

**COUNCIL MINUTES OF
JUNE 13, 2019**

COUNCIL PRESENT: Peter Haskell, Sharon Grant, Mark Robichaud, Marcia Delaware, Chuck Ellms, Steve Gudroe

EXCUSED ABSENCE: Fred Sherburne

STAFF PRESENT: Susan Page, Shannon Hall, Marilyn Curtis, Jeremy Trowbridge, Kevin Wintle

The Invocation was led by **Pastor George Dever** followed by the Pledge of Allegiance.

PRESENTATION – DEXTER REGIONAL HIGH SCHOOL KEY CLUB

Key Club advisor **Richard Whitney**, stated that six local clubs went District Convention this year. Ten students went from Dexter including **Cameron Vafiades**, and **Maureen O’Roak**. **Mr. Vafiades** and **Ms. O’Roak** presented the awards the Club received which included; 1st place for monthly reports, Outstanding Secretary award in Division 2, two Early Bird awards, the Diamond Distinguished award which is the most coveted award as only about 60 clubs out of 5,000 in the world attain it, 2nd place for the Scrapbook, 2nd place award in the Silver Division for yearly achievement, which is based on the Clubs total year service and fundraising, 1st place for the District Project award in which the Club made the largest donation totaling about \$12600.00, the Per Member District Project Award which is the Club with the most amount of money raised per member, and the Single Service Award for raising 12,000 for the Thirst Project which is to build a well in Africa. **Mr. Whitney** stated that they had about 60 different donations and fundraisers to raise the money. There are two or three projects that they want to work on next year and keep it local. One project would be to put flowers on all the Veterans graves that don’t have any.

Recognition of Dwight Kuhn

Trampas King said that **Dwight Kuhn** was awarded the Katahdin Award by the Maine Library Association for a lifetime contribution to children’s literature. **Mr. King** presented **Mr. Kuhn** with a certificate in recognition of his achievement.

I. PUBLIC HEARING

1. Order A2019-40 Renewal Airport Lease for Frank Oldis

NO COMMENT

2. Ordinance C2019-2 Uninhabitable Structures

NO COMMENT

II. MINUTES

1. Approve/Amend Council Minutes of May 9, 2019

Motion to Approve: **Sharon Grant**

Second: **Steve Gudroe**

Vote: Unanimous, motion passes

III. NOMINATIONS, APPOINTMENTS, & ELECTIONS

1. Order A2019-41 Election Results from June 11, 2019

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BE IT ORDERED, that the Dexter Town Council hereby accepts the results of the Town Referendum Election and the MSAD #46 District Budget Validation Referendum of June 11, 2019 as follows:

PRIMARY ELECTION RESULTS

| | |
|--|------------|
| Question 1 – Are you in favor of the Town of Dexter allowing medical marijuana dispensaries? | |
| Yes | 151 |
| No | 152 |
| Blank | 0 |
| Question 2 – Are you in favor of the Town of Dexter allowing recreational marijuana dispensaries? | |
| Yes | 132 |
| No | 171 |
| Blank | 0 |
| Question 3 – Are you in favor of the Town of Dexter allowing medical marijuana manufacturing facilities? | |
| Yes | 146 |
| No | 156 |
| Blank | 1 |
| Question 4 – Are you in favor of the Town of Dexter allowing recreational marijuana manufacturing facilities? | |
| Yes | 129 |
| No | 174 |
| Blank | 0 |
| Question 5 – Are you in favor of the Town of Dexter allowing commercial marijuana grows? | |
| Yes | 131 |
| No | 172 |
| Blank | 0 |

MSAD #46 BUDGET VALIDATION REFERENDUM

| | |
|--|------------|
| Question 1 – Budget | |
| Yes | 191 |
| No | 100 |
| Blank | 8 |
| Question 2 – Referendum Process | |
| Yes | 212 |
| No | 80 |
| Blank | 7 |

Filed June 13, 2019
CHUCK ELLMS

Second: Marcia Delaware

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Trampas King stated that this was a non-binding vote to get input from the public. **Kasey Gilbert** asked what the next step is. **Mr. King** said the Cannabis Task Force would meet again and then make a recommendation to the Council. **Mr. Gilbert** asked if there would be another public hearing on the issue. **Mr. King** stated the Council has to vote on it so there would be another public hearing. **Mr. Gilbert** asked if it would be announced. **Susan Page**, Town Clerk, stated that public hearings are always advertised in the Gazette ten days before the meeting. **Mr. Gilbert** stated that the Town needs to make an effort to advertise differently, such as on social media, as a lot of people don't read the paper. **Mr. Gilbert** also feels that we received skewed information as a lot of people weren't able to vote. **Matthew Scott** asked if we could do a digital vote that would make more people able to participate especially since it wasn't a binding vote. **Mr. King** said they would discuss that suggestion at the next Task Force meeting. **Sharon Grant**, member of the Task Force, stated that everyone has the opportunity to come to the task force meetings and nobody comes. There was also a public forum held before the vote that not many people attended. Everybody says they are interested but nobody comes out. **Mr. Scott** stated that he wasn't aware of the meetings but he does a lot of cooling systems for growing facilities and they are dumping a lot of revenue into the Towns. He would like to see that happen in Dexter. **Mrs. Grant** stated that a lot of speakers also came to the meetings to speak against it but not many speakers were for it. **Marcia Delaware**, member of the Task Force, stated that the group was interested in hearing about the revenue that Cannabis could bring to the Town and **Mr. Scotts'** comments on the cooling system was the first that she had heard. She stated those are the types of things they need to hear about other than that the State is going to keep all the money. **Steve Gudroe** stated that he didn't feel that just a digital vote would be fair to the older population. **Kasey Gilbert** stated that he hopes that a rush decision isn't made.

Vote: Unanimous, motion passes

IV. UNFINISHED BUSINESS

1. Manager's Report

Trampas King thanked everyone for coming. **Mr. King** gave an update on the road project saying that the crews are working on the sidewalks, are backfilling the curbs, and will be putting the grass down. The tarring on the streets will be done on August 9th which is the day before the Maine Red Hotdog Festival. Hopefully all goes as planned. **Mr. King** stated that Main Street Hill, Free Street, and High Street will be paved in August. Main Street Hill will be ground down, filled in and paved but Free, and High Streets will be shimmed and covered. **Mr. King** thanked **Shannon Hall** for running the election on the 11th and thanked the poll workers for all their hard work as they were there until 9:30. **Mr. King** stated that the highway crew has been busy ditching, and replacing culverts. They are also doing work on some of the dirt roads. **Mr. King** stated that he has been working on a tree grant, and has 12 trees to plant around Town. He also stated that the Work Camp group will be here in July. **Mr. King** stated that the Mayo merger is moving forward and will be going through the Legislature.

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2. *Departmental Reports*
NO COMMENTS

3. *Order A2019-40 Renewal Airport Lease for Frank Oldis*

BE IT ORDERED, that the Dexter Town Council, in accordance with the terms and conditions set forth in an agreement for the lease of Town property located on Map 401, Lot 128-H-10 at the Dexter Regional Airport, hereby approves the lease renewal of said property to Frank Oldis for a term of ten (10) years.

Filed June 13, 2019
MARCIA DELAWARE

Second: **Sharon Grant**

Vote: Unanimous, motion passes

4. *Ordinance C2019-2 Uninhabitable Structures*

BE IT ORDAINED, that the Dexter Town Council hereby amends the Dexter Town Code, Land Use, Appendix D by adding Appendix D. Uninhabitable Structures as follows:

Appendix D. Uninhabitable Structures

SECTION 1. PURPOSE/SCOPE: *The purpose of this Ordinance is to get a minimum standard for the maintenance of structures damaged by fire or neglect that are deemed uninhabitable, dangerous, or a health hazard.*

SECTION 2. TIMELINE FOR FIRE DAMAGED STRUCTURES:

1. *The Fire Chief shall notify the Code Enforcement Officer or the Town Manager of the Town of Dexter within (5) five days of a structural fire with the owner's information including if the structure was insured.*
2. *Within (90) ninety days of said fire, the owner shall contact the Code Enforcement Officer or the Town Manager with their decision on demolition or rebuilding.*
3. *Within (180) one hundred eighty days of said fire, the owner shall give a report of progress.*
4. *By day (365) three hundred sixty five the structure shall be demolished or rebuilt.*

SECTION 3. TIMELINE FOR DANGEROUS/UNSAFE STRUCTURES:

1. *The Code Enforcement Officer shall notify the property owner of the needed structural repairs by serving a written notice by certified mail or by hand delivery.*
2. *Within (60) sixty days of notification, the Code Enforcement Officer and the property owner shall determine a plan of action for said structure.*
3. *Within (120) one hundred twenty days of notification, the owner shall give a report of progress.*
4. *By day (240) two hundred forty of notification the structure repairs shall be completed.*

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SECTION 4. LIABILITY: *Owners, operators, and occupants of properties in violation shall be jointly and severally liable for said violations and for the corrective actions required.*

SECTION 5. ENFORCEMENT: *The Code Enforcement Officer of the Town of Dexter shall enforce the provisions of this Ordinance. If the corrective actions aren't followed within the required time frame, the property owner shall be subject to penalties as set forth in Section 4. The owner may appeal the Code Enforcement Officers decision to the Town Council within (3) business days of the notification. The number of days for compliance shall begin after the Council has heard the appeal.*

SECTION 6. PENALTIES: *Any person who violates any provision of this Ordinance shall be liable for civil penalty of a minimum of \$100.00 up to \$2,500.00 for each violation. Each day the violation continues shall constitute a separate violation as referenced in Maine State law. In addition, the Town may pursue all remedies and reliefs available by law without limitations.*

SECTION 7. EXTENSIONS: *The Code Enforcement Officer may issue (1) one extension per incident of up to (90) ninety days to violators of the Ordinance under certain hardship or extenuating circumstances. If a violation is discovered during the winter months, December 1 to April 1, and it prevents the corrective action of the violation, or a disability or financial hardship is proven an extension may be granted. Extensions for any reason shall be at the discretion of the Code Enforcement Officer.*

Filed June 13, 2019
SHARON GRANT

Second: **Marcia Delaware**

Sharon Grant stated that this Ordinance will give the Council some tooth when trying to get burned houses and such cleaned up. The Free Street house was there for a few years and didn't get cleaned up and the neighbors were complaining of vermin. The same rules would apply for uninhabitable buildings except with a different timeframe.

David Mertz asked if the Town could get co-insurance on these houses in case the owners couldn't afford to fix them.. **Mr. King** said that when the Town acquires them for taxes we put insurance on them but that is the only time. **Mark McNaughton** asked if it made a difference where the building is located. **Mr. King** stated that if it is something we may not be aware of we would need to be informed but location doesn't matter.

Vote: Unanimous, motion passes

V. NEW BUSINESS

1. Order A2019-42 Sale of Tax Acquired Property – 175 Garland Road

BE IT ORDERED, that the Dexter Town Council, in accordance with the Dexter Town Code, hereby authorizes the sale of certain tax acquired property being more specifically described as Map 401, Lot 37 at 675 Garland Road to Patrick Lockhart for the amount of \$12,100.00.

Transfer Tax costs shall be the responsibility of the purchaser.

Filed June 13, 2019
FRED-SHERBURNE
MARCIA DELAWARE

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Second: **Chuck Ellms**

Vote: Unanimous, motion passes

2. Order A2019-43 Sale of Tax Acquired Property – 138 Free Street

BE IT ORDERED, that the Dexter Town Council, in accordance with the Dexter Town Code, hereby authorizes the sale of certain tax acquired property being more specifically described as Map 12, Lot 38 at 138 Free Street to _____ for the amount of _____.

Transfer Tax costs shall be the responsibility of the purchaser.

Filed June 13, 2019

MARK ROBICHAUD

Second: **Steve Gudroe**

No bids were received. Trampas King recommended that we advertise again as he believes one of the neighbors might be interested.

Vote: Unanimous, motion passes

3. Order A2019-44 Sale of Tax acquired Property – 43 Prospect Street

BE IT ORDERED, that the Dexter Town Council, in accordance with the Dexter Town Code, hereby authorizes the sale of certain tax acquired property being more specifically described as Map 06, Lot 23 at 43 Prospect Street to _____ for the amount of _____.

Transfer Tax costs shall be the responsibility of the purchaser.

Filed June 13, 2019

STEVE GUDROE

Second: **Mark Robichaud**

Trampas King stated that we got a letter from Austin Law Offices saying that the neighbor of the property wants to purchase it and he sent a cashier's check for the amount owed. **Mr. King** explained that the Council couldn't vote on it until next month because there was a statement saying that the **Gould's** didn't hold title to the real estate in 2016 therefore the tax lien didn't seize any real estate. If this is true then there is an issue. **Mr. King** wants to talk to **Mr. Nessman** to sort things out.

Steve Gudroe made a motion to move the order to July's agenda.

Second: **Chuck Ellms**

Vote: Unanimous in favor

4. Order A2019-45 Closure of Streets for 4th of July Parade

BE IT ORDERED, that the Dexter Town Council hereby authorizes the closure of the following Streets on the 4th of July for the parade:

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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 June 13, 2019
CHUCK ELLMS

Second: **Steve Gudroe**
Vote: Unanimous, motion passes

5. Order A2019-46 Closure of Streets for 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 10, 2019 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 June 13, 2019
MARCIA DELAWARE

Second: **Sharon Grant**
Vote: Unanimous, motion passes

6. Order A2019-47 Transfer of Money for Clerk Wages

BE IT ORDERED, that the Dexter Town Council hereby authorizes the Finance Officer to transfer \$10,000 from Employee Severance Account #E130-05-511-44 to Clerk Department Head Wages Account #E102-07-501-01 to cover benefits paid to retiree.

Filed June 13, 2019
SHARON GRANT

Second: **Marcia Delaware**
Vote: Unanimous, motion passes

7. Order A2019-48 Off Premise Catering License

BE IT ORDERED, that the Dexter Town Council hereby approves the off-premise catering permit for Mark Libby doing business as Anthony Lee's Winery for the Maine Red Hot Dog Festival on August 10, 2019.

Filed June 13, 2019
~~**FRED SHERBURNE**~~
STEVE GUDROE

Second: **Mark Robichaud**
Vote: Unanimous, motion passes

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Marcia Delaware made a motion to add Order A2019-49 to the agenda
Second :**Steve Gudroe**
Vote: Unanimous, motion passes

BE IT ORDERED, that the Dexter Town Council hereby authorizes Trampas King to sign a ~~ten~~ fifteen year contract with Central Maine Power Company for the installation of new LED street lights.

Filed June 13, 2019
STEVE GUDROE

Second: **Mark Robichaud**

Trampas King stated that we have 266 street lights in Town which will all get switched over to LED. We currently pay about \$45,000 per year and the change over will save about \$11,000 per year. **Mr. King** explained that we could purchase the lights for around \$8,000 but we would have to take over the maintenance. We will be put on the list for installation and it will probably be July of 2020.

Steve Gudroe amended the order from a ten year contract to a fifteen year contract.
Vote: Unanimous, motion passes

9. *Approve/Sign Cemetery Deed for:*
Douglas Mills
Clifton & Maxine Hathaway

Motion to Approve/Sign: **Marcia Delaware**
Second: **Chuck Ellms**
Vote: Unanimous in favor, motion passes

9. *Approve/Sign Municipal Quit Claim Deeds for the following:*
Kevin Davis

Motion to Approve/Sign: **Marcia Delaware**
Second: **Sharon Grant**
Vote: Unanimous in favor, motion passes

VI. PUBLIC FORUM

Melvin Wyman asked if we don't report a street light out do we still pay the same amount for that light even though it isn't on. **Trampas King** stated that there wouldn't be an electricity charge but we would still have the maintenance charge and the delivery charge. **Mr. Wyman** stated that people should be made aware to call the Town Office when a light is out so it can be fixed.

Motion to Adjourn: **Marcia Delaware** at 7:56
Second: **Marcia Delaware**
Unanimous in favor, motion passes

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VII. EXECUTIVE SESSION
NONE

Respectfully Submitted,

Susan E. Page
Town Clerk