

**Town Council Meeting  
September 9, 2025**

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

**Review of Minutes:** Councilor Ketch made a motion to accept the minutes of August 26, 2025, seconded by Councilor Wade, voted 5/0.

**Citizens' Request:** Resident Ann Delaware was present and stated that the Town had paid for her to attend a historical preservation workshop at the Penobscot Marine Museum. She appreciated the opportunity to participate in the event, where she learned how to store historical photos and documents safely. She stated that there are specific acid-free protectors that preserve without damage. Melissa noted that the historical committee has received some donations from Ms. Nolette; those funds can be used to purchase the protectors. Mrs. Delaware also stated that the senior luncheon is scheduled for September 17<sup>th</sup> at St. Ann's Church.

**Managers' Report:** Melissa reported that the closing was completed on 43 Highland Avenue on Friday, September 5, 2025. She is waiting for the final attorney invoice. Once received, she must advertise in the Bangor Daily News for three weeks, stating that the property has been sold and that access funds are available to the prior owner. She anticipates that the amount will \$21,000. If the previous owner does not respond to the advertisement, the funds will be sent to the State of Maine Treasurer as unclaimed property.

The closing on Viola Rand School has been delayed. As the attorney was preparing the purchase and sale agreement, the disclosure regarding the overboard discharge came up. According to the statute, when the property transfers ownership, the new owner has two weeks to apply for the overboard discharge license. This was not done. Melissa and the attorney are working with DEP on a resolution. It may be necessary for the town to hire a site evaluator and apply for the license. Melissa has communicated with the RSU, and they will continue to conduct weekly checks on the building, notifying her of any necessary actions. She noted that the RSU provided documents on the overboard licenses. The approvals from DEP state that there are no alternative options available; however, the application that the RSU completed states that there is an alternative and that a previous site plan had been submitted. She has requested a copy of the site plan from DEP. Councilor Lugdon stated that another bidder had planned to install a septic system.

The Town received approval from the Maine Department of Marine Resources to perform an Alewife Harvest in the Spring of 2026. The next step is to create a harvest plan, which she will discuss with DMR next week. Regarding the harvest site, she has not received an affirmative from the museum, though she will continue to communicate with them. The Town has a property adjacent to the stream and the Knapp cemetery, which she believes could be used as a site. As the harvest plan and the RFP for the harvester come together, she will have a clearer understanding. Councilor Clemons asked what the hesitation from the museum was. Melissa stated she was not sure; she has requested to be placed on

the next board meeting agenda. The decision is one for the board of directors to make, she believes it would be a fundraising opportunity as well as educational.

Melissa provided information to the Council regarding the grounds' maintenance contract. The current contract will end at the end of this year. She spoke with Adam Boucher, and he wishes to continue the contract with a three-year timeline. She has been pleased with his work and has not had any complaints. The price he presented is \$18,350 for 2026, \$18,900 for 2027, and \$19,400 for 2028. She also added to the contract the yearly sweeping and weed-whacking of the sidewalks in July and August. Councilor Lugdon made a motion to approve the contract as presented, seconded by Councilor Wade, vote 5/0.

Melissa has submitted a grant to the Department of Conservation for \$240,000 for the development of the trail system at the Ballfield area. She also thanked Councilor Clemons for his review of the grant narrative. The grant does have a 20% match; however, the match can be in-kind with the use of volunteers. Resident Ann Delaware confirmed that Melissa had also submitted a grant application of \$75,000; Melissa noted that it was for the Community Resiliency.

**New Business:** Councilor Lugdon stated that a resident has donated five tickets for the fall clean-up to assist those who are in need. Melissa said that she does provide residents who are struggling to keep their properties clean with a letter to take advantage of the cleanup, which is an effort to avoid legal fees for land use non-compliance. Councilor Hatch asked how the information would be provided to the public. Melissa stated she would post on the Town's Facebook Page and Email list.

Councilor Ketch stated that there are piles of stone at the cleanup site. Melissa noted that was stone left over from the chip seal. She spoke with John Milligan, and he said that the town could use that for projects; it is at that site for storage until there is a need to use it.

**Unfinished Business:** Councilor Lugdon asked if there was going to be any additional street sweeping due to the chip seal. Melissa stated she looked at the roads today with the contractor; she had contacted him last week with concerns that Highland Avenue still had a lot of loose rocks. They are going to sweep Highland Avenue again this week.

Councilor Lugdon asked if there was any update on 114 Cram Street. Melissa stated she had not heard anything more since the last meeting.

**Municipal Warrants:** Councilor Ketch made a motion to accept the minutes of August 26, 2025, as presented, seconded by Councilor Lugdon vote 5/0.

**Online Citizen Comment:** None

**Next Meeting:** The next meeting was set for September 23, 2025. Councilor Ketch noted that the Maine Municipal Event is next week in Bradley, and the Town Council is invited to dinner at Timber Restaurant. Melissa added that the Maine Municipal Association will be in Bradley on Thursday and

Friday, and they will be having meetings at the fire station and touring the Maine Forest and Logging Museum.

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