

**COUNCIL MINUTES OF  
September 8, 2022**

**COUNCIL PRESENT:** Charles Ellms, Andrew Bermudez, Peter Haskell, Levi Ladd, David Palmer, and Heidi Kinney

**EXCUSED ABSCENSE:** Adam Briggs

**I. PUBLIC HEARING**

*1. Order A2022-615 Automobile Graveyard/Junkyard Permit Renewals*  
NO COMMENTS

**II. MINUTES**

*1. Approve/Amend Council Minutes of August 11, 2022*

Motion to approve: **David Palmer**

Second: **Charles Ellms**

Vote: 6-1 (Ladd Abstains), motion passes

**III. NOMINATIONS, APPOINTMENTS, & ELECTIONS**

NONE

**IV. UNFINISHED BUSINESS**

*1. Manager's Report*

**Trampas King** reported that **Jean Jacobs**, our Human Resources Director, had passed away leaving behind her significant other, three kids, and several grandkids. She worked hard and was a great asset to the Town. **Mr. King** reported that the Hotdog Festival went great with the biggest turnout so far. He spoke to all the vendors, and they all reported that they did great. **Mr. King** thanked all his crews and office staff for all their hard work and reported that the Police Department has been really busy with a lot of different things going on.

*2. Departmental Reports*

**Heidi Kinney** asked what the \$978 expense was for Crosby Park. **Mr. King** stated that it was for the backboard that was broken. This was the second broken one. The first one was paid for by a donor. **Mr. King** took the blame stating that the rim came loose, and he should have fixed it. A kid grabbed it, and it broke. It has been ordered and paid for but hasn't come in yet.

*3. Order A2022-61 Automobile Graveyard/Junkyard Permit Renewals*

**BE IT ORDERED**, that the Dexter Town Council hereby approves the Automobile Graveyard/Junkyard renewals for the following:

Dave Berry dba Dave Berry's, 51 Winter Street  
Kevin Davis dba B & K Auto, Kaeton Pond Road  
Mark Nelson dba R & M Graveyard, 49 Nelson Road  
Gloria Poulin dba Poulin Salvage, 501 Charleston Road  
Leslie Woodard dba Woodard's Garage, 55 Winter Street  
Everett Wooster dba Edge of Town, 135 Line Road

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**CHARLES ELLMS**

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Second: **Heidi Kinney**  
Vote: Unanimous in favor, motion passes

**V. NEW BUSINESS**

*1. Order A2022-62 Transfer Money to Balance the Fiscal Year*

**BE IT ORDERED**, that the Dexter Town Council hereby authorizes the Finance Director to transfer the following sums between Departments to balance the Fiscal Year 2021/2022 budget.

<b>TRANSFER FROM</b>	<b>TRANSFER TO</b>
\$500 from #E106-05-528-08 Recreation Officials	to #E106-15-528-50 July 4 <sup>th</sup> Celebration
\$2,500 from #E110-01-501-01 Facilities Department Head Wages	to #E106-20-505-20 Golf Course Maintenance Building
\$15,000 from #E107-07-504-51 Economic Development	to #R130-10-401-07 Economic Development Reserve
\$9,000 from #E105-01-501-50 Public Works Overtime	to #R130-10-402-13 Highway Equipment Reserve
<b>\$27,000 TOTAL</b>	<b>\$27,000 TOTAL</b>
\$4,000 from #E102-15-509-50 Code Enforcement Property Maintenance	\$2,000 to #E113-01-503-71 Cemetery Motor Fuels
	\$1,000 to #E113-01-501-50 Cemetery Overtime
	\$1,000 to #E106-01-505-20 Library Building Maintenance
<b>\$4,000 TOTAL</b>	<b>\$4,000 TOTAL</b>
\$5,000 from #E104-03-501-21 Fire Department Training Wages	to #R130-10-402-11 Fire Apparatus Reserve
\$5,000 from # E104-03-505-01 Municipal Vehicle Maintenance	
<b>\$10,000 TOTAL</b>	<b>\$10,000 TOTAL</b>

Net change to Fiscal Year budget ending 06/30/2022 = \$0.00

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**HEIDI KINNEY**

Second: **David Palmer**  
Vote: Unanimous in favor, motion passes

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*2. Order A2022-63 Additional Healthcare Options*

**BE IT ORDERED** that the Dexter Town Council hereby authorizes the Town of Dexter to offer dental coverage and supplemental life insurance to their employees through Maine Municipal Association Health Trust. Cost of this coverage will be paid solely by the employee.

Filed September 8, 2022

**LEVI LADD**

Second: **Peter Haskell**

**Trampas King** explained that this states the Council allows MMA to offer these benefits to the employees.

Vote: Unanimous in favor, motion passes

*3. Discussion on Arrival Building at Airport/Hangar for Aero Club*

**Trampas King** stated that everyone knows that we received a good-sized grant to put a terminal building in at our airport. There has been a lot of discussion with the Aero Club as to where the location should be for the building. They have also talked to the engineer consultant, Maine DOT, and the FAA. The place where they want to put it is where the Aero Clubs hangar currently is. That means that the Aero Club will have to put a new hangar somewhere else as theirs will be torn down. It needs to happen in a quick fashion because the FAA wants the grant all set by mid-December. It takes a lot of crossing T's and dotting I's to get it done. The Council needs to get on board as to what they are going to do. If it goes through, we need to have something in place by October's meeting. **Mr. King** stated the aero club was present to discuss the issue. He has had a couple meetings with them, and we need to come up with a solution. **Mr. King** stated that this is a great opportunity for the Town and the airport, and we need to do what we can to help them out. He explained that we don't have time to go through the process to get an appraisal price for the hangar, so we need to negotiate something with them amongst ourselves. This is outside of the Federal grant as that is only to build the new building. They will pay to demolish the current hangar but not construct a new one. **Mr. King** stated that for them to construct a new one it would be 50 to 70 thousand dollars. **Chris Weymouth** and **Rob McQuillan** were present to speak to the Council for the Aero Club. **Levi Ladd** asked what the current hangar footprint is, and **Mr. Weymouth** stated that it is 80' x 40'. He stated that they have looked at a lot that **Roger Nelson** has shown them, but it would be barely big enough for the size hangar they need. It looks to be like a 60' x 64'. They are kicking that around along with what other options are available. **Mr. King** asked what the loss of revenue would be. **Mr. Weymouth** stated that there are 4 aircraft that are paying rent to be stored in their hangar. For the 8 years remaining on the lease with all 4 aircraft leasing there it would be a loss of revenue of about \$38,400 so that is what the club was hoping to get from the Town. They know that they need a new hangar as the other one is an eye sore, but they were also told two years ago about the plan but were told it would be in about ten years. The plan got fast forwarded and got everything down to ten months which is a very short amount of time to raise a lot of dough. Any building on leased land, at the end of the day when you say raise it, is only worth the pile of rubble it is reduced to. You have to bring the revenue loss into the equation. **Mr. Ellms** asked if they have looked into the cost to build a 60' x 60' hangar. **Mr. Weymouth** stated that is in progress right now. They were working on a sale with **Gordon Cronin** and that fell through, so they are on plan B but are only a week and a half into it. They thought the deal was final as they offered the asking price but then family got involved and decided that it was worth \$100,000

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instead of \$75,000. **Levi Ladd** asked how many estimates they are getting. **Mr. Weymouth** said they are working a quote with Miracle Truss but he doesn't have any numbers back yet as it is all in the preliminary stages. **Mr. Ladd** asked if there are any stipulations in the grant on when the tear down must be done. **Mr. King** stated the only stipulation is on the rebuild and that has to start in May and needs to be done by August of next year. There was over a thousand airports that put in for the grant and they picked Bangor and us because they thought it could be a quick transfer. **Mr. Ellms** asked how quickly they could be out of the building. **Mr. Weymouth** stated from the word go they could probably be out in 2-3 weeks. The key would be where they would put the planes. **Mr. King** stated that they have been talking to some of the other owners of the hangars and some of them have room to store them for a bit. We don't have to tear the building down until May so that will get us through the winter. We need to have something agreed on by next months meeting so we can get the paperwork done on it. His only concern is that the FAA changes their mind and says it isn't going to work. **Mr. Ladd** asked if they are at capacity now for what their hangar can hold and would the smaller building change that. **Mr. Weymouth** stated they wouldn't be housing four aircraft as it would be tight. They could easily fit three in a 60' x 60'. **Mr. Ellms** asked if there was a chance the FAA might not do this. **Mr. King** stated that the negotiations with the Aero Club for their building is the key and it is looking good. The DOT is in favor as well. **Mr. Weymouth** asked if they did sign off and the FAA pulled the rug out from under all of us would they still be required to tear the hangar down in May? **Mr. King** said no. There are still plans in other grants to do it later, but we got this grant early so we will have the other grants for other things like the parking lot. **Mr. McQuillan** stated that the biggest setback for them as a nonprofit club is the price of building a new hangar. They would like to have a bigger one, but they don't have the funds as a club to build an exact replacement or even a 60' x 60'. They don't have the estimates yet but are just going off what **Mr. Cronin** was asking for his. They decided as a club they could manage that debt if they bought that hangar although they would only get three planes in there. The new construction is a new thing within the last week or so. They aren't asking for an exact replacement but are asking for some assistance in the building or purchase of a new hangar. **Mr. Ellms** asked how much money they are looking for from the Town. **Mr. Weymouth** stated that realistically that would be the revenue loss which is \$38,400. **Mr. Ellms** asked if they have contracts on the planes that lease space from them so that they know they will have that revenue. **Mr. Weymouth** stated they are only rental agreements nothing long term. **Mr. Ellms** commented that the \$38,000 would be us paying for about half of the cost of a new building. **Mr. King** asked if they got the ok and made an agreement with us when would they start building. They stated that once they had direction and money from the Town, they are taking a loan for the club and have some funds as well. But it will still be springtime. They already have the funding in place because of the initial plan to purchase from **Mr. Cronin**. **Mr. King** asked if they get an agreement and they get funding and it falls through, will they be ok. **Mr. McQuillan** stated that they know they need a new hangar and will have to move eventually so if it forces them to bring the future a little closer, they are prepared to make something happen. **David Palmer** asked about the hangar they wanted to buy. **Mr. McQuillan** stated that it went off the market because the family decided that it was worth more than the original \$75,000 that **Mr. Cronin** had agreed to sell it to them for. He stated that speaking for himself, not the club, but if they could match the difference which is \$25,000 with a grant or funds from the Town, then the Club could decide whether to buy it. It is a beautiful well-constructed hangar. **Mr. Weymouth** stated that \$100,000 is the number that **Mrs. Cronin** through out there because of her insurance coverage. They haven't made anymore contact with

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them. **Mr. Ellms** stated that he thinks the easiest way out for everybody would be if we made up the difference and they bought the hangar. **Susan Page** asked if it was worth \$100,000. Some of the Council stated it was worth that because they would have an already constructed building. **Mr. King** requested that the club gets their quotes on a new build because they have a month to discuss before the next meeting. If the quotes are high, then we will approach them again about the purchase. They stated that the only problem with getting a quote is also getting a contractor to build it. **Mr. King** asked what their plan was for a loan amount. They were hoping for some assistance from the Town on the original purchase price of \$75,000. They could do a twenty-year loan if they needed to, but they also need to have some money in their treasury. The club stated that they have contacted a truss company and they have a member that has a lumber mill. **Mr. Ellms** stated that if they start now they should be able to get somebody lined up for spring but there is still the problem of what to do with the planes while the hangar is being built. **Mr. Weymouth** stated that summertime is a little better to deal with that because there are people with space or they can be tied down outside for a while. **Mr. King** felt that **Jim Crane** would let them use some of his space for temporary storage. They stated that as a club they don't have the funding to pull the trigger on any deal. **Mr. Ellms** stated that we need to make it happen some how because it would be crazy to lose that kind of money. He feels that the deal with the **Cronin's** would be the best. **Mr. Palmer** stated that the next step should be to go to them and see if they would sell it for \$100,000 as it seems like the best solution for a quick turn around. **Mr. Weymouth** said that he will contact **Mr. Cronin** about a new price but will also continue with plan B and get pricing for a new build. **Mr. Ladd** asked how many members they have in the club. **Mr. Weymouth** stated there are nine right now. **Mr. King** stated that with the new building more people will be attracted to the airport.

**VI. PUBLIC FORUM**

**Steven & Lori Bennett**, property owners on the Owlsboro Road, wanted to find out the rules or standards that the Town goes by for all the dirt roads in Dexter. Do they get graded every year or how does it work. **Mr. King** stated that our active roads, the ones we have full maintenance on in the winter and summer, are graded twice a year if need be and they get calcium applied after we grade them. Some roads are just summer maintenance, one of which is the Owlsboro Road. That means that we do some work on them if needed. The Owlsboro Road is almost two miles long and the Town is aware it needs work, but it is a back burner road meaning the roads that people live on take priority plus we need to get ready for paving in the summers. If we run into a hiccup, the first roads that will be dropped are the summer maintenance roads. **Mr. King** stated they still have plans to work on it but we need to get the prep work for paving done. **Mrs. Bennett** asked if there was no set standard at all so if four years went by and nothing was done it was ok? **Chuck Ellms** stated that the only standard is that we have to keep it passable so people can get in. **Mrs. Bennett** asked what is considered maintenance. **Mr. King** stated that we add gravel and culverts which was done last year to the front part of the road. There are still culverts to replace and there is a bad spot that we know needs to be fixed. During the springtime you have to take mud season out of it because those roads will never be passable then. **Mrs. Bennett** stated that in 2018 the Town brought in some gravel for a section of the road and graded that part and the new culvert was the very front end of the road that was put in for a new camper person. There is basically thirteen people beyond where the gravel got brought in so there is literally a drop off and it is sinking and there are a ton of potholes. **Mr. Bennett** stated that you can only go about two miles an hour. They stated there hasn't been any work done since 2018 so that is why they

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are there. They have been communicating with **Mr. King** about the road. **Mr. King** stated that we have had issues with employees and some of the jobs have taken longer than expected. He knows that we need to get in there and do it. He stated that it is on the list to do. One plus is that we have already done our winter sand so that will free up some time but right now the biggest focus is the paving. He stated that he has driven down the road a few times and knows it needs work. **Mrs. Bennett** stated that it doesn't need to be pristine, but it needs some work. **Mr. Bennett** stated that they are trying to get some work done up in there and will probably spend thirty to forty thousand, but the contractor won't go in because he can't get his equipment across the road. **Mr. King** said that he can't make a commitment as to when they can do the work. He asked how far down they are. **Mr. Bennett** stated they are all the way on the end by the big field. **Mr. King** said that when they cut all the wood back there the loggers beat the road up badly and didn't fix it well at all. **Mr. Bennett** asked if the Town has a big bush cutter because the road is tight if there are two vehicles. **Mr. King** stated that we don't have one yet but are working on getting some equipment to do that. Someone did the Dunn Road last year and only about a half mile on the end and it cost about \$1,000. It would be about \$4,000 to have it done. **Mr. Bennett** said that they were getting a lot of mixed messages as to whether or not the Town worked on the road so he thanked him for clearing it up. **Mr. King** apologized for saying it is a back burner road but he has to concentrate on the main roads.

**VII. EXECUTIVE SESSION**

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

**David Palmer** made a motion to go to executive session at 7:53

Second: **Charles Ellms**

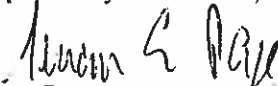
Vote: Unanimous in favor, motion passes

**David Palmer** made a motion to come out of executive session at 8:01

Second: **Levi Ladd**

Vote: Unanimous in favor, motion passes

Respectfully submitted,

  
Susan E. Page, Town Clerk