

**COUNCIL MINUTES OF  
March 14, 2024**

**COUNCIL PRESENT:** Elijah Ames, Marcia Delaware, Andrew Bermudez, Adam Briggs, Danny Hutchins, Levi Ladd, and Heidi Kinney

**EXCUSED ABSENCE:** NONE

**I. PUBLIC HEARING**

*1. Ordinance C2024-2 Changes to Town Code Article VII. Management of Town-Owned Property*

**Marcia Delaware** stated there were two changes to make:

Section I add or auction after the bids are opened.

Section M change the Town will pay to Payment shall be made to the former owner any proceeds in excess of:

*2. Order A2024-12 Pawn Broker License for Ben Vawser dba Vawser Village Salvage LLC.*

**Ben Vawser** was in attendance and stated that he doesn't want to run a junk shop but would like to be a coin & collectibles facility.

**II. MINUTES**

*1. Approve/Amend Council Minutes of February 8, 2024*

Motion to approve: **Andrew Bermudez**

Second: **Elijah Ames**

Vote: Unanimous in favor, motion passes

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

*1. Order A2024-10 Election Results from March 5, 2024*

**BE IT ORDERED** that the Dexter Town Council hereby accepts the results of the Presidential Primary Election of March 5, 2024, as follows:

**STATE OF MAINE**

***DEMOCRATIC***

<b>President</b>	
Biden, Joseph R. Jr.	64
Phillips, Dean	5
Blank	9

**TOTAL DEMOCRATIC VOTES CAST - 78**

***REPUBLICAN***

<b>President</b>	
Binkley, Ryan L.	0
Desantis, Ron	3
Haley, Nikki R.	58
Ramaswamy, Vivek G	0
Trump, Donald	244
Blanks	2

**TOTAL REPUBLICAN VOTES CAST - 307**

Filed March 14, 2024  
**DANNY HUTCHINS**

**COUNCIL MINUTES OF  
March 14, 2024**

Second: **Adam Briggs**

An error was noted on the votes for Biden, Joseph R. Jr. It should have been 64 not 97

Vote: Unanimous in favor, motion passes

*2. Order A2024-11 Appointment of Election Clerks*

**BE IT ORDERED**, that the Dexter Town Council hereby appoints the following Election Clerks for a term of two years:

REPUBLICAN	DEMOCRAT
Neil Clukey	Stacey Barker
Kim Ellms	Linda Cote
Amanda Mancuso	Marcia Delaware
Theresa McManus	Douglas Eddy
Heather Miller	Elizabeth Mains
Geoffrey Mountain	Cheryl Pomerleau
Randolph Saunders	Carla Suel
Deborah Tibbetts	Shelley Watson
Donna Wallace	
Marsha Wyman	

Filed March 14, 2024

**LEVI LADD**

Second: **Heidi Kinney**

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

*3. Order A2024-12 Appointment to Board of Appeals*

**BE IT ORDERED**, that the Dexter Town Council hereby approves the appointment of Erlfred Sherburne to the Appeals Board for a term to expire on December 31, 2025.

Filed March 14, 2024

**ADAM BRIGGS**

Second: **Levi Ladd**

Vote: Unanimous in favor, motion passes

**IV. UNFINISHED BUSINESS**

*1. Manager's Report*

**Trampas King** thanked **Marilyn Curtis** for filling in for the clerk and taking notes at the meeting. **Mr. King** cautioned not to let the weather fool us as we might still get some snowstorms as it is only the middle of March. He thanked the highway crew for trying to keep up with the dirt roads. They need to be careful with what they do as they could make them worse. **Mr. King** stated that the ice in the lake should be out soon. We are usually a week behind Sebesticook and theirs went out a couple days ago. He thanked **Dan Hutchins** for becoming the "dam master" as he has been helping the Utility District with the water levels and trying to keep them down. **Mr. King** stated that the solar eclipse is

**COUNCIL MINUTES OF  
March 14, 2024**

happening on April 8<sup>th</sup>. We haven't done a lot to get ready, but he expects to see a lot of people going North. He has had meetings with the police and the fire department and plans on having extra police on duty in case we need traffic control. He will meet with superintendent Jordan about letting the kids out early, so they won't be on the bus during the eclipse or be stuck in traffic. It will be a crazy day. **Mr. King** thanked the residents that live on the dirt roads for being patient. Some areas that haven't had problems before are having some issues. It was asked when the Carr Road would be fixed. **Mr. King** stated that when the road dries up the barriers will be taken down and can be used.

*2. Departmental Reports*  
NO COMMENTS

*3. Ordinance C2024-2 Changes to Town Code Article VII. Management of Town-Owned Property*

**BE IT ORDAINED** that the Dexter Town Council hereby amends Chapter 2 Article VII: Management of Town Owned Property as follows:

**Sec. 2-191. General.**

The purpose of this article is to establish procedural guidelines for the management, administration and disposition of real property acquired by the Town of Dexter in accordance with 36 M.R.S.A. §§ 942 and 943 as amended, and other real properties acquired through other means. However, nothing in these guidelines shall limit or restrict the rights of the town council to waive these guidelines to manage or dispose of tax-acquired property as determined by the council.  
(Ord. No. C95-18, Art. I, 3-14-96)

**Sec. 2-192. Analysis of potentially-acquirable property for unacceptable liabilities.**

(a) Annually, commencing upon the foreclosure of tax liens, ~~but prior to the expiration of the thirty-day period of redemption that the town council has traditionally granted as an extension of the period of redemption cited in 36 MRSA 942 and 943;~~ an evaluation of those potential liabilities that might be assumed by the town shall be conducted with special attention to situations involving hazardous waste, public safety problems and landlord responsibilities as outlined in section 2-193(b) of the article. This evaluation shall consider the option of whether or not to take possession of subject properties.

(b) Upon notification to the town of a gift or bequest of real property to the Town of Dexter, an identical evaluation shall be conducted. This evaluation shall be completed within thirty (30) days of said notice, so that appropriate waiver of actions to take possession may be acted upon by the treasurer if necessary. (Ord. No. C95-18, Art. II, 3-14-96)

**\*Editor's note**—Ord. No. C95-18, adopted Mar. 14, 1996, did not specifically amend the Code; hence, codification of Arts. 1—7 of said ordinance as Art. VII, §§ 2-191—2-197, was at the discretion of the editor.

**COUNCIL MINUTES OF  
March 14, 2024**

ADMINISTRATION

§ 2-193

**Sec. 2-193. Management of tax-acquired property  
pending final disposition.**

- (a) The treasurer/*manager* shall prepare a list of properties acquired *due to non-payment of property taxes and foreclosure of tax liens under 36 M.R.S.A § 943* and forward a copy to the town council. ~~The tax-acquired property management team may be used~~ is comprised of the treasurer, tax collector, assessor, code enforcement officer, and if needed, the town attorney, professional property manager, or other real estate consultants. ~~This committee shall conduct the following research:~~ *The list will include previous owner(s) name, property address, total amount of outstanding taxes, costs, interest, and any other relevant data.*
- (b) The final responsibility for the management of tax-acquired property rests with the town council. The council's decision regarding an action plan for the final disposition of property shall:
- (1) Determine because of potential liability inherent in owning the property whether the town's best interest would be served by immediately disposing of the property.
  - (2) Determine and obtain, if necessary, a level of insurance required to protect the owner's interest in the property and to protect the town from liability.
  - ~~(3) Determine if and when any occupants of the tax-acquired property shall be required to vacate the property.~~
  - ~~(4) Determine whether a rental fee should be charged to any occupants of the property. A rental fee shall not be imposed unless the town has acquired sufficient liability insurance.~~
  - (5) Notwithstanding the provisions of section 2-197, Property to be sold, the town council shall determine any special conditions, if any, for property sales.
- (c) The town manager may also recommend that town retain property on a temporary basis if in the town manager's judgment the immediate sale would cause the occupants to be placed on public assistance. The decision to temporarily retain the property shall be reviewed for further action by the council at least quarterly until final disposition of the property. (moved from Sec 2-194)
- ~~(1) Prepare a fact sheet on all properties identifying current use, assessed value, size, location, zoning, and other relevant data.~~
  - ~~(2) Contact the appropriate town officials to evaluate any current or future needs that the town might have for each property, particularly including recreation, parks, municipal facilities, economic development projects, green/open space, community areas, and other similar considerations.~~

COUNCIL MINUTES OF  
March 14, 2024

§ 2-193

DEXTER CODE

- (3) ~~Contact the appropriate town agencies to evaluate any current or future needs that the town might have for each property including SAD #46, Dexter Utility District, and other nonprofit organizations on record as wishing to be notified of tax-acquired property.~~
  - (4) Advise contiguous abutting owners of record of the new status of each property and request comments and recommendations regarding any problems and potential uses.
  - (5) ~~Prepare a cost-benefit analysis of each tax-acquired property evaluating the justification of retaining the property or disposing of it.~~
  - (6) ~~Prepare a recommendation on each tax-acquired property for review by the town council justifying one (1) of the following options:~~
    - ~~— Retain the property for town purposes.~~
    - ~~— Retain the property and lease it.~~
    - ~~— Sell the property.~~
    - ~~— Donate the property to some appropriate nonprofit organization whose mission benefits Dexter townspeople.~~
- (d) ~~Pending town council approval, the treasurer shall notify the last known owner of record by certified mail, return receipt, that his or her right to redeem the property has expired, and that he/she must contact the town office within thirty (30) days of the date of this notice. The notification shall advise the last known owner of record that the property will be disposed of in accordance with this policy, a copy of which shall be included with the notification. The town will send a notice, via certified mail with a copy sent regular mail, to the former owner(s) of the property in question that will explain that the municipal tax lien certificate recorded against the property has matured because of the failure to pay the taxes during the redemption period and that the title to the property has automatically vested to the Town of Dexter. The notice shall also indicate that pursuant to 39 MRSA §943-C, the Towns intends to sell the tax acquired property. The former owner has the right to require in writing that the Town of Dexter hire a real estate broker to list and sell the property via quitclaim deed at the highest price at which the property is able to sell or at the price which the real estate broker anticipates it to sell within six months after listing, and pay the former owner any proceeds in excess of:~~
- (1) ~~The sum of all real estate taxes owned on property.~~

**COUNCIL MINUTES OF  
March 14, 2024**

ADMINISTRATION

§ 2-195

- (2) *Property taxes that would have been assessed on the property during the period following foreclosure when the property is owned by the municipality,*
  - (3) *All accrued interest,*
  - (4) *Fees, including but not limited to, an administrative fee equal to 10% of the property taxes owed, prorated insurance expenses for building coverage while owned by the town, and reasonable attorney's fees.*
- (e) *By virtue of this Policy, the Council will give the former property owner(s) the ability to pay in full all outstanding taxes, costs, and interest within this 90-day period. A copy of this policy shall be included with this notice.*
- (f) ~~In the event the taxpayer possession or taxpayer lessee's or licensee's possession has ceased for sixty (60) consecutive days, the town manager shall obtain liability coverage for the property. Such coverage shall not be required prior to the expiration of the thirty day period of redemption from date of foreclosure as mentioned in subsection (a) above.~~
- (g) *If the former owner makes no effort with the Town to bring the account out of arrears or request a realtor sale in writing within the 90 days, the Town will have right to determine the outcome of the property*
- (h) *The council, acting at their next regular meeting immediately following the 90-day Policy period, shall issue quitclaim deeds for all properties in which all outstanding taxes, costs and interest were paid in full.*
- (i) *Tax acquired properties not opted into realtor sales process or not sold by realtor in a (6) six-month period, the Town will sell by auction or bid process. Sec. 2-197*
- (j) *If property in foreclosure is determined to be sold either by realtor or bid, the Town will advise contiguous abutting owners of record of the new status of each property and request comments and recommendations regarding any problems and potential uses.*
- (k) ~~If, because of potential liability, the council determines it is in the town's best interest to immediately dispose of the property, it may do so on terms it deems advisable without regard to any other provisions of the policy, except it may not circumvent Title 1M RSA Sections 401 through 410 Tax acquired properties not opted into realtor sales process or not sold by realtor in s(6) six-month period the Town will sell by bid process. Sec. 2-197.~~

COUNCIL MINUTES OF  
March 14, 2024

§ 2-195

DEXTER CODE

~~Sec. 2-194. Review of tax-acquired properties.~~

~~(a) The town manager may also recommend that town retain property on a temporary basis if in the town manager's judgment the immediate sale would cause the occupants to be placed on public assistance. The decision to temporarily retain the property shall be reviewed for further action by the council at least quarterly until final disposition of the property.(moved to 193-c)~~

~~(b) The town manager shall forward the recommendations to the town council which shall make the final determination regarding property disposition.~~

~~(Ord. No. C95-18, Art. IV, 3-14-96)~~

~~Sec. 2-195. Repurchase of tax-acquired property.~~

~~(a) Within the period of redemption cited in section 2-193(a) above, and except as otherwise provided in section 2-196, the town council may allow the party from whom the property was acquired to repurchase the property by paying all outstanding property taxes, including the total amount of all delinquent taxes plus the total taxes for the current year plus accrued interest, lien costs, and any other costs relating to the property including, but~~

~~**not limited to, insurance, noticing and other related costs. The council has the final authority to approve or disapprove such actions.**~~

~~(b) The party from whom the property was acquired may, upon approval of the town, enter into a written agreement with the town to make installment payments to satisfy the obligations set forth in subsection (a) above, pursuant to the conditions set forth in MRSA Sections 481 through 482, in exchange for a promise of the town to give a municipal release deed if all of the terms and conditions of the installment agreement are fulfilled by the property owner.~~

~~(Ord. No. C95-18, Art. V, 3-14-96)~~

**COUNCIL MINUTES OF  
March 14, 2024**

ADMINISTRATION

§ 2-197

**Sec. 2-1964 Property to be retained.**

- (a) If the town council deems it to be in the town's best interest, it may retain the acquired property without offering the opportunity for repurchase. By way of example, but not limitation, the council may deem it to be in the town's best interest to retain the property without offering the prior owner the opportunity to redeem the property where:
  - (1) The property has or will have recreational value or economic value to the town.
  - (2) The property has or will have potential for public facility or additions to public facilities.
  - (3) The property has or will have potential utility for the inhabitants of the Town of Dexter as determined by the council.
- (b) If the property is retained for public use, the council may pursue an action for equitable relief in accordance with the provisions of Title 36 MRSA Section 946, as amended, as a means of securing clear title to the property.
- (c) The council shall cause the tax-acquired property retained for public use to be managed and insured as it would any other municipal property. (Ord. No. C95-18, Art. VI, 3-14-96)

**Sec. 2-1975. Property to be sold.**

- (a) If the town council shall sell property by advertised sale, the council shall establish a sale date. The town manager shall cause to be published a notice of the sale of tax-acquired property in a local newspaper. Said notice shall be published at least two (2) times with the last publication at least fourteen (14) days prior to the sale. The notice shall be posted within the assessing and tax collection departments and in at least one other conspicuous place within the municipal offices. The notice shall specify the time and date bids are due and the general terms of the bid. It shall also contain the following information for each piece of property:
  - (1) Brief description of the property, i.e., land, building, mobile home, etc.
  - (2) Location of the property.
  - (3) Brief description of the conditions of the sale.



COUNCIL MINUTES OF  
March 14, 2024

§ 2-197

DEXTER CODE

- (4) The minimum bid *which includes, but not limited to, all outstanding taxes, interest, lien costs, and realtor fees.*
- (5) Notice that bidding procedures are governed by this article and notice that copies of the article are available to all interested parties.
- (b) Unless the council stipulates otherwise, the minimum bid for any tax-acquired property shall be ~~the total of all outstanding taxes, interest, and lien costs~~ in a cashier's check or certified check equal to ten (10) percent of the minimum bid and payable to the Town of Dexter. ~~Unless the council stipulates otherwise, the minimum bid for any property to be conveyed by warranty deed will be determined by the treasurer after consultation with the assessor and tax collector and if deemed advisable, with real estate professionals. If the treasurer believes an appraisal would be appropriate, he will obtain council concurrence and order said appraisal. This information shall be included in bid packages on that property. The cost of the appraisal will be included in the minimum bid price.~~ Bids shall be publicly opened and read on the date and at the time specified in the bid packages.
- (e) ~~The town council will consider placing any property with an assessed value exceeding twenty five thousand dollars (\$25,000.00) with one or more real estate brokers for advertisement and sale, as an open listing. Alternatively, the council may solicit competitive bids and elect to choose the most favorable commission bid and retain a single broker. When approved by the council, the town manager shall arrange a contract(s) with the appropriate realtor(s) and sign such contract as agent for the town. This section applies particularly to any property that the town wishes to convey by warranty deed.~~
- (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. This doesn't include owners bidding to reclaim their property acquired by the Town.
- (e) The town manager shall notify the successful bidder by certified mail.

**COUNCIL MINUTES OF  
March 14, 2024**

ADMINISTRATION

§ 2-199

- (f) The Town of Dexter reserves the right to reject any or all bids, accept any bid (not necessarily the highest) and waive any of the requirements of this policy should the council, in its sole determination, judge such actions to be in the best interest of the Town of Dexter. Instances where this right may be invoked, include, but are not limited to:
- (1) The council may determine it prefers an end use proposed by a party other than the highest bidder.
- (g) Should the municipal officers reject all bids, the property may again be offered for public sale without notification to the prior owners.
- (h) The bid deposit of the successful bidder shall be retained as a credit towards the purchase price. All other deposits shall be returned to the bidders.
- (i) The town council shall require payment in full from any successful bidder within thirty (30) days from the date the bids are opened or auction. Should the bidder fail to pay the full price within thirty (30) days, the town shall retain the bid deposit and title to the property. Without rebidding the property, the council may offer the property to any other bidder who shall also have thirty (30) days to make payments in full.
- (j) Title to tax-acquired property shall be transferred only by means of a *release quitclaim* deed. The town makes no guarantees and/or promises as to the status of the title. All bidders for tax-acquired property should be aware that the town has made every effort to notify owners of record. However, the presence or absence of other claims against the title cannot be, and is not guaranteed. Bidders are encouraged to pursue all avenues of inquiry prior to submitting their bids.
- (k) The successful bidder shall be responsible for the removal of any and all occupants and contents of purchased tax-acquired property.
- (l) A copy of this article will be made part of all bid packages given to prospective bidders. (Ord. No. C95-18, Art. VII, 3-14-96)
- (m) *Payment shall be made to the former owner any proceeds in excess of:*
- (1) *The sum of all real estate taxes owned on property.*
- (2) *Property taxes that would have been assessed on the property during the period following foreclosure when the property is owned by the municipality.*
- (3) *All accrued interest.*
- (4) *Fees, including but not limited to, an administrative fee equal to 10% of the property taxes owed, prorated insurance expenses for building coverage while owned by the town, any realtor fees, and reasonable attorney's fees. (Sec. 2-193 above)*

Supp. No. 14

165

Filed March 14, 2024  
**ELIJAH AMES**

Second: **Andrew Bermudez**  
Vote: Unanimous in favor, motion passes

**COUNCIL MINUTES OF  
March 14, 2024**

4. *Order A2024-13 Pawn Broker License for Ben Vowser dba Vawser Village Salvage*

**BE IT ORDERED**, that the Dexter Town Council hereby approves the new Pawn Brokers License for Benjamin Vawser dba Vawser Village Storage, 16 Main Street.

Filed March 14, 2024  
**HEIDI KINNEY**

Second: **Levi Ladd**

Vote: Unanimous in favor, motion passes

**V. NEW BUSINESS**

1. *Order A2024- 14 Transfer Money from Fire Truck Reserve*

**BE IT ORDERED** that the Dexter Town Council hereby authorizes the Finance Officer to transfer \$51,000.00 from Fire Truck Reserve Account #E130-05-511-11 to Fire Department New Equipment Account #E104-03-507-10.

Filed March 14, 2024  
**ANDREW BERMUDEZ**

Second: **Elijah Ames**

Vote: Unanimous in favor, motion passes

**Marcia Delaware** commented that she went and looked at the new vehicle and it is very well organized and is all set up for lake rescues as well. They did a fine job.

2. *Order A2024-15 Transfer Money from Sale of Municipal Assets*

**BE IT ORDERED** that the Dexter Town Council hereby authorizes the Finance Officer to transfer \$36,519.00 from Fire Department Sale of Municipal Assets Account #R104-03-404-30 to Fire Truck Reserve Account #R130-10-402-11.

Filed March 14, 2024  
**DANNY HUTCHINS**

Second: **Andrew Bermudez**

**Trampas King** explained that we had sold two trucks and the money had been put in the municipal assets account, but we need to vote to move it into the reserve account to balance everything.

Vote: Unanimous in favor, motion passes

3. *Order A2024-16 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:

<b>OWNER'S NAME</b>	<b>Account #</b>	<b>LOCATION/ ACCOUNT</b>	<b>ACTION</b>
Costonis, Joel	361	7 Zions Hill	Notices Claimed
Mitchell, Katrina	634	85 High Street	Notices unclaimed
Murdoch, Henery IV & Harley Ann	726	45 Water Street	Notices unclaimed Henery is deceased

**COUNCIL MINUTES OF  
March 14, 2024**

Race, Matthew W	2556	Upper Garland Rd.	Notices unclaimed
Schmechel	1920	5 Eaton Road	Account not transferred when property sold, on new owners land
Staples, Terry S	803	15 School Street	Certified signed for
Vandiver, Joshua	1727	2 Armstrong Rd.	Notices unclaimed
Woodard, Michael	665	92 Spring Street	Notice signed for by Hartford

Filed March 14, 2024  
**LEVI LADD**

Second: **Elijah Ames**

**Trampas King** addressed each property as he had talked to most of the owners. The next step is to send out the letters stating they have ninety days to pay in full or choose how they want the property to be sold, either by realtor or at the Town's discretion.

Vote: Unanimous in favor, motion passes

*4. Order A2024-17 Renewal of Medical Marijuana License for Puffers Place*

**BE IT ORDERED** that the Dexter Town Council hereby approves the Medical Marijuana License renewal for Puffers Place, 50 Johnson Road.

Filed March 14, 2024  
**ADAM BRIGGS**

Second: **Levi Ladd**

Vote: Unanimous in favor, motion passes

*5. Order A2024-18 Renewal of Liquor License for the Brewster Inn*

**BE IT ORDERED**, that the Dexter Town Council hereby approves the Spirituous, Vinous, and Malt Liquor License for Mark Stephens doing business as The Brewster Inn, 37 Zions Hill Road.

Filed March 14, 2024  
**ELIJAH AMES**

Second: **Levi Ladd**

Vote: Unanimous in favor, motion passes

*6. Order A2024-19 Renewal of Liquor License for Chill & Grill*

**BE IT ORDERED**, that the Dexter Town Council hereby approves the Spirituous, Vinous, and Malt Liquor License for Brenda Brooks doing business as Chill & Grill, 102 Church Street.

Filed March 14, 2024  
**HEIDI KINNEY**

Second: **Adam Briggs**

Vote: Unanimous in favor, motion passes

**COUNCIL MINUTES OF  
March 14, 2024**

*7. Order A2024-20 Renewal of Special Entertainment Permit for Chill and Grill*

**BE IT ORDERED** that the Dexter Town Council hereby approves the Special Entertainment Permit for Brenda Brooks doing business as Chill & Grill, 102 Church Street.

Filed March 14, 2024

**ANDREW BERMUDEZ**

Second: **Heidi Kinney**

Vote: Unanimous in favor, motion passes

*8. Andrew Bermudez made a motion to add orders A2024-21 & 22 to the agenda*

Second: **Elijah Ames**

Vote: Unanimous in favor, motion passes

*Order A2024-21 Accept AIP Grant from the Federal Aviation Administration*

**BE IT ORDERED**, that the Dexter Town Council hereby supports the submission of that certain Airport Grant Agreement with the United States of America, Department of Transportation, Federal Aviation Administration, identified as AIP Grant No. 1B0-NEG-3-23-0016-024-2024 with a date of offer of March 11, 2024 (the "Grant Agreement"), and authorizes Trampas King, in his capacity as Town Manager, to execute the Grant Agreement on behalf of the Town of Dexter. The Grant Agreement is made in support of costs related to the construction of the new Terminal Building. The Grant Agreement is for an amount not to exceed \$51,813.00.

Filed March 14, 2024

**DAN HUTCHINS**

Second: **Elijah Ames**

Vote: Unanimous in favor, motion passes

*9. Order A2024-22 Accept AIP Grant from the Federal Aviation Administration*

**BE IT ORDERED**, that the Dexter Town Council hereby supports the submission of that certain Airport Grant Agreement with the United States of America, Department of Transportation, Federal Aviation Administration, identified as AIP Grant No. 1B0-NEG-3-23-0016-023-2024 with a date of offer of March 11, 2024 (the "Grant Agreement"), and authorizes Trampas King, in his capacity as Town Manager, to execute the Grant Agreement on behalf of the Town of Dexter. The Grant Agreement is made in support of costs related to the construction of the Terminal Apron. The Grant Agreement is for an amount not to exceed \$91,402.00.

Filed March 14, 2024

**LEVI LADD**

Second: **Elijah Ames**

Vote: Unanimous in favor, motion passes

*10. Proposed Ordinance – Moratorium on Solar Farms*

**Marcia Delaware** stated that this was presented to the Planning Board to review as there are a lot of questions that can't be answered, and this is the best way to go until we can get an Ordinance in place. She thanked Elijah Ames for bringing in the Ordinance from Garland to look at.

**Elijah Ames** made a motion to place it on next month's agenda for public hearing.

Second: **Andrew Bermudez**

Vote: Unanimous in favor, motion passes

**COUNCIL MINUTES OF  
March 14, 2024**

*11. Discussion on New Police Cruiser*

The Police Department got a quote for a new 2023 cruiser of \$38,000 plus \$19,000 for equipment. It was stated that they aren't making 2024 cruisers and a new 2025 would be \$7,000 more. The reserve account has a balance of \$81,950 which is from the buyout of an officer and money acquired from a drug bust. It was agreed to transfer \$56,000 and purchase the car now rather than wait until next year's budget.

**Trampas King** stated that Public Works needs around 10,000 yards of gravel crushed at a price of around \$8 per yard. There is \$108,608 in the reserve account and it was agreed to transfer \$80,000 for this project although Levi Ladd wasn't in favor.

**VI. PUBLIC FORUM**

**Andrew Bermudez** stated that he received a letter from a resident on Church Street (he gave a copy to everyone) explaining issues with water. He visited the property and noticed there was more to the story than the letter let on. **Mr. Bermudez** stated that he talked to the Town Manager because she also said that she had reached out to the Town several times and there had been no response. There were copies of email responses from the manager with the letter. The major complaint is water coming from Prospect Street. He doesn't see how it affects the house. The homeowner suggested putting in a curb but it would get destroyed by the plow so it would be a wasted investment. **Danny Hutchins** asked if he knew what she was talking about with lead contamination. **Mr. Bermudez** said he didn't but doesn't know what that would have to do with the Town as she should have had testing done before she bought the home.

**Danny Hutchins** stated that he and **Adam Briggs** also visited the site and didn't see anything that was the Town's responsibility. Prospect Street is ditched well and has culverts. **Trampas King** stated that the water could be coming from their lawn. **Marcia Delaware** stated that if the Town Manager and the Public Works Department don't believe that it is a Town issue then it's not something we should be involved in.

**Mr. Bermudez** went on to inform the Council that the Workcamp was coming again this summer and he was officially asking for funding. 40 homeowners have been contacted and almost all of them are in Dexter. They need to raise \$20,000 to buy materials and all the money that is raised locally is spent locally. All of the materials are bought from Ace and Dexter Lumber so it is also good economic growth as well as a home repair project. **Mr. Bermudez** stated that the Heart of Maine Resource Center, which is sponsoring the Workcamp has the money, but it isn't allocated for it. **Adam Briggs** asked how much the Town usually gives and the answer was \$5,000. It was decided that the Council would discuss it and it would be on next month's agenda.

**Alisha Ames** informed everyone that Tasha Harris, starting point guard for Syracuse University and well-known coach all over the country, will be doing an after-school program at Power Source Ministries. It will be Monday – Thursday from 3:00- 4:30 through March and into April. It is free to all middle and high school students in the community.

There will also be an easter egg hunt and hot dog BBQ at Power Source the Saturday before Easter. It will be after the egg hunt at Crosby Park.

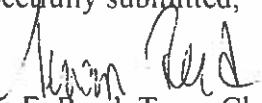
**Theresa McManus** stated that the Republican Committee will be hosting a meet the candidate pot luck supper at Power Source once a month. March 23<sup>rd</sup> at 5:00 will be Robert Wessel who is running for Governor. **Ms. McManus** stated it will be both Republican and Democratic candidates and if anyone had any suggestions to let her know.

**Elijah Ames** made a motion to adjourn at 7:28

Second: **Andrew Bermudez**

**COUNCIL MINUTES OF  
March 14, 2024**

Minutes prepared from recording and notes made by Marilyn Curtis.  
Respectfully submitted,

  
Susan E. Reed, Town Clerk

