

**COUNCIL MINUTES OF
February 12, 2026**

COUNCIL PRESENT: Marcia Delaware, Elijah Ames, Charles Ellms, Adam Briggs, Andrew Mitchell, Danny Hutchins, Nancy Clifford

I. PUBLIC HEARING

NONE

II. MINUTES

1. Approve/Amend Council Minutes of January 8, 2026

Motion to approve: **Adam Briggs**

Second: **Elijah Ames**

Vote: Unanimous in favor, motion passes

III. NOMINATIONS, APPOINTMENTS, & ELECTIONS

NONE

IV. UNFINISHED BUSINESS

1. Manager's Report

Trampas King thanked the Public Works department as they have a new foreman this year and have been very busy. He has been very impressed. **Mr. King** reported that the fishing derby hosted by the Fire Department was a huge success. There was a great turnout, and they had beautiful weather on Friday and Saturday. Chair yoga has started again on Thursdays at 11:30 in the Council Chambers. Dexter Age Friendly and the VFW auxiliary will be partnering to do a lunch once a month followed by card games. The Town Hall is open daily for walking and roller skating on Saturdays has been very well attended. The ice rink will be open various times Friday – Sunday. Big thanks to Emily Hartman and Crystal Greaves for keeping it going. **Marcia Delaware** stated that the Comprehensive Plan had been submitted to the State and that it was available on the Town website to look at. The committee and EMDC were thanked for all of their hard work and dedication.

2. Departmental Reports

Marcia Delaware had a couple of questions on the financials.

V. NEW BUSINESS

1. Order A2026-05 Authorize 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
Burgess, Michael	2012	168 Pleasant Ridge Rd.	Notice Claimed
Cheng, Quan Huan	1148	340 Charleston Rd.	Certified not received
Dill, Joseph M.	826	91 School Street	Certified not received
Dunsmore, Kolby	1121	6 Mechanic Street	Certified unclaimed

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Gaudreau, Kevin & Valerie	2360	Garland Road	Certified not received
Gomes, Danashia	1826	824 North Dexter Rd.	Certified not received
Greenwald, Heath	935	15 Saint Francis St.	Certified not received
Greenwald, Heath	2735	40 McFarland St.	Certified not received
Gustin, Timothy	2228	30 Kaeton Pond Rd.	Certified unclaimed
JPM Corporation	280	63 Zions Hill Rd.	Certified unclaimed
Lessard, Diane	2552/2746	444 Upper Garland Rd.	Notices Claimed
Lewis, Lenora B.	2503	594 Airport Rd.	Certified unclaimed
Nichols, Douglas & LaDonna	2500	540 Airport Rd.	Certified unclaimed
Norsworthy, Devises of Richard J. & Glenna	1416	12 Strout Lane	Certified returned - unknown

Filed February 12, 2026
NANCY CLIFFORD

Second: **Elijah Ames**

It was explained that with the new laws the property owner will receive a letter giving them ninety days to either pay all three years of taxes that are due on the property or tell us if they would like us to list it with a realtor or sell it by sealed bid. The property owner is now owed all proceeds above taxes, fees, and expenses. **Mr. King** stated that any of the buildings that are empty will need to be locked and put on our insurance.

Vote: Unanimous in favor, motion passes

2. Order A2026-06 Change Date of March Council Meeting

BE IT ORDERED, that the Dexter Town Council hereby changes the March Council Meeting from Thursday, March 12th at 6:30PM to Thursday March 19th at 6:30PM due to a staffing conflict.

Filed February 12, 2026
CHARLES ELLMS

Second: **Elijah Ames**

Vote: Unanimous in favor, motion passes

3. Proposed Ordinance – Solar Energy Ordinance

BE IT ORDAINED, that the Dexter Town Council hereby amends the Code Book Appendix C Land Use by adding Appendix E Solar Energy Ordinance

See Proposed Ordinance from Agenda

Marcia Delaware stated that there has been years of work put into this Ordinance with **Trampas King** doing a lot of it. This Ordinance will no longer allow new permits to be issued and will grandfather the permits that have already been issued. **Elijah Ames** asked, as Theresa had been asking, who approved the permits. Was it the Planning Board? The answer was that it wasn't previously required to go before the Board as there were no "rules" on solar fields. **Mr. Ames** also asked about changing the zoning and who renewed the permits and mentioned that there was supposed to be substantial work done within a year. It was explained that the first step is to get the permit from the Town and then they must get

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permission from CMP and others and it sometimes takes years before that happens. The companies have thousands of dollars into the project long before they break ground. **Adam Briggs** asked how many permits were grandfathered in. There are two that have broken ground already and three others that are still in the works. **Adam Briggs** brought up the definition on page two regarding small-scale solar energy systems and stated that 25kw is quite a bit for small scale but wondered if places like P & L will be covered and Dexter Shoe if they put it on the roof or in their parking lot. Theirs would be for personal use and not to be sold so it would be fine.

Adam Briggs made a motion to add to next month's agenda

Second: **Elijah Ames**

Vote: Unanimous in favor, motion passes

4. Proposed Ordinance - Changes to Sign Ordinance

BE IT ORDAINED, that the Dexter Town Council hereby amends the Code Book by adding to Chapter 11 Streets and Roads; Article II. Signs; by adding Sec. 11-60. Residential, Commercial, and Industrial Signs and deleting from Chapter 13 Town Buildings, Parks, Sidewalks and Other Public Places, Article II. Access to Town Property Sec. 13-19 and from Appendix C Land Use Section 2. Land use district requirements F. Signs.

See Proposed Ordinance from Agenda

Trampas King stated that there were three different sections in the Code Book that have been combined all in one chapter. The new sections are mostly targeting yard sale signs and advertising signs on the lawn at the Post Office. There is a section in the Shoreland Zone section in the Code book but that needs to stay there. **Marcia Delaware** pointed out that there needs to be something in the new Ordinance about where to look for Shoreland Zone rules. **Adam Briggs** asked for a summary of the changes. **Mr. King** stated that we have got complaints about the number of signs of the Post Office lawn. We can't say no signs but can no to yard sale and business signs. Advertisements for nonprofits will be ok, and political signs are permitted by the State so those will be ok as well.

Nancy Clifford made a motion to add to next month's agenda

Second: **Andrew Mitchell**

Vote: Unanimous in favor, motion passes

VI. PUBLIC FORUM

Trampas King gave an update on the four way stop at the intersection of Liberty Street and Railroad Avenue. There have only been six accidents in the last ten years and those have all been from running the stop sign on Liberty Street coming down from Ripley Road. There wasn't bad weather and it was during the day. It would be a hassle for the Public Works department to stop on Railroad Avenue as many times as they go back and forth to the garage. It would be best to just add stop ahead signs of Liberty Street by the cemetery. **Andrew Mitchell** asked about putting a rumble strip in the road. **Mr. King** stated that it might help as well if it was before the stop ahead signs. **Charles Ellms** mentioned putting caution signs on Railroad Avenue as well. **Trampas King** stated that we need to get back to DOT. If we don't do the four way stop we will have to take care of it ourselves. All, except **Elijah Ames**, were in favor of not doing the four-way stop.

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Trampas King informed the Council that we have been having a lot of issues with the loader that we bought last February. They were given a loaner and that one was having the same issues. They finally told the dealer that they didn't want it anymore and they agreed to buy it back.

Trampas King informed the Council that he had been talking with the Assessor that did the Town wide reevaluation for Corinna. He is two years out in his scheduling and the rough estimate is around 325 to 350 thousand. According to the State we are only at 65% to 70%, which could affect our Homestead Exemption amounts. Our assessor is going to make some reevaluations to try to get closer to 90%.

Andrew Mitchell informed everyone of the antique snowmobile ride in/show they are having at the snowmobile club on Saturday.

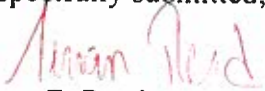
Theresa McManus addressed the Council again regarding the Solar Farms that are already permitted by the Town.

Elijah Ames made a motion to adjourn at 7:09 P.M.

Second: **Charles Ellms**

Vote: Unanimous in favor, motion passes

Respectfully submitted,



Susan E. Reed