

**Town Council Meeting**  
**July 14, 2026**

**Open Town Council Meeting:** Manager Doane opened the Town Council Meeting; all Town Council members were present.

**Election of Town Council Chair:** Councilor Wade made a motion to appoint Duane Lugdon as Town Council Chair, seconded by Councilor Clemons, vote 5/0.

**Town Council Introductions:** Newly elected Town Council members Ethel Hill and Michael Wickett introduced themselves and described personal and professional backgrounds. Incumbent members Larry, Wade, Charlie Clemons and Duane Lugdon introduced themselves as well.

**Review of Minutes:** Councilor Wade made a motion to accept the minutes of June 16, 2026 Town Council Meeting, seconded by Councilor Clemons vote 3/0 (Hill and Wickett not elected).

**Bell Ryder BACTS via Zoom:** Belle Ryder presented the findings from the Cram Street traffic calming demonstration project. She reported that the original concept of installing three gateway-style flex post locations was determined to be unsafe due to the roadway's limited width. At several locations, Cram Street has only approximately 20 feet of pavement, which would result in lane widths below accepted standards. Belle also reviewed the traffic data collected during the study, which confirmed that Cram Street experiences a high volume of traffic, including construction vehicles, and recorded vehicle speeds as high as 70 mph, with isolated speeds exceeding 80 mph. As alternatives, Belle recommended either installing temporary speed humps or implementing a staggered flex post configuration. The staggered design would create the visual effect of traffic calming while maintaining lane widths of at least 10 feet and allowing larger vehicles to navigate the roadway safely. The Town Council discussed the need to address speeding concerns throughout the community and emphasized the importance of working with the Penobscot County Sheriff's Department to explore modifications to patrol and enforcement efforts. Melissa expressed concerns regarding the installation and seasonal removal of temporary speed humps, noting that she was not aware of a contractor who could properly remove them. She also shared that several residents had expressed concerns about the use of speed humps. Councilor Clemons moved to proceed with the staggered flex post demonstration project, seconded by Councilor Wickett, vote 5/0. The Council further directed Melissa to contact the Penobscot County Sheriff's Department regarding increased traffic enforcement on Cram Street and to investigate local contractors capable of installing and removing temporary speed humps should that option be considered in the future.

**Manager's Report:** Melissa reported that voters authorized using the funds from the sale of Viola Rand School to pay off the fire station debt. She executed a \$347,660 payment to Bar Harbor Trust on July 1. She also reported that \$48,489 in earnings from a prior short-term investment was earned. She also added that the only remaining debt is the fire truck lease.

Melissa requested that Town Council approve a supplemental tax in the amount of \$500 for Luke Duplesses for property identified as tax map 8 Lot 14-8. This supplement non-filing of a tree growth plan. Councilor Wade made a motion to approve the supplemental tax, seconded by Councilor Clemons, vote 5/0.

Melissa stated that on July 2, 2026 clean up occurred on the property line of 108 and 114 Cram Street. This clean up was ordered by the court. Melissa attempted to attend a zoom meeting that was supposed to be held yesterday in regards to the 114 Cram Street case. She was not permitted into the meeting. She has requested an update from the municipal attorney, however has not received one. She believes that Mr. Wing is still in Penobscot County Jail and has not been transported to Riverside in Augusta as previously reported. Councilor Lugdon confirmed that the clean up took about an hour.

The audit for the 2025-2026 fiscal year has been scheduled for October 21, 2026.

Melissa has requested an estimated paving date from Wellman Paving in which Penney Lane and Elm Street will be shimmed and overlay. They have also been contracted to pave a cross-culvert repair on Boynton Street. She has yet to receive an exact date, only that Bradley is on the schedule.

Melissa submitted the Maine Trails Program grant to the Department of Conservation today. This grant is for the trail development at the ballfield area. The request is for \$221,364 with a \$24,596 match.

Melissa presented the Town Council with two proposals for maintenance of the municipal parking lot: \$6,950 for crack sealing and striping, or \$17,900 for seal coating and striping. She reported that the Town's Capital Investment Account has a balance of \$171,224.40 and noted that the parking lot was crack sealed last year and last seal coated in 2024. After discussion, Councilor Wade made a motion to approve the crack sealing and striping of the municipal parking lot for \$6,950, motion seconded by Councilor Wickett, vote 5/0.

Melissa stated that the maintenance to Knapp Cemetery has been scheduled, Maine Gravesite Maintenance has been on site.

**Citizens Request:** Resident Ann Delaware stated that there will not be a Historical Bradley in July, the next is scheduled for August 12, 2026 from 1 to 4. Online comments focused on speeding on multiple roads and potential solutions including increased sheriff patrol. There was a request to know if the third dumpster had been placed on Yawaca Road; Melissa and Charlie confirmed it had been delivered on July 2.

**New Business:** Motion to approve the Treasurer's Disbursement Warrant for Employee Wages and Benefits made by Councilor Lugdon, seconded by Councilor Wade, vote 5/0.

Melissa presented the proposed 2026 tax rate options, reviewing the tax commitment packet and explaining the factors affecting the mill rate. She noted that the Town's increased valuation was largely due to the addition of a new switching station. She explained that appropriations were low due to the RSU 34 assessment remaining flat, and that the municipal budget increased only to accommodate a 2.8% cost-of-living adjustment, although the Town experienced a 17% increase in the Penobscot County tax assessment. Melissa also explained that the Town's certified ratio has decreased to 84% of market value due to the increased housing market. She suggested that the Town Council discuss this with the assessing agent, Mark Gibson at a later time. She provided that the tax rate options range from \$11.20 to \$11.75 per \$1,000 of valuation. Melissa recommended selecting a tax rate within the proposed range, noting that while a lower rate would provide greater tax relief, however there is uncertainty surrounding future county and school budgets and this warranted a conservative approach. She

informed the Council that Penobscot County is projecting a \$1.3 million budget overrun with their current budget. She did add that at a meeting on July 7 with other Penobscot officials she learned that the County has implemented a hiring freeze while working with department heads and financial consultants to reduce expenditures. It was also explained that the County is planning to transition to a new fiscal year beginning in 2028 and continues to rely on significant annual borrowing to manage cash flow. After discussing the available options and the Town's financial position, Councilor Clemons made a motion to set the 2026 tax rate at \$11.40 per \$1,000 of assessed valuation, motion seconded by Councilor Wade, vote 5/0.

Motion to set the interest rate for delinquent taxes for the 2026-2027 tax commitment at a rate of 7.0% made by Councilor Wade, seconded by Councilor Lugdon, vote 5/0.

Motion to set the interest rate payable on prepayments for the 2027-2028 taxes collected 0% made by Councilor Wade seconded by Councilor Lugdon, vote 5/0.

Motion to set the interest rate payable for abatements for the 2026-2027 tax year at 3% made by Councilor Clemons, seconded by Councilor Lugdon, vote 5/0.

Motion to set the due dates for the 2026-2027 tax commitment as September 25, 2026 and February 26, 2027 made by Councilor Lugdon, seconded by Councilor Wade, vote 5/0.

**Unfinished Business:** None

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

**Next Meeting:** The next meeting was set for July 28, 2026

**Online Comment:** Online comments received during the meeting focused primarily on speeding concerns throughout town and the proposed tax rate. Questions submitted by viewers were addressed by the Town Council and Town Manager during the related agenda discussions.

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