

**COUNCIL MINUTES OF
May 12, 2022**

COUNCIL PRESENT: Charles Ellms, Andrew Bermudez, Peter Haskell, Adam Briggs, Levi Ladd, David Palmer

EXCUSED ABSENCE: Heidi Kinney

STAFF PRESENT: Marilyn Curtis, Laura Maul

I. PUBLIC HEARING

1. Order A2022-27 Application for Taxi License for William Getchell dba Moosehead Taxi

Mr. Getchell was present and stated that they currently have two vehicles that they are using and will have set hours of operation.

II. MINUTES

1. Approve/Amend Council Minutes of April 14, 2022

Motion to approve: **David Palmer**

Second: **Charles Ellms**

Vote: Vote unanimous in favor, motion passes

III. NOMINATIONS, APPOINTMENTS, & ELECTIONS

1. Approve/Sign SAD #46 Election Warrant

Peter Haskell made a motion to approve/sign

Second: **David Palmer**

Vote: Unanimous in favor, motion passes

IV. UNFINISHED BUSINESS

1. Manager's Report

Trampas King thanked everyone for coming and thanked all the employees for their hard work. **Mr. King** stated that the Highway Department has already gotten in all their winter sand and have started grading roads. Hopefully they will be able to put calcium down next week. The Rec Department will be holding their last skate event of the season on Friday night. **Mr. King** reported that the Concerts in the Park will be starting next month on Tuesday's at 6:00pm. There will be summer camp for 3rd and 4th graders at the beach again, but transportation won't be provided. The dock is out on the little lake and hopefully the dock on the big lake will go in tomorrow. **Mr. King** stated that the first budget meeting of the season will be next Tuesday at 6:00pm and encouraged the Council to come to him if they have any questions before the meeting.

2. Departmental Reports

No Comments

3. Order A2022-27 Application for Taxi License for William Getchell dba Moosehead Taxi, LLC

BE IT ORDERED that the Dexter Town Council hereby approves the Taxi License for Wiliam Getchell dba Moosehead Taxi, LLC, 45 Prospect Street.

Filed May 12, 2022

LEVI LADD

Second: **Charles Ellms**

Vote: Unanimous in favor, motion passes

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V. NEW BUSINESS

1. Order A2022-28 Accept Donation from Maine Highlands Federal Credit Union

BE IT ORDERED that the Dexter Town Council hereby accepts funds in the amount of \$300.00 from Maine Highlands Federal Credit Union for the Age Friendly Committee.

Filed May 12, 2022

PETER HASKELL

Second: **Levi Ladd**

Vote: Unanimous in favor, motion passes

2. Order A2022- 29 Accept Donation for Lights at Ellms Field

BE IT ORDERED that the Dexter Town Council hereby accepts donations in the amount of \$12,500 from the following for lights at Ellms' Field:

Millworks LLC/Frank Spizuoco

CM Ellms & Son

Douglas Osterhus

Finding Home Realty

Hannaford

Filed May 12, 2022

DAVID PALMER

Second: **Charles Ellms**

Mr. King stated that the lights have been put in and the price was around \$13,000. All of the wiring needs to be replaced from pole to pole but we will wait and dig it up later. **Levi Ladd** asked what the lights were and how they operated. **Mr. King** stated they are LED and there is a ninety-minute switch at the tennis court and the other ones are locked.

Vote: Unanimous in favor, motion passes

3. Order A2022-30 Closure of Office for Primary/Referendum Election

BE IT ORDERED that the Dexter Town Council hereby authorizes the closure of the Municipal Office for the primary election on Tuesday June 14, 2022 to allow the clerks to work at the election polls.

Filed May 12, 2022

ADAM BRIGGS

Second: **Peter Haskell**

Vote: Unanimous in favor, motion passes

4. Order A2022-31 Approve Off Premise Catering Permit

BE IT ORDERED that the Dexter Town Council hereby approves the off-premises catering permit for Mark Libby doing business as Anthony Lee's Winery for the Maine Red Hot Dog Festival on August 13, 2022.

Filed May 12, 2022

CHARLES ELLMS

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Second: **Levi Ladd**

Vote: Unanimous in favor, motion passes

5. Order A2022-32 Sign Contract for New Auditing Firm

BE IT ORDERED that the Dexter Town Council hereby authorizes the Town Manager to sign a contract with RHR Smith & Company for auditing services for the fiscal years ending 2018, 2019, 2020, 2021 in the amount of \$12,000 per year.

Filed May 12, 2022
~~HEIDI KINNEY~~
PETER HASKELL

Second: **Adam Briggs**

Marcia Delaware asked if this is a comparable price to our current contract and **Mr. King** stated it is the same amount. This company was highly recommended by **John Simko** from Androscoggin bank and by our Town attorney. **Andrew Bermudez** asked about the time frame. **Mr. King** stated they would start in July. **Peter Haskell** asked how long it would take to get us caught up. **Mr. King** hoped it would be soon but wasn't sure. **Levi Ladd** asked if we would be staying with them once we are caught up. **Mr. King** stated we would.

Vote: Unanimous in favor, motion passes

6. Order A2022- 33 Approve Changes to Golf Course Lease

BE IT ORDERED that the Dexter Town Council hereby approves the changes made to the lease agreement with Ryan Wilks dba Dexter Municipal Golf Course.

Filed May 12, 2022
LEVI LADD

Second: **David Palmer**

Marcia Delaware stated that new lease was great just by eliminating the apartment and the mandatory funding.

Vote: Unanimous in favor, motion passes

7. Order A2022- 34 Sale of Tax Acquired Property

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	Account #	LOCATION/ ACCOUNT	ACTION
Dorchester Holdings LLC	1121	6 Mechanic St.	Put out to bid before demolishing
Reposa, Devises of Daniel	1845	626 North Dexter Road	Error in acreage listed in original bid packet

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PETER HASKELL

Second: **Charles Ellms**

Mr. King stated that we could save a lot of money if we get bids on the Mechanic Street property and the North Dexter house had an error in Trio on acreage. It should be 7 acres.

Vote: Unanimous in favor, motion passes

8. Order A2022-35 Sale of Tax Acquired Property – 82 Main 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 13, Lot 42 at 82 Main Street to Tim Chambers for the amount of \$15,000.00. Transfer Tax costs shall be the responsibility of the purchaser.

Filed May 12, 2022
DAVID PALMER

Second: **Charles Ellms**

There were two bids, both for \$15,000.00 Tim Chambers owns the business beside it and wants to expand.

Vote: Unanimous in favor, motion passes

9. Order A2022- 36 Sale of Tax Acquired Property – 456 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 20, Lot 02 at 456 Garland Road to Roger Wyman for the amount of \$15,200.00. Transfer Tax costs shall be the responsibility of the purchaser.

Filed May 12, 2022
ADAM BRIGGS

Second: **David Palmer**

Trampas King stated this property is in bad shape and has around 3,000 tires behind the building. It is on a slab and part of it is caving in on the back. There were four bids on the property with **Roger Wyman** being the highest bidder at \$15,200.00. He stated he wanted to use the property as a camp lot and would have it cleaned up within a year.

Vote: Unanimous in favor, motion passes

10. Order A2022- 37 Sale of Tax Acquired Property – 7 Dustin 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 10, Lot 09 at 7 Dustin Street to Kenneth & Carolyn Casazza for the amount of \$3991.07. Transfer Tax costs shall be the responsibility of the purchaser.

Filed May 12, 2022
CHARLES ELLMS

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Second: **David Palmer**

David Palmer pointed out that the **Casazza's** reside at this property and that they had brought in the full amount of their bid. **Mr. King** stated that it would be a hard decision for the Council to make since there was a bid for \$21,000. There were three bids total with the **Casazza's** being for the minimum amount.

Vote: 5 – 1 (Haskell) in favor, motion passes

11. Order A2022- 38 Sale of Tax Acquired Property – 6 Post 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 402, Lot 23-A at 6 Post Road to Alicia Prince for the amount of \$6,500.00. Transfer Tax costs shall be the responsibility of the purchaser.

Filed May 12, 2022
HEIDI KINNEY
PETER HASKELL

Second: **Charles Ellms**

Laurie Kammerdiener was present with her daughter **Alicia Prince** and stated that this was originally her parents land and **Mr. Booth** had agreed to sell the land to them and he took ill. **Ms. Prince** owns the land behind this property, and she would like to have the lot to build a house on. **Christina Walsh**, the highest bidder by \$51, was present via zoom and stated that she wanted the property for a camp for her family.

Vote: Unanimous in favor, motion passes

12. Order A2022 – 39 Sale of Tax Acquired – 51 Pullen 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 46-h at 51 Pullen Road to Constance Strickland for the amount of \$484.63. Transfer Tax costs shall be the responsibility of the purchaser.

Filed May 12, 2022
LEVI LADD

Second: **David Palmer**

There were two bids on the property, **Constance Strickland**, and **Marilyn Sawtelle**. **Andrew Bermudez** stated that **Ms. Strickland** owns the land and **Mrs. Sawtelle** owns the trailer. The trailer is uninhabitable and would have to be torn down. This would end up costing her more money. **Trampas King** stated that he talked to both bidders. **Marilyn** and her husband transferred the land to **Constance** in 2000 to keep it in the family and kept the trailer. **Marilyn** wanted to tear down the trailer and put in something else, but **Constance** won't allow her to do so as they don't get along. He told **Marilyn** that and she said she would withdraw her bid.

Vote: Unanimous 5-1(Ladd) in favor, motion passes

13. Order A2022-40 Prder A2022-40 Renewal of Victualer's Licenses

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BE IT ORDERED that the Dexter Town Council hereby approves the Victualer's License renewals as follows:

<u>NAME</u>	<u>BUSINESS</u>
A E ROBINSON	A E ROBINSON CONVENIENCE STORE
JOHN HERETAKIS	DEXTER HOUSE OF PIZZA
JOHN MCALLISTER, III	LAKESHORE RESTAURANT
MARK STEPHENS	THE BREWSTER INN
ZHEN YUN DONG	CHINA GARDENS
HANNAFORD BROS. CO., LLC	HANNAFORD SUPERMARKET #8442
COLLEEN BAILEY	DUNKIN DONUTS
RYAN WILKS	DEXTER MUNICIPAL GOLF COURSE
FRANK & MELISSA REYNOLDS	OUR "FAMB"ILY RESTAURANT
CORI CANTRELL	HEART OF MAINE NUTRITION
VINCENT SAWYER	TOOT'S DELICATESSEN
WHITE MOUNTAIN SUBS	SUBWAY
KEN & JANICE SPAULDING	DROOLING GOAT BBQ
SUHIT PATEL	DEXTER VARIETY
ANDREW COSTELLO	P & L MARKET
TAMMY DOW	OLD SOLES PUB
ETHAN WRIGHT	GATHERINGS 4 MAIN STREET

Filed May 12, 2022
PETER HASKELL

Second: **Adam Briggs**

Vote: Unanimous in favor, motion passes

14. Order A2022-41 Renewal of Inn Keeper's Licenses

BE IT ORDERED that the Dexter Town Council hereby approves the Innkeeper's License renewals as follows:

<u>NAME</u>	<u>BUSINESS</u>
MARK STEPHENS	THE BREWSTER INN
DAVID PALMER	TAYLOR EDES INN

Filed May 12, 2022
ADAM BRIGGS

Second: **Charles Ellms**

Vote: 5-1 (Palmer abstain), motion passes

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15. Proposed Ordinance – Change to Tax Acquired Property Ordinance

BE IT ORDAINED, that the Dexter Town Council hereby amends the Dexter Town Code Article VII, Management of Town-Owned Property, Sec. 2-197. Property to be sold by adding the following:

(d) The town manager shall review all bids and make recommendations to the town council. The council shall determine the successful bidder at the council meeting subsequent to the bid opening date. *Any bidder owing delinquent taxes to the town of Dexter shall not have their bid considered.*

Filed May 12, 2022

Trampas King stated that we have delinquent taxpayers that are bidding on and sometimes awarded tax acquired properties. They shouldn't be allowed to bid if they already owe taxes on their own properties. It was mentioned that it would exclude current homeowners from bidding on their own properties. **Susan Page** stated that technically they don't owe back taxes because they no longer own the property, the Town does. The Council decided to table until the next meeting to add verbiage regarding current owners.

16. Sign/Approve Quit Claim Deeds for Scott Booth

David Palmer made a motion

Second: **Peter Haskell**

Vote: Unanimous in favor, motion passes

VI. PUBLIC FORUM

NONE

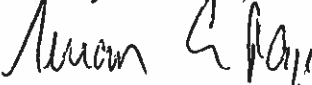
VII. EXECUTIVE SESSION

David Palmer made a motion to adjourn at 7:49

Second: **Peter Haskell**

Vote: Unanimous in favor, motion passes

Respectfully submitted,


Susan E. Page, Town Clerk