

**COUNCIL MINUTES OF
MARCH 15, 2018**

COUNCIL PRESENT: Mike Blake, Peter Haskell, Marcia Delaware, Fred Sherburne, Sharon Grant, Mark Robichaud, Chuck Ellms

STAFF PRESENT: Jim Chandler, Kim Hughes, Marilyn Curtis, Eric Campbell, Liz Breault, Kevin Wintle, Jim Roy, Susan Page, Shannon Hall, Matt Connor

The Invocation was led by Kim Hughes followed by the Pledge of Allegiance.

Wings on the Waterfront for Make-A-Wish Foundation Presentation

Jim Crane addressed the Council and told them about a fly-in he attended last year at Old Orchard Beach. It was organized to collect donations to benefit the Make-A-Wish Foundation. **Mr. Crane** would like to organize a similar event with airplanes possibly landing in **Mark McKusick's** field and taxiing to the beach/camping area for display. Make-A-Wish Foundation will assist in advertising and collecting donations. He would like to set the event for August 4 from about 10AM to 2PM. The Council thought the event was a great idea.

Library Presentation

Abbott Memorial Library Trustee Chair, **Ruth Fogg**, addressed the Council to bring them up to date on the progress of the library restoration. The library was given to the Town in 1894 by George Abbott and since then has had no major repair work done. In 2010, a study found that all the copper elements, which includes the gutters, flashing, and ridge caps, were beyond their life. Also, portions of the slate roof need replacing along with the terra cotta and masonry around the windows and doors. In 2016, the Board applied for a Maine Historic Preservation Grant to help with the repairs and they gave \$4500 to hire an architect to draw up plans for the restoration. The Trustees added \$17,000 to that amount and had plans drawn up for the entire exterior restoration. As that was happening, the Trustees started fund raising and writing grants and thus far have raised around \$660,000. The Board has put out Requests for Proposals with a deadline of March 28 and then a decision will be made on who to hire for the project with work being completed by middle of November.

I. PUBLIC HEARING

NONE

II. MINUTES

1. Approve/Amend Council Minutes of February 8, 2018

Motion to approve: **Fred Sherburne**

Second: **Sharon Grant**

Vote: Unanimous in favor, motion passes

III. NOMINATIONS, APPOINTMENTS, & ELECTIONS

1. Order A2018-8 Appointments to the Recreation Committee

BE IT ORDERED, that the Dexter Town Council hereby approve the appointment of Jolene Cox and Sarah Cooper to the Recreation Committee for a three year term expiring December 31, 2020.

**COUNCIL MINUTES OF
MARCH 15, 2018**

Filed March 15, 2018
PETER HASKELL

Second: **Marcia Delaware**

Vote: Unanimous in favor, motion passes

IV. UNFINISHED BUSINESS

1. Manager's Report

Marcia Delaware asked about his comments on the golf course and **Mr. Chandler** responded that the golf course hosts the site of the mobile cellular antenna. The current lease is a 25 year lease with about 9 years left on the lease. **Mr. Chandler** has been approached about a lump-sum buy out of the lease which would only be a few thousand over the expected total from the yearly lease. **Mr. Chandler** has reached out to other Towns with similar towers and they are getting a lot more money for their leases. He recommends holding out for more money when it is time to negotiate the next lease and wanted the Council to be aware of the situation.

2. Departmental Reports

No Questions

V. NEW BUSINESS

1. Order A2018-9 Renewal of Liquor License for James Costedio

BE IT ORDERED, that the Dexter Town Council hereby approves the renewal of the Malt Liquor License for James Costedio, Jr. doing business as the Dexter Municipal Golf Course.

Filed March 15, 2018
MARK ROBICHAUD

Second: **Fred Sherburne**

Vote: Unanimous in favor, motion passes

2. Order A2018-10 Acceptance of Bid for Demolition of Property at 121 Main Street

BE IT ORDERED, that pursuant to the authority granted to the Town of Dexter by Maine State Statute, Title 17, M.R.S. § 2851; the Dexter Town Council hereby accepts a bid, per the requirements contained in the February 2018 RFP for the demolition of the dangerous property located at 121 Main Street from Wyman Construction, in the amount of \$5,800.00.

Further, Council authorizes the Town Manager to execute a Contract and issue a Notice to Proceed to Wyman Construction upon receipt of required general liability and workers compensation insurance certificates.

Further, Council stipulates that the Contract and Notice to Proceed on 121 Main Street be halted if the owner of record, Linda Van Dyke, deposits \$50,000 at Bangor Savings Bank in the name of the Town of Dexter by the close of business on Wednesday, March 21, 2018 with funds held in escrow for the purpose of restoration of the property which must commence prior to April 20, 2018.

**COUNCIL MINUTES OF
MARCH 15, 2018**

Filed March 15, 2018
FRED SHERBURNE

Second: **Marcia Delaware**

Mike Blake advised the Council that he talked with **Ms. Van Dyke** on the telephone for 45 minutes before the meeting. She is aware that the Town has gone into the house to collect her personal belongings. She has had a conversation with the engineer that the Town used to look at the building and she says the engineer thinks the house is salvageable. She also indicated that she tried to contact the Town Manager. **Mr. Chandler** confirmed that she had and that he directed her to the Town's attorney. She also stated that she has a different attorney to represent her in the matter. **Chuck Ellms** asked what **Ms. Van Dyke's** solution was and **Mr. Blake** replied fixing the house. All of the Councilors were polled and felt that the house should be demolished. **Mr. Blake** asked the Council if **Ms. Van Dyke** was serious about fixing the house, would they want to require her to put an amount of money in escrow in the next few days to be set aside for repairs. The Council agreed to amend the original Order with additional stipulations and to have **Mr. Chandler** contact the Town attorney so that the attorney could contact **Ms. Van Dyke**.

Vote: 6 to 1(Haskell), motion passes

3. Order A2018-11 Transfer Money for the Purchase of Replacement TASERS for the Police Department

BE IT ORDERED, that the Dexter Town Council hereby authorizes the Finance Officer to transfer \$2,500.00 from Police Equipment Reserve Account # E130-05-521-20 to Police Operational Expense Account # E104-01-507-10 to initiate the purchase agreement for the replacement of the Police Department's Electronic Control Weapons (TASERS).

Filed March 15, 2018
SHARON GRANT

Second: **Marcia Delaware**

Police Chief, **Kevin Wintle**, advised the Council that needing to replace the Department's TASERS caught him by surprise. The situation started when trying to order and replace a battery for one of the TASERS. **Jim Roy** talked with the company that manufactures the TASERS - AXON. As of December, they will no longer stock or manufacture any parts, batteries, or accessories or pick up any liability for the use of the old TASERS. The devices are rated for a 5-year life span and the Department's are well beyond that. AXON manufactures the only approved electronic control devices for law enforcement in the country. The company has made an offer for the Department to replace the 7 TASERS and pay for them over a five-year period with the first payment being \$2,506.00. The following 4 years would be payments of \$3,206.00 per year with no interest. The new TASERS also come with holsters and unlimited batteries. The company requires an agreement of destruction for the old TASERS but the Department can keep them and use them for training.

**COUNCIL MINUTES OF
MARCH 15, 2018**

Vote: Unanimous in favor, motion passes

4. Order A2018-12 IT Network Upgrade Proposal

BE IT ORDERED, that the Dexter Town Council hereby authorizes the Town Manager to pursue the purchase of necessary IT upgrades to both the hardware and software systems used by the Town of Dexter as outlined in his proposal.

FURTHER BE IT ORDERED, that the Finance Officer make the following transfers to cover the costs of this upgrade:

~~\$32,000~~ **\$10,411** from Cable PEG Reserve Account #E130-05-511-96
\$ 7,000 from Info Management Reserve Account #E130-05-511-14
\$ 5,400 from Building Improvement Reserve Account #E130-05-511-05
\$25,000 loan from Skowhegan Savings Bank at 3.2% with 2 annual payments

~~\$44,400~~ **\$47,811** total to Info Management Operating Budget

~~\$40,400~~ **\$43,811** to Technology Hardware Account #E102-30-507-40
\$ 4,000 to Technology Software Account #E102-30-507-41

Filed March 15, 2018
MARCIA DELAWARE

Second: **Sharon Grant**

Mike Blake asked what happened to the lease program and **Jim Chandler** replied that the lease option came in really high so he reached out to Skowhegan Savings and they provided another option. Skowhegan Savings is offering a 2 year loan at 3.200% with the first annual payment being due on 11/01/2018, which would be in the next fiscal year and the final annual payment would be due 11/01/2019. If the Council opts for the loan option, the amount taken from the Cable Reserve Account could be reduced or the entire purchase could be paid for in full by taking the \$32,000 from the Cable Reserve Account. The Cable Account is an account that has been there for around 30 years and the transfer would clean the account out if the equipment was paid for in full. **Marilyn Curtis** explained that when the account was set up, the money was given to enable the Town to further it's IT and part of that was to get public education television which is why at one point the Town was looking into filming the Council meetings. The majority of the Council agreed that the payment plan would be the best fit so that money could be left in the account for future needs so the Order was amended.

Vote: Unanimous in favor, motion passes

**COUNCIL MINUTES OF
MARCH 15, 2018**

5. Approve/Sign Municipal Quit Claim Deeds for the Following:

Robert D. Reynolds

CVD, LLC

Motion to Approve/Sign: **Marcia Delaware**

Second: **Sharon Grant**

Vote: Unanimous in favor, motion passes

Jim Chandler added that money to cover the taxes in full for 28 Mill Street was received that day. He asked the Council if they would accept the payment a day after the deadline since the office was closed due to weather the day before.

Motion to accept full payment of taxes on 28 Mill Street: **Fred Sherburne**

Second: **Mark Robichaud**

Vote: Unanimous in favor, motion passes

Marilyn Curtis advised the Council that she had a conversation on Monday concerning property on the Garland Road in the name of Steven Bruce. The check was supposed to have been mailed that day. The mail was not delivered on Wednesday and the check was not in the mail Thursday either. She asked the Council permission to accept payment for the taxes if the check was received with Friday's mail.

Motion to accept full payment for property in the name of Steven Bruce if received on Friday, March 16, 2018: **Fred Sherburne**

Second: **Mark Robichaud**

Vote: Unanimous in favor, motion passes

6. Proposed Ordinance - Transfer Money from the General Fund for Repairs to the Public Works 2012 International Truck #6

BE IT ORDAINED, that the Dexter Town Council hereby authorizes the Finance Officer to transfer \$15,767.00 from General Fund Account #G10-37300-00 to Public Works Municipal Vehicle Repairs Account #E105-01-505-01 for the repair of the 2012 International Truck #6.

Unanimous agreement to advertise for Public Hearing

7. Proposed Ordinance - Repeal of Setting of Speed Limits

BE IT ORDAINED, that the Dexter Town Council hereby repeals Chapter 9 Motor Vehicles and Traffic, Section 9-75, Speed Limits as follows:

~~Sec. 9-75 Speed limits.~~

~~The speed limits on specific streets and roads are on file with the town clerk.~~

Jim Chandler explained that the Director of Local Roads Center, Maine Department of Transportation, **Peter Coughlin**, met with **Mr. Chandler** and **Eric Campbell** concerning Town roads and revealed a number of questions. He raised the issue that the Town of Dexter is the last

COUNCIL MINUTES OF MARCH 15, 2018

remaining Town in the State of Maine to regulate its speed limits. At the time that this law was put into place and the Ordinance was passed back in 2003, there were three Towns that chose to retain that responsibility - Sabattus, Paris, and Dexter. Shortly after the law went into place, Sabattus and Paris asked the State to take back the responsibility. They recognized the cost involved in doing the engineering studies, traffic analysis, pavement conditions, etc. The State does all that routinely for all roads so **Mr. Chandler** recommended giving that responsibility back to the State and that only requires a letter to **Mr. Coughlin** after the Ordinance is repealed.

Unanimous agreement to advertise for Public Hearing

VI. FUTURE BUSINESS

1. Economic Development Workshop

Jim Chandler said that the Dexter Revitalization Committee has requested a meeting with the Council for an hour or so to have a workshop to discuss economic development. He proposed that the meeting take place at 6:00PM ahead of the next Council meeting. DRC is working hard on the Red Hot Dog Festival and would like to talk with the Council about that but also talking about pursuing a number of tools for increasing the capability of the Town generating interest in new businesses.

2. Review of 2012 Comprehensive Plan

Mr. Chandler stated that he is in the process of looking at the 2012 Comprehensive Plan. It was determined the Council did not have a copy of the Plan so copies have been printed and provided to each Councilor. **Mr. Chandler** had a good meeting with **Jason Bird** who was involved with creating the Plan and he was able to get some insight as to its development. He wanted the Council to have a copy of the Plan which is the Town's vision document for long term goals with the idea of looking specifically at Chapter 6 on the economy in preparation of the workshop with DRC.

3. Disposition of Universalist Church Building

Jim Chandler stated that the Universalist Church Building is the original meeting place for the Town. The church's congregation does not own the building. It is owned by the New England Universalist Church organization and they do not want to be in the real estate business. **Rich Pfirman** added that the congregation was not aware of the situation until they went to file for permits to repair drains on the sides of the building. When it was realized that the church was still owned by the New England Universalist Church, the congregation was told they had six months to buy the building or the building was going up for sale. That was almost two years ago. **Mr. Pfirman** said that knowing it is a historically significant building in Town, the congregation does not want the building sold to be turned into a parking area or for some other use that might not fit well with the building. The building could be turned over to the congregation for \$1 and then to the Town for the same \$1. He said because of the diminishing people and resources, they are not able to keep up the building any longer. The current congregation would be interested in working with the Town to stay in the building a few years and maybe pay rent. **Mr. Pfirman** stated that they have given cost figures to **Mr. Chandler** already. The hope is that in the future the Town might be interested in pursuing grants to turn the building into something else like a community center. It is difficult for a church to get grants but it would probably be significantly

**COUNCIL MINUTES OF
MARCH 15, 2018**

easier for the Town to get grants for a historical building. **Mr. Chandler** advised the Council that this is an item that is not ready for action and is just informational. He has the utility costs for the last two years and an idea of the financial resources of the congregation concerning possible rent, which would give everyone time to look at pursuing other options or grants. **Mr. Chandler, Al Tempesta, and Mike Gudroe** have toured the building with **Mr. Pfirman** and the Council could do the same in the future if they want to give the purchase some consideration. One idea for the future might be moving the Town Hall activities to the church and eventually converting the Town Hall into Town Office space. However, there are issues with parking that would have to be addressed. **Mike Blake** stated that there was no doubt the building had significant importance but expressed concern that the Town already owned enough real estate. **Fred Sherburne** felt that the Council should give it some serious consideration. **Mark Robichaud** and **Peter Haskell** both felt the offer needed consideration and discussion. **Sharon Grant** felt the Council needed to look into it more and **Marcia Delaware** stated she felt bad for the church but was not sure how the Town could justify affording it. **Chuck Ellms** agreed that the matter needs further investigation.

VII. PUBLIC FORUM

NO COMMENTS

VIII. EXECUTIVE SESSION

1. Personnel Matters per 1MRSA, Sec 405 (6) (A)

Motion to go into Executive Session at 8:33PM: **Fred Sherburne**

Second: **Mark Robichaud**

Vote: Unanimous in favor, motion passes

Motion to come out of Executive Session at 9:45PM: **Fred Sherburne**

Second: **Mark Robichaud**

Vote: Unanimous in favor, motion passes

Motion to Adjourn at 9:46PM: **Fred Sherburne**

Second: **Sharon Grant**

Vote: Unanimous in favor, motion passes

Respectfully Submitted,

Kim M. Hughes
Town Clerk