

**COUNCIL MINUTES OF
August 8, 2024**

COUNCIL PRESENT: Marcia Delaware, Elijah Ames, Andrew Bermudez, Adam Briggs, Heidi Kinney, Danny Hutchins, Levi Ladd (via zoom)

EXCUSED ABSCENSE: None

DEDICATION OF AIRPORT BUILDING:

Trampas King called Roger Nelson to the front and presented him with a certificate dedicating the Pilot's Lounge at the new terminal building to him. It will be called Roger Nelson's Pilot Lounge. **Mr. King** thanked him for all the work that he has done there over the years.

I. PUBLIC HEARING

NONE

II. MINUTES

1. Approve/Amend Council Minutes of July 11, 2024

Motion to approve: **Elijah Ames**

Second: **Heidi Kinney**

Vote: 6-1 (Delaware abstained), motion passes

III. NOMINATIONS, APPOINTMENTS, & ELECTIONS

NONE

IV. UNFINISHED BUSINESS

1. Manager's Report

Trampas King stated that the Hotdog Festival was a go for this weekend. Looks like the storm is going to the West more. There will be a "Beach Bash" on the 24th to show off all of the work that has been done. There will be a couple of bands and activities for the kids. It will be from 12:00 to 7:00.

2. Departmental Reports

NO COMMENTS

V. NEW BUSINESS

1. Order A2024-51 Sale of 85 High 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 22 at 85 High Street to _____ for the amount of \$ _____. Transfer Tax costs shall be the responsibility of the purchaser.

Filed August 8, 2024

DANNY HUTCHINS

No bids were received. Will hold for now and put out to bid again later.

2. Order A2024-52 Sale of 92 Spring 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 52

COUNCIL MINUTES OF
August 8, 2024

at 92 Spring Street to Kevin Davis for the amount of \$12,000. Transfer Tax costs shall be the responsibility of the purchaser.

Filed August 8, 2024
LEVI LADD

There were two bids received for the property. Then new law states that we have to take the highest bid because the excess funds will go to the homeowner. **Marcia Delaware** asked how we account for the money if we can't get ahold of the previous owner. **Mr. King** stated that we would put it in an account for awhile and if several years passed it would go to the state as unclaimed property. It was explained that we do get to deduct any fees that we have into the property from the proceeds that are given to the previous owner.

Second: **Danny Hutchins**

Vote: Unanimous in favor, motion passes

3. Proposed Ordinance Change – Chapter 13 Article IV. Parks, Recreation Areas, Cemeteries Sec. 13-42/43

BE IT ORDAINED that the Dexter Town Council hereby amends Chapter 13 Article IV. Parks, Recreation Areas, Cemeteries Sec. 13 – 42 & 43

Sec. 13-42 Public beach Area.

The public beach is open seasonally beginning Memorial Day weekend through Labor Day. During that period the beach is open daily from sunrise until 9:00 p.m. The beach area is unattended by lifeguards and safety is the responsibility of the individual swimmer. No overnight parking is permitted in the beach area. *Dogs are only permitted in the designated areas which includes the small boat ramp and west of the bathhouse. No dogs are permitted on the beach.*

Sec. 13-43. Wassookeag Recreation Area, ~~campgrounds~~ and boat launch.

The Wassookeag Recreation Area is open to the general public, and includes picnic areas, a playground, ~~camping area~~, and public boat launch. *Dogs are only permitted in the designated areas which includes the small boat ramp and west of the bathhouse. ~~Camping areas are available on a "first come first served basis" and a daily fee is charged for overnight camping. Fees for camping will be collected by the facilities manager or an individual designated by the town manager.~~* No swimming is allowed in the vicinity of the boat launch.

Filed September 12, 2024
ADAM BRIGGS

Trampas King stated that the areas where the dogs are allowed will be clearly marked. He wanted it to be as simple as possible and be a positive thing.

Adam Briggs made a motion to put on the September agenda

Second: **Elijah Ames**

4. Discussion on Comprehensive Plan Update

Trampas King introduced Hope Eye and Jennifer King from the Eastern Maine Development Corporation. They were discussing the importance of the Comprehensive Plan, how the update would work, and the benefits of having a current one in place. Hope explained that every ten years the State requires every Town or City writes a Comprehensive Plan. It is thirteen chapters covering history, demographics, economy, public services and so on and so forth. It showcases what the Town is doing, what the Town has done, and what it wants to do in the next ten years. The State requires certain things

COUNCIL MINUTES OF
August 8, 2024

in each chapter, but the Town can do what they want in terms of showcasing everything that makes them awesome. There is a great opportunity in the future to get money from grants, for things that will improve the Town and its economic development. The State requires the plans to be consistent which means that every box has been checked off on what the State requires. Also, in order to update Land Use Codes and Zoning you do have to have a consistent Comprehensive Plan. Once the State gives its stamp of approval, you can give it to the Town to adopt it and then you can get to work on the things you really want to do. A five to ten member committee would work on the update, utilizing survey data from residents. The process takes about a year with the committee possibly meeting monthly and the state review process takes about three months. The current plan will expire in June of 2025 and if a Town isn't current they will be less apt to qualify for federal or state grant funding and zoning ordinances wouldn't be able to be updated. **Mr. King** stated that there is \$77,000 in the economic development fund which is where the \$24,000 to pay for the new plan would come from.

5. Sign Maine Municipal Association Vice President and Committee Members Ballot

Marcia Delaware stated that there were only enough people on the ballot to fill the vacancies. **Mr. King** stated that it is good for the Town to submit the votes.

VI. PUBLIC FORUM

Frank Spizuco asked if there are consequences attached to the proposed ordinance. **Mr. King** stated that there are fines in a different section of the code book.

Trampas King stated that we own seventy percent of the back parking lot at Ace Hardware and it is in really bad shape and has been for several years. **Billy Trivette** approached him and stated that they wanted to do some work in the parking lot and wanted to know if the Town would pay for seventy percent of it. He said that the Town is scrambling right now with the taxes and he didn't know if we could do it. **Mr. Trivette** asked if the Town could give it to them and he thought that might be a good idea so he ran it by a couple of the Councilors and the kicker was that he had some bids to have the parking lot fixed and paved and it was around \$100,000 so we would have to pay \$70,000. We hardly use it, and Rent a Center uses a little bit of it and he thinks it is a good idea to let them have it. It is valued at \$10,000 so we will get tax money after this and will no longer have to do winter maintenance or worry about fixing it. It will be an opportunity to help a business owner and relieve the Town of that obligation. **Adam Briggs** asked what steps we need to take to make it happen. **Mr. King** said that it appears the Council can decide what to do with Town Property but it still gets transferred through the proper channels. At the next meeting we can look into it further. Adam, Dan, Elijah, and Heidi all agreed that it is a good idea. It was asked if the Nurse's building would still be allowed to be left there. **Mr. King** said that he has already talked to them about moving it to the public works garage. It was asked about the public losing the use of it.

Mr. King mentioned that the Carr road will probably be opened back up while they are waiting on grant awards to fix it.

VII. EXECUTIVE SESSION

1. Personnel Matters – 1 MRSA Sec 405 (6) (A)

Adam Briggs made a motion to go into executive session at 7:05pm

Second: **Elijah Ames**

Adam Briggs made a motion to come out of executive session at 7:30pm

Second: **Elijah Ames**

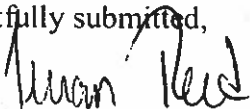
Adam Briggs made a motion to adjourn at 7:31pm

COUNCIL MINUTES OF
August 8, 2024

Second: **Danny Hutchins**

Vote: unanimous in favor, motion passes

Respectfully submitted,



Susan E. Reed, Town Clerk