

**COUNCIL MINUTES OF
APRIL 14, 2016**

COUNCIL PRESENT: Mike Blake, Fred Sherburne, Mark Robichaud, Ron Apel, Alan Wintle, Sharon Grant, Marcia Delaware

STAFF PRESENT: Shelley Watson, Kim Hughes, Mike Gudroe, Steve Gudroe, Anita Colomy, Rick Stocker, Shannon Hall, Marilyn Curtis, Matt Connor, Susan Page, Liz Breault, Eric Campbell, Warren Ackerman

The Invocation was led by **Deacon David Denbow** followed by the Pledge of Allegiance.

Recognition for Arielle Carlow for CD Cover Designs

Kim Hughes presented a Certificate of Appreciation to **Arielle Carlow** to thank her for her hard work in designing three covers for the CD sale project for the first three volumes of restored Town records and, also, for printing and cutting the 300 covers. **Ms. Hughes** also thanked Tri-County Tech Center teacher, **Karen Walsh**, for the time, effort, and many emails that greatly aided in getting the project off to a good start.

I. PUBLIC HEARING

None

II. MINUTES

1. Approve/Amend Council Minutes of March 10, 2016

Motion: Alan Wintle made a motion to approve the Minutes of March 10, 2016

Second: Ron Apel

Vote: Unanimous in favor, motion passes

III. NOMINATIONS, APPOINTMENTS, & ELECTIONS

1. Order A2016-14 Appointment of Election Clerks

BE IT ORDERED, that the Dexter Town Council hereby appoints the following Election Clerks for a term of two years:

REPUBLICAN	DEMOCRAT
Marjorie Garrison	Helena Ronco
Kim Ellms	Jane Gilbert
Shari Page	Judith Robichaud
Lois Reed	Christine Pooler
Betty Whitney	Carolyn Gilbert
Pamela Nadeau	Mary Tuttle
Mary Mitchell	
Neil Clukey	
Bruce V. Williams	

Filed April 14, 2016
MARK ROBICHAUD

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Second: Marcia Delaware

Vote: Unanimous in favor, motion passes

2. Order A2016-15 Election Results from MSAD 46 Referendum Election

BE IT ORDERED, that the Dexter Town Council hereby accepts the April 12, 2016 MSAD 46 Referendum Election results as follows:

YES 64

NO 5

Filed April 14, 2016

RON APEL

Second: Sharon Grant

Vote: Unanimous in favor, motion passes

3. Order A2016-16 Appointment of Forester

BE IT ORDERED, that the Dexter Town Council hereby appoints Kirby Ellis as Forester authorized to consult and make agreement with loggers regarding Town of Dexter property up to \$10,000 in value. Any project estimated to exceed \$10,000 in revenues will proceed through the formal bid process.

Filed April 14, 2016

FRED SHERBURNE

Second: Ron Apel

Shelley Watson introduced **Kirby Ellis** and stated that the Order was to speed up the process by not going to bid for projects under \$10,000. **Mr. Ellis** added that the Town had a harvest in 2014/2015 up at the golf course that generated around \$15,000. There is some area left there that needs to have some more work done but it will not generate a whole lot of money. Also, there is an area around the Town gravel pit that needs to be harvested so the order would allow **Mr. Ellis** to work with loggers willing to work on small projects. **Mr. Ellis** stated that another thing that he could do as the Town Forester is Project Canopy which is the USDA's grant process for a tree inventory on the major streets in the Town right-of-way. It gives the Town some idea of the health of the trees, what the liability is, and if the DOT comes in to widen a street, the Town knows what trees have been lost so they can be replaced at no cost to the Town. Also, the U S Forest Service back in the 40s and 50s had a lot of land that they owned and Dexter might have some of that land. **Mr. Ellis** would be able to research whether Dexter has any of that land and, if so, could see that the land is harvested. **Alan Wintle** asked how the tree inventory grant would work and **Mr. Ellis** replied that the Town would sign up for it and have a person chair the committee and then there is a training process with the USDA and then the Town Forester would administer the project. **Marcia Delaware** asked how the Forester gets paid and **Mike Blake** replied that it is based on what is being cut. **Fred Sherburne** volunteered that he would like to donate the use of an acre or two of his land to start a nursery project for the Town to have an inventory of trees to replant in places where there is a need.

Vote: Unanimous in favor, motion passes

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IV. UNFINISHED BUSINESS

1. Manager's Report

Shelley Watson open by introducing the staff's newest Assistant Finance/Assistant Clerk, **Shannon Hall**. She stated it was her first Council meeting and added that she has worked at the Town Office since September and is a great addition to the Office, is great with the public, and she is a familiar face to a lot of the residents. **Ms. Watson** continued by saying that the first preliminary budget sessions are almost done with just the Fire Department remaining. **Ms. Watson** urged everyone to stop into the Town Hall to see what is being done. **Mike Gudroe** and **Kevin Ronco** have been busy sprucing up the dining room/living room area by painting all the walls. **Tillson's** donated all the paint for the project and there has been some used furniture donated. Thanks to the Recreation Committee for all their work towards the project. **Ms. Watson** stated that she has been in contact with a few people to interview for the overseer of the paving project. She is working with a different person from Maine Local Roads who gave her the names of four people who have inspected projects for DOT. She is in the process of setting up meetings and is in hopes of having something for the Council to approve at the next meeting. **Ms. Watson** concluded by requesting a special meeting with the Highway/Equipment Committee and the Council on Wednesday, April 20 at 6:00PM to discuss the upcoming paving project and the ditching that needs to be done prior to the project beginning. She also requested a special meeting on Wednesday, April 27 at 6:00PM for a joint workshop with the Council and Corinna Selectmen and Town Manager to discuss some possible work sharing programs.

2. Departmental Reports

Marcia Delaware thanked all the Department Heads for submitting their reports and keeping the Council informed.

Ron Apel commented that he took a look at the \$80,000 the Town spends in electric each year that is half buildings and half street lights so he had been thinking of some things that could be done to offset that and will talk about it in the future.

V. NEW BUSINESS

1. Order A2016-17 Closure of Municipal Parking Lot for Historical Society Cruise-In

BE IT ORDERED, that the Dexter Town Council hereby authorizes the closure of the municipal parking lot behind Bangor Savings Bank on July 16, 2016 from 4PM to 9PM for the Dexter Historical Society Cruise-In.

Filed April 14, 2016

ALAN WINTLE

Second: Marcia Delaware

Vote: Unanimous in favor, motion passes

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2. Order A2016-18 Donation from Alfond Foundation

BE IT ORDERED, that the Dexter Town Council hereby accepts the generous donation of \$12,000 to \$14,000 from the Bill and Joan Alfond Foundation to fund a summer camp for area youth.

Filed April 14, 2016

SHARON GRANT

Second: Marcia Delaware

John Parola presented the following document and explained that it all started back in January when a conversation was started about the beach area. Since it was decided not to open the area up for camping again, **Mr. Parola** started talking with the Alfond Foundation and they came back to say there would be interested in the Town utilizing the area for a summer camp program and for families. To start, **Mr. Parola** met with **Shelley Watson** and proceeded to put together a real healthy grant and some of those things did not get funded, but there is potential in the future if this year's program is successful to get some of the other wishes funded. **Mr. Parola** continued by going over the list and explaining some of the suggested programs and stated that he has volunteered to do training sessions for the new Summer Camp Councilors. **Mr. Parola** added that the program is based on around 40 children and that he has found a sponsor to provide T-shirts for all the children and staff. He also thanked **Shelley Watson** for all her hard work and support. **Mike Blake** thanked **Mr. Parola** for all his efforts. **Marcia Delaware** commented that the amount of the grant was stunning and that the amount of activities being considered is commendable. **Sharon Grant** stated that the program was wonderful for the Town and that she hoped people would realize that it is coming from outside money and a lot of volunteers. **Alan Wintle, Fred Sherburne, Ron Apel, and Mark Robichaud** all echoed their thanks for an exciting program.

Dexter Public Beach Area

Length of Summer Camp Program – Will run for 4 weeks, Monday-Friday July 5 - July 29

Camp will run 10:00am – 2:00pm each day

Camp will be held at the Dexter Public Beach Area

Beach Area Improvements:

1. Tear down existing bath building toilet building and build new a new one with a storage Space and Director's Office (not funded)
2. Include a covered deck space to use in case of rain (not funded)

Boat Dock Area

1. Add one additional section out of pressure treated wood (not funded)
2. Buy 3 new moveable aluminum sections with each section being 6' X 15' (not funded)

Swimming Area

1. Put a floating raft for swimmers to swim to and jump off (not funded)
2. Mark off an area for the campers to have their free swim separate from the public swim area. This equipment paid by grant. (\$300.00)

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Rain Schedule

1. We can use the upstairs of the Town Hall, the Ridge View School gym and the K of C Hall (no charge) for A&C/small group table games.
2. We can use the K of C Hall for a short rain interruption for small group activities. (no charge)

Picnic Table Area

1. We will have 5 more picnic tables made for our use paid by grant. (\$1,000.00)

Drinking Water

1. Put in an outside drinking water supply system (not funded)
2. Or have bottled water available for campers and staff (not funded)

Programming

Arts & Crafts Program

1. Instructor & supplies provided by the Crafty Space and are paid by grant. (\$100/wk = \$400)
2. Depending on the number of campers, this cost may double.
3. Beach volleyball area (not funded)
4. Small group games – Newcomb, Dodgeball, Kickball, T-Ball, Four Square, Hockey, and other lawn game equipment paid by grant. (\$500.00)

Busing

1. Parents can bring the child and pick them up
2. Children can ride the bus so long as they get to the Town's pick up location
3. There will be one location for pick up and drop off in Garland, Exeter, and Ripley. Dexter will have two locations.
4. Cost of busing for students is paid for by the grant. (\$3,000.00)
5. In case of a rain schedule the extra busing cost is still being looked into?

Lunches

1. Every student will get a free school lunch. Lunches will be picked up in the morning by a Kiwanis member and the coolers will be returned by the Program Director at the conclusion of each program day.
2. Students can bring their own lunch, but will have to continue to bring their lunch each day of the program.
3. Lunches will not be provided for the staff so they will have to provide their own lunch each day.

Instructors

1. Program Director will be paid by the Town of Dexter.
2. Four Staff Positions (Counselors) will be paid by the grant. (\$5,500.00)
3. We will advertise for these positions and will be looking for 2 males and 2 females. We will put together a Committee of 4 people to interview and hire camp staff. These will include the Recreation Director, John Parola, Recreation Committee Chairperson, and Shelley Watson.
4. Two of the Counselors will take a course to be certified Life Guards and the cost will be

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2:00pm Depart for home
Vote: Unanimous in favor, motion passes

3. Order A2016-19 Sale of Tax Acquired Property

Before reading the Order, **Marcia Delaware** asked for clarification on what money had been received on the properties listed. **Jeff Patterson** addressed the Council by stating that he represented Enrico Dicensoo and that he had the money for the full three years of taxes on the Pleasant Street property. **Shelley Watson** stated that there was money on deposit in the safe for the Ripley Road and Free Street properties that was received after the deadline and that those deposits would take care of one year's taxes. Also, Moosehead Trail Motor Lodge brought in a check for one year's taxes late in the day before the meeting. It is the Council's decision whether or not to take the payments but **Ms. Watson** stated that she recommended that the tax money be accepted. **Mike Blake** asked if there is a plan in place for the properties that still owe two years of back taxes and **Ms. Watson** stated that the Ripley Road residents just started working and were planning on bringing the taxes up to date.

BE IT ORDERED, that the Dexter Town Council hereby authorizes the sale of tax acquired property per Section 2-197 of the Town Code of Ordinances:

OWNER'S NAME	MAP/LOT	LOCATION	ACTION
Andrews, James D.	M402/L68	689 Charleston Rd	To be sold
Carter, Michael O.	M13/L52	75 Main Street	To be sold
Hackley, Robert L Sr. & Carolyn A	M15/L9	95 Liberty Street	To be sold
Haran, John; Devises of	M20B/L15C	Chickadee Lane	To be sold
Lake Region Apartments Inc	M201/L48	1 Goff Road	To be sold
<i>Dicensoo, Enrico Jr.</i>	<i>M6/L9</i>	<i>85 Pleasant Street</i>	3 year tax pmt accepted \$8278.00
<i>Moosehead Trail Motor Lodge</i>	<i>M102/L21</i>	<i>300 Corinna Road</i>	1 year tax pmt accepted \$15,000.00
<i>Sherwood, Marguerite M: Devises of</i> **\$ 440.00	<i>M101/L25H</i>	<i>397 Ripley Road</i>	1 year tax pmt accepted \$440.00
<i>Smith, Donald Jr.</i> **\$1500.00	<i>M12/L44</i>	<i>111 Free Street</i>	1 year tax pmt accepted \$1500.00

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MARCIA DELAWARE

Second: Sharon Grant

Mike Blake advised the Council that the Town did not have to take the one year of taxes on any of the properties but recommended that the payments be accepted. **Marcia Delaware** asked **Marilyn Curtis** if the Town was obligated to accept all three years of taxes and **Ms. Curtis** replied that most Towns do ask for all three years when it comes to the sale of property. She added that the Town used to collect all three years but when the economy went bad the Town started giving breaks. **Sharon Grant** asked if the process was mandatory and **Ms. Watson** stated that the Codes address the issue and the Council has the right to do as they choose. She added that in the past the Town tried repurchase agreements with monthly payments but they did not work so that practice stopped a few years ago. **Marilyn Curtis** stated that there was no reason why the Council could not accept the money and still set a certain time to accept the rest of the tax money before the property is deeded back to the owner. **Mike Blake** stated that was good information but that the Council needed to work with the owners. **Alan Wintle** suggested that the Council set a deadline such as 90 days since they had been there before and **Ron Apel** thought it depended on the amount due. He added that Moosehead Trail is a business and the Town does not need to own a bar so they might need a little more time especially since they are in the process of selling. **Alan Wintle** added that the property could not be sold until the taxes were satisfied and that the Council has addressed the same issues with the same property before. Also, **Mr. Wintle** pointed out that the rules should be the same for all property owners since all three years were being paid on the Pleasant Street property. **Fred Sherburne** thought that the Council should accept the money that had been put on the table and then have a discussion on making a change to the Ordinance. **Ron Apel** clarified with **Marilyn Curtis** that she said if the property owners do not pay the balance due the Town still retains title to the property and **Ms. Curtis** replied that the Town can but does not have to. **Mr. Apel** stated that if they pay only one year of taxes the Town does not have to sign over a Quit Claim Deed and **Ms. Curtis** replied yes. **Marcia Delaware** stated that they would need to pay the taxes off before the next bill or there would be even more taxes due and **Ms. Curtis** suggested that was why a definite deadline should be given and **Ms. Delaware** suggested a date before the next fiscal year of July 1. **Mike Blake** suggested putting something on next month's Agenda to continue the discussion, but **Ms. Delaware** stated that left the property owners open without knowing what the Council decision was. **Mike Blake** thought the Moosehead Trail issue should not be a discussion for that night but one for the next Council meeting. He also said the Ripley Road property was an estate situation so it should be taken the way it is and that next month a line should be drawn in the sand with a policy on how to go forward in the future. It was clarified that the Order was being voted on as read by **Marcia Delaware** with the four properties that had paid towards the taxes being left out of the order for sale by the Town.

Vote: Unanimous in favor, motion passes

Shelley Watson added for clarification that the Town was accepting the money that has been put down and at the next meeting a deadline would be determined for paying the remainder of the taxes owed and how to proceed from this point forward and now those property owners are set until the next lien foreclosure and the Council agreed.

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4. Order A2016-20 Street Closure for 4th of July Parade

BE IT ORDERED, that the Dexter Town Council hereby authorizes the closure of the following Streets for the 4th of July Parade *on July 4th with a rain date of July 5th*:

Starting at 9:30AM at the Fire Station to the light on Church Street, through Main Street to the Credit Union, and down Lincoln Street ending at the Factory One Parking Lot.

Filed April 14, 2016

MARK ROBICHAUD

Second: Ron Apel

Vote: Unanimous in favor, motion passes

5. Order A2016-21 Donation of Money for Fireworks

BE IT ORDERED, that the Dexter Town Council hereby accepts a donation from the Dexter Fish and Game Association of \$250.00 towards the 4th of July fireworks display.

Filed April 14, 2016

RON APEL

Second: Fred Sherburne

Vote: Unanimous in favor, motion passes

P J Nicholas presented the check on behalf of the Dexter Fish and Game Association to **Mike Blake**, Council Chair.

6. Order A2016-22 Town Hall Heating System Grant Money

BE IT ORDERED, that the Dexter Town Council hereby accepts the bid submitted by A E Robinson in the amount of \$8,588.00 and the bid from J. K. Electric in the amount of \$1,500.00 for the new heating system for the Town Hall with funds to come from the Marshall L. and Ruth-Anne Gibson Municipal Charitable Program. The Finance Officer is authorized to transfer the grant money from Special Revenue Account #R116-15-510-15 to Building Maintenance and Repairs Account #E110-20-505-20.

Filed April 14, 2016

FRED SHERBURNE

Second: Ron Apel

Mike Gudroe explained that he checked into the heat pumps and the existing system for the best way to heat the building. The Town Hall has two furnaces that are four years old but during the winter you cannot get the building above 60 to 62 degrees. The current system has radiant heat but needs blowers since it will be 62 degrees upstairs with the furnace shut off downstairs and the pipes are red hot. The furnaces should heat a building twice the size of the Town Hall. **Mr. Gudroe** recommended going with the new blowers which would not use up all of the \$10,000 grant and then adding ceiling fans upstairs to push the heat down. That would use the entire grant and only go over by about \$88.00.

Vote: Unanimous in favor, motion passes

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7. Order A2016-23 Street Closure for Maine Red Hot Dog Festival

BE IT ORDERED, that the Dexter Town Council hereby approves the closure of the following streets for the Maine Red Hot Dog Festival to be held August 13, 2016 from 7:00 AM to 8:00 PM:

- ❖ Grove Street from the Tillson's Parking Lot entrance to Main Street
- ❖ Main Street from the Spring Street intersection to the end of Wayside Park
- ❖ The Municipal Parking Lot extending down Water Street to the Center Street intersection

Filed April 14, 2016

ALAN WINTLE

Second: Sharon Grant

Vote: Unanimous in favor, motion passes

8. Order A2016-24 Transfer of Funds for Fire Department Turn-Out Gear

BE IT ORDERED, that the Dexter Town Council hereby authorizes the Finance Officer to transfer \$11,000.00 for new turn-out gear for the Fire Department from Special Fire Protection Services Account #R104-03-403-11 to Uniform and Safety Equipment Account #E104-03-503-80.

Filed April 14, 2016

SHARON GRANT

Second: Ron Apel

Marcia Delaware asked if that gave two sets of gear for everyone. **Matt Connor** replied not yet but the money from billing for accidents is helping that vision to come alive. **Ms. Delaware** asked what is the advantage of having two sets of gear? **Mr. Connor** replied that the new commercial washer and dryer only does two sets at a time and when the guys come back from a fire covered in carcinogens it is wise to try to prevent cancer by having a clean set of gear.

Vote: Unanimous in favor, motion passes

9. Order A2016-25 Sale of Equipment

BE IT ORDERED, that the Dexter Town Council hereby authorizes the sale by bid of the following items:

1. 2008 Columbia Mower – Cemetery Department –
1D248G20233
2. 1995 John Deere Mower Model 325 – Cemetery Department –
M00325B011767
3. 2005 John Deere Z-Trak Mower with no motor – Cemetery
Department- Model 717A
4. 2010 John Deere Mower Model LA105 – Public Works Department-
GXA105A347036

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Filed April 24, 2016
MARCIA DELAWARE

Second: Sharon Grant

Marcia Delaware stated that in **Ms. Watson's** report she mentioned using the money towards repairs on the 2001 John Deere 325 and asked if they would not want to keep the 1995 for parts. **Steve Gudroe** replied that they had looked at that but in that amount of time the parts are not interchangeable. He also said that he went to the Equipment Committee and they were not in favor of selling the 2005 John Deere Z-Trak. They thought the Town should purchase a new motor for \$1300 and use it for a spare but Facilities and the Cemetery Department both have a 325 Tractor which is a different unit and used for different projects that cannot be done with a Z-Turn. **Mr. Gudroe** recommended selling the equipment to someone with like units and use the money from the sale to put a steering box in the 2001 mower that Facilities has along with a new cowl and tires and then next year they would not be back in asking for another piece of equipment.

Vote: Unanimous in favor, motion passes

10. Order A2016-26 Reserve Expenditure for Library Roof

BE IT ORDERED, that the Dexter Town Council hereby authorizes the Finance Officer to transfer up to \$6,200.00 from Library Reserve Account #E130-05-511-17 to Library Building Repair and Maintenance Account #106-01-505-20 for the replacement of flashing around the north chimney of the Abbott Memorial Library with the work to be done by H & H Masonry Co.

Filed April 14, 2016
MARK ROBICHAUD

Second: Marcia Delaware

Liz Breault explained that she had a lot of problems trying to find someone to do masonry work on the slate roof but she was able to get two bids. One was an itemized bid from H & H Masonry from Brewer and the other was a bid from a local contractor and he said he could do a lesser job where he would lay new flashing over the old flashing. He also wrote another quote where he would remove the flashing and the slate and put down new flashing and reinstall the slate. The difference between the two contractors is that the contractor from Brewer would put a membrane down with the flashing over it. **Marcia Delaware** pointed out the water stains on the ceilings in the reading room and computer room and asked if **Ms. Breault** would want to include money in the Order to paint and it was agreed that was a good idea.

Vote: Unanimous in favor, motion passes

11. Approve/Sign Municipal Quit Claim Deeds for the following:

Vonetta Badger

Brian & Theresa Black

Julie A & Michael Burgess

Tasha Chase

Gerald & Josephine Dunham

Andrew & Nicole Gaiss

Tammy Getchell

Guardian Property Management Group LLC

Ivan & Cecilia Tilton

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Daniel Turek & John A. Cusick

Motion to Approve: Marcia Delaware
Second: Fred Sherburne
Vote: Unanimous in favor, motion passes

VI. PUBLIC FORUM

Fred Sherburne asked about an abandoned building by the golf course and **Shelley Watson** replied that she talked with the Code Enforcement Officer and asked him to start proceedings on a dangerous building. The building is uninhabitable and **Al Tempesta** was in contact with the owners last year and was told they were going to fix the building. That did not happen so the proceedings have been started to condemn the building.

Ron Apel complimented **Bruce Smith** for stopping the plow truck and assisting a woman who had fallen. It speaks to the nice people that are working for the Town.

VIII. EXECUTIVE SESSION

None

Motion to Adjourn at 8:20PM: Alan Wintle
Second: Marcia Delaware
Vote: Unanimous in favor, motion passes

Respectfully Submitted,

Kim M. Hughes
Town Clerk