

Town Council Meeting
July 28, 2026

Open Town Council Meeting: Councilor Chair Lugdon opened the Town Council meeting, all Town Council members were present. Also, present was Fire Chief Eric Gifford and Town Manager Melissa Doane.

Review of Minutes: Councilor Wade made a motion to accept the July 14, 2026 Town Council minutes as presented, seconded by Councilor Clemons vote 5/0

Citizens Request: Resident Ann Delaware stated that there will be a Bradley Historical event on August 5, 2026 from 1-4 at the municipal building. She added that recently she has received new items to present.

Manager's Report: Melissa reported that tax bills were mailed out on July 17, 2026. Melissa requested Town Council's signatures on the tax commitment books. Melissa explained that the tax commitment book is the official record that documents every property tax assessment and legally authorizes the Tax Collector to collect those taxes. It is also necessary for the Town Council to sign the 2026 Municipal Valuation Return that is sent to Maine Revenue Services. This report provides the State with information about the Town's property tax base, exemptions and tax commitment.

Melissa also reported that the paving of Penney Lane and Elm Street is scheduled for Friday July 31, 2026. They will also be paving over the cross-culvert repair done on Boynton Street.

Included in the warrant is the Penobscot County tax in the amount of \$302,464.00. It is necessary for the Town Council to sign the assessors returned to be sent with the payment.

Melissa spoke to the municipal attorney regarding an update regarding the court case for 114 Cram Street. There was a status conference on July 13 in which Justice Murray wanted to know about updates regarding Mr. Wing's capacity and how the restoration process was going. It was reported that progress is slow but steady. Mr. Wing is now getting some help medically which seems to be helping. Justice Murray also requested an update from the Town that the clean-up of items of trash had been removed from the property. The next status conference is scheduled for August 24th.

Melissa reported that she has spoken to the plowing contractors and the contracts have been mailed for their signature and approval.

Melissa also reported that she is planning on taking a vacation from August 14 to August 21, as always, she will be available via email.

New Business: Councilor Lugdon made a motion to approve a tax abatement for Map 11 Lot 20-46 in the amount of \$27,900; the abatement request is due to the omission of the applicable Homestead and Veterans Exemptions from the property tax assessment, seconded by Councilor Wade, vote 5/0.

Councilor Lugdon made a motion to approve a tax abatement for Map 7 Lote 16-18 in the amount of \$36,800 due to the building value remaining on the tax assessment after the mobile home has been removed from the property, seconded by Councilor Wade, vote 5/0.

Unfinished Business: Melissa reported that she has been in contact with BACTS regarding the flex post installation on Cram Street. BACTS will be removing the unused bases and replacing any posts that have been detached. She also requested the survey link created by the consultant so it can be shared on the Town's social media pages, website, and email distribution list to encourage resident participation and gather community feedback. Melissa stated that she has received a few complaints, numerous questions regarding the purpose of the project, and several requests to install similar traffic-calming measures on other roads, including Highland Avenue, Baker Lane, and Ten Road. She reminded everyone that the flex posts are part of a temporary demonstration project and will be removed in the fall following the evaluation period. BACTS representatives have stated that they have received positive feedback when they are on site regarding the effectiveness. Councilor Lugdon stated he travels the road daily and has noticed the traffic slowing, he has witnessed one vehicle drive on the wrong side of the road. Councilor Wade noted that it would be nice to share the data received before and after the project with the public so the difference can be noted. Councilor Wickett asked about liability in regards to disregard bolts from the installation; it was noted that no bolts were used.

Melissa also added that she had spoken to John Milligan regarding the installation and removal of the speed humps that was discussed as an option for speed control. He stated he could do the install, however did worry about the integrity of the pavement as they would need to be bolted down in a different spot every year which will create holes in the pavement.

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

Next Meeting: The next meeting was set for August 11, 2026.

Online Comment: Resident Chris Binette commented that painting of a center line is needed so vehicles do not travel to the wrong side of the road. It was assumed that he was discussing Cram Street as he lives on Deer Run Lane.

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