

**Town Council Meeting**  
**August 26, 2025**

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

**Review of Minutes:** Councilor Ketch made a motion to accept the minutes from July 29, 2025, seconded by Councilor Lugdon, voted 5/0.

**Citizens Request:** Resident Ann Delaware stated that there will be a senior luncheon on September 17<sup>th</sup> at St. Ann's Church. They will be serving a spaghetti dinner, accompanied by dessert.

**Managers' Report:** Melissa stated that the RFP for Viola Rand School was due on August 21, 2025. Two proposals were received, though one was withdrawn. She shared with the board the proposal submitted by Derek King and introduced him to the board. The Town Council asked a variety of questions regarding the proposal. The council was impressed with the proposal and answers provided and thanked Mr. King for his submission. Councilor Ketch made a motion to move forward with the proposal submitted by Great Works LLC for RFP #25-01, seconded by Councilor Clemons, vote 5/0.

Melissa stated that she is aware of the additional mess at 114 Cram Street; the resident is purposely allowing household garbage to accumulate on his property, which will then spill into his neighbor's yards. She requested assistance from the sheriff's office; however, they did not believe it fell under their jurisdiction. Melissa attempted to speak with Mr. Wing on Friday, August 22, 2025, to ask him to clean up the area; however, she was unsuccessful. Unfortunately, there is not much more she can do. Ann Delaware stated that she was at a neighboring property, and he was cleaning the mess.

She received an update from the municipal attorney regarding the ongoing litigation of 114 Cram Street. An additional Guardian ad Litem has been added to the case. According to the Town attorney, Kaylee Folster has extensive experience assisting individuals with disabilities, and he believes she will be helpful in the case. A hearing via Zoom has been scheduled for October 16, 2025, at 1:00 pm for the judge to hear updates from the representatives.

Presented in payables tonight is the \$249,591.22 payable to the County. Required with this payment is the Town Council's signature on the Assessors' Return.

Melissa referenced a memo she had written to the Town Council on June 30, 2025, regarding a small lot owned by the town on Pine Street. It is recorded as 0.25 acres, and she is unsure of the origin of the ownership. The abutter to the property, Steven Merenberg, brought the property to her attention due to a fence that is on the property. She explained that the Town did not install the fence and would therefore be exempt from liability. There is no real value to the property as Shoreland Zoning restrictions protect it, and the size is too small for any development. She would like to know if the Town Council would consider gifting the property to the owner if he pays all the legal fees. Councilor Hatch made a motion to offer the property to Steven Merenberg for the cost of the attorney and filing fees, seconded by Councilor Clemons, vote 5/0.

Melissa has been communicating with the RSU. They intend to have the school ready for transfer on August 31, and their attorney is working on the deed transfer. The RSU would like to know how to proceed with the electric and water. Melissa will work with Mr. King to determine the best course of action.

Melissa informed the Town Council that four of the volunteer firefighters had completed a 14-day training program with the Penobscot County Fire Academy. Those firefighters, Cam Martell, Avery Redding, Jackson Lizzote, and Efren Duenas passed the first stage of the training and will now complete a written exam in September. The completion of this training will qualify them as Firefighter I and II. Chief Gifford explained that this qualification is beneficial for the department. Melissa also added that Chief Gifford took time off from his work to volunteer for the program's training. She also noted that the department is highly regarded in the firefighting community. The Town Council thanked the department for its dedication and congratulated the four firefighters.

**New Business:** The archaeological dig at Blackman Stream is complete. Melissa visited the site a few times and posted pictures on the Town's Facebook page. She stated that the researchers would be taking back bags of dirt to analyze for findings of carbon from early campsites. They did find a rock very deep in the dig that indicated it had been chiseled apart for the use of a sharp object.

Melissa also reported that the chip seal was complete on Boynton Street, Highland Avenue, and Cram Street. She is pleased with the result, and the project came in on budget at \$199,368.27. She received a few complaints while on vacation and did her best to respond via email. When she returned to the office, she tried calling those who had left phone numbers and spoke to one resident. Town Council members stated that the roads are in excellent condition and the work was well done.

Melissa received an email from resident Fred Trimm. He stated that the chip seal stones were slowing the traffic and wondered if the Town would consider putting seasonal speed bumps on the roads. Melissa had researched this in the past and was unable to find a contractor who offered that service. However, if the Town Council is interested, she could study it again to determine if it is feasible within the budget or if it should be included in next year's budget. Councilor Lugdon stated that there will likely always be speeding and thought that the speed bumps would add more complaints than the speeders. Melissa said that a great way to deter speeders is to report the plate number to the Sheriff's department. When they are in town, they will speak to the owner. Another effective way is to form a neighborhood group that also reports the description and plate number of the vehicle.

**Unfinished Business:** Melissa spoke with the real estate agent this afternoon. Apparently, there was an illness with the title agent, so the closing was delayed, but the sale of 43 Highland Avenue is still in process.

Councilor Lugdon asked if the work at Knapp Cemetery was complete. Melissa stated that they have one more stone to work on. She asked Maine Gravesite Maintenance to continue to place Bradley on their summer work schedule.

Councilor Ketch noted that the Maine Municipal Retreat event will be held in Bradley on September 17 and 18; Town Council members and a guest are invited to a dinner at Timber. Melissa stated that the event will be held at the fire station. The group will also be doing a tour of the Maine Forest and Logging Museum. They ask that the represented town put together gift bags, which has been difficult as there are no resale businesses in town. The sunflower farm has offered to provide sunflowers, and resident Chris Binnette, who uses town property to gather sap for syrup, donated 30 small bottles of his syrup.

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

**Next Meeting:** The next meeting is scheduled for September 9, 2025.

**Online Comment:** Paula Oakes stated that the roads should have been rolled out; Councilor Ketch and Lugdon confirmed that the streets were rolled for the chip seal.

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