will take ownership of the Viola Rand School. As Melissa stated at the last meeting, she would recommend that the Town Council take ownership and prepare an RFP for the purchase of the building, front, parking lot, and playground area. She prepared a draft RFP and presented it to the Council. Councilor Lugdon noted that Tax Map 16, Lot 16, indicates a current right-of-way, and the land appears to extend back 1900 feet. He questioned whether a right-of-way to the back acreage and a clear division of the property were necessary before the RFP. Melissa noted that she did state in the RFP that the Town intends to keep the back acreage and maintain a right-of-way; however, she did not specify the exact amount, as she did not want to limit the proposals received. She noted that the Town Council can review the proposals, which may include the entire property, and determine what is in the best interest of the Town. At the same time, Melissa has recommended keeping the back acreage, even though no specific use has been designated at this time. Councilor Hatch asked what would happen if no proposals were submitted and no sale occurred. Melissa stated that it was a consideration, although she had spoken to three developers. While she did not think the Town would make money on the sale, she felt there would be interest. She also stated that she would like the Town to have control of the sale, hence her recommendation to take ownership. Councilor Wade inquired about the timeline for the RFP. Melissa stated that she would like to issue the RFP in July, with a return date in August and a turnaround of September. Councilor Hatch inquired whether further legal work would be required for the RFP. Melissa stated that she needed a few clarifications; however, the legal work would be completed after the RFP was finalized and a decision had been made. A similar RFP was used when the Town Council disposed of the old fire station in the village. Councilor Wade made a motion to take ownership of the Viola Rand School from RSU 34, seconded by Councilor Clemons, vote 4/0. Councilor Hatch asked what the expectations of the RSU were regarding the transfer. Melissa stated that she would have a conversation with the superintendent; it was her opinion that the transfer would take place at the end of August, and the building would be empty, although they had noted that they wanted the steel doors that were recently installed. Councilor Wade asked if the playground would be removed. Melissa stated that the RSU would not remove it; however, Mr. Cyr noted that he would offer it to organizations in the area. Councilor Wade stated that signs indicating "use at your own risk" or "no trespassing" should be placed if the playground is not taken, and the equipment should be offered for sale or given away for free. Councilor Wade also inquired whether property insurance would be placed on the building. Melissa stated that there would be liability only insurance, not property insurance coverage. The cost was very high, estimated at \$12,000, and it is hoped that ownership will be short-term. Melissa also noted that the RFP included information regarding the overboard discharge septic system; it is doubtful that the permit would be transferred to a new owner.

Melissa also asked Lee Burman to review the USDA Soil Survey regarding 43 Highland Avenue, the property acquired due to non-payment of real estate taxes. Initially, she had contacted Haley Ward for a survey and soil test determination; however, she put that service on hold due to the possible acquisition

of Viola Rand School. Ms. Burman found that the property has the same soil and classifications. Melissa would therefore recommend that the Town Council contact a real estate agent to list the property for sale as required by state statute. Melissa would like to use a real estate agent from the area. Councilor Hatch made a motion to place the property for sale using a realtor, seconded by Councilor Wade, vote 4/0.

Melissa stated that over the last two weeks, Channel 7 and News Center have been in town doing a piece with the trash contractor, Neil Bonneville, regarding human feces in the weekly trash pickup; this is a problem in the other municipalities, not just specifically Bradley. There is an instance in Bradley in which Melissa believes someone living in the very rural area of Bradley on Ridgecrest Drive is placing human waste in the trash. It is difficult to determine who is doing it. She had tagged bags left by the contractor, requesting that the owner contact her, but no communication has taken place. The contractor also reported that he believes those bags were placed in another resident's can from Cross Road. She has written letters to the residents believed to be responsible for the waste. She and Dean have also ridden on Ridgecrest to try to determine who is living without an approved septic system. It is difficult to determine, as the properties are off the private road. Her next step will likely have a sheriff join her to visit the properties.

New Business: Councilor Wade made a motion to accept the Town Manager Contract for 7/1/2025 to 6/30/2026 as presented, seconded by Councilor Clemons, vote 4/0.

Unfinished Business: Councilor Hatch noted that Sheriff Morton was going to visit the Town Council in April, but did not. He asked if anything had been scheduled and, if not, could it be done so that he could address the issue of repeat contact with the resident on 114 Cram Street without any repercussions. Melissa stated that the purpose of that visit was to discuss additional sheriff coverage in Bradley. It was suggested that the visit take place in November or December, as that is when she starts working on the budget. She can, however, inquire if Sheriff Morton would come sooner.

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

Next Meeting: The next meeting is scheduled for July 15, 2025. Melissa noted that the tax rate will be set at that meeting.

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