

**COUNCIL MINUTES OF
October 13, 2022**

COUNCIL PRESENT: Charles Ellms, Adam Briggs, Peter Haskell, Levi Ladd, David Palmer, and Heidi Kinney

EXCUSED ABSENCE: Andrew Bermudez

I. PUBLIC HEARING

1. Ordinance C2022-03 General Assistance Guidelines

NONE

2. Order A2022-64 New Airport Lease for Philip & Peter Osterhus

NONE

3. Order A2022-65 New Airport Lease for Dexter Aero Club

Mr. King explained that the Aero Club needs a new place to go, and this is an ideal spot, but they are also looking at an alternative lot.

4. Order A2022-66 New Victualer's License for Brenda Brooks dba Chill & Grill

Levi Ladd asked if the had an opening date. **Susan Page** stated that she hoped to be open the first part of November.

II. MINUTES

1. Approve/Amend Council Minutes of September 8, 2022

Motion to approve: **Levi Ladd**

Second: **Charles Ellms**

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

III. NOMINATIONS, APPOINTMENTS, & ELECTIONS

1. Approve/Sign Election Warrant

IV. UNFINISHED BUSINESS

1. Manager's Report

Trampas King reported that the Sterling Hotel and old Family Dollar buildings have been torn down and that paving began on the Shore Road today. **Mr. King** thanked all the crews for all their hard work. Absentee voting has started, and the girls have already gotten a lot of requests. The State also sent a ballot drop box to be used after hours. The Tradeshow hosted by DRC will be held on Saturday from 10-4 and on Sunday from 10-3. He encouraged everyone to come out and support it. **Mr. King** stated that the rec department will have the Christmas parade on December 3rd this year and will have an event with Santa at the Town Hall afterwards.

2. Departmental Reports

NO COMMENTS

3. Ordinance C2022-03 General Assistance Guidelines

BE IT ORDAINED, that the Dexter Town council hereby approves the State recommended general assistance guidelines as follows:

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**2022-2023 GENERAL ASSISTANCE ORDINANCE APPENDICES
(October 1, 2022 – September 30, 2023)**

**APPENDIX A – OVERALL MAXIMUMS
BASED ON PEOPLE IN HOUSEHOLD**

OLD AMOUNTS

NEW AMOUNTS

1	2	3	4	5	6		1	2	3	4	5	6
748	750	992	1,243	1,357	1,432		789	792	1,043	1,302	1,420	1,495

NOTE: For each additional person add \$75 per month

APPENDIX B - FOOD MAXIMUMS

# IN HOUSEHOLD	OLD AMOUNTS		NEW AMOUNTS	
	WEEK	MONTH	WEEK	MONTH
1	58.14	250.00	65.35	281.00
2	106.74	459.00	120.00	516.00
3	153.02	658.00	172.09	740.00
4	194.19	835.00	218.37	939.00
5	230.70	992.00	259.53	1,116.00
6	276.74	1,190.00	311.40	1,339.00
7	306.05	1,316.00	344.19	1,480.00
8	349.77	1,504.00	393.26	1,691.00

APPENDIX C - HOUSING MAXIMUMS

# OF BEDROOMS	OLD AMOUNTS				NEW AMOUNTS			
	UNHEATED		HEATED		UNHEATED		HEATED	
	WK	MO	WK	MO	WK	MO	WK	MO
0	241.00	1,037	264.00	1,137.00	152.00	654.00	180.00	775.00
1	256.00	1,102.00	287.00	1,235.00	152.00	654.00	180.00	775.00
2	335.00	1,440.00	375.00	1,614.00	190.00	846.00	238.00	1,022.00
3	444.00	1,908.00	493.00	2,121.00	238.00	1,025.00	297.00	1,278.00
4	539.00	2,318.00	600.00	2,582.00	251.00	1,078.00	323.00	1,391.00

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APPENDIX D – UTILITIES – ELECTRIC
BASED ON PEOPLE IN HOUSEHOLD

1. Electricity Maximums for Households *Without Electric Hot Water*

# IN HOUSEHOLD	OLD AMOUNTS		NEW AMOUNTS	
	WEEK	MONTH	WEEK	MONTH
1	14.00	60.00	19.95	85.50
2	15.70	67.50	22.52	96.50
3	17.45	75.00	24.97	107.00
4	19.90	86.00	27.53	118.00
5	23.10	99.00	29.88	128.50
6	25.00	107.00	32.55	139.50

1. Electricity Maximums for Households *With Electric Hot Water*

# IN HOUSEHOLD	OLD AMOUNTS		NEW AMOUNTS	
	WEEK	MONTH	WEEK	MONTH
1	20.65	89.00	29.63	127.00
2	23.75	102.00	34.07	146.00
3	27.70	119.00	39.67	170.00
4	32.25	139.00	46.32	198.50
5	38.75	167.00	55.65	238.50
6	41.00	176.00	58.60	251.50

Filed October 13, 2022
PETER HASKELL

Second: **Heidi Kinney**

Vote: Unanimous in favor, motion passes

4. *Order A2022-64 New Airport Lease for Philip & Peter Osterhus*

BE IT ORDERED that the Dexter Town Council, in accordance with the terms and conditions set forth in an agreement for the lease of Town property located on Map 401, Lot 128-H-11 at the Dexter Regional Airport, hereby approves the lease of said property to Philip & Peter Osterhus for a term of ten (10) years.

Filed October 13, 2022
ADAM BRIGGS

Second: **Charles Ellms**

Vote: Unanimous in favor, motion passes

5. *Order A2022-65 New Airport Lease for Dexter Aero Club*

BE IT ORDERED that the Dexter Town Council, in accordance with the terms and conditions set forth in an agreement for the lease of Town property located on Map 401, Lot 128-H-21 at

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the Dexter Regional Airport, hereby approves the lease of said property to the Dexter Aero Club for a term of ten (10) years.

Filed October 13, 2022
CHARLES ELLMS

Second: **Heidi Kinney**

Vote: Unanimous in favor, motion passes

6. Order A2022-66 New Victualer's License for Brenda Brooks

BE IT ORDERED that the Dexter Town Council hereby approves the new Victualer's License for Brenda Brooks dba Chill & Grill, 102 Church Street.

Filed October 13, 2022
HEIDI KINNEY

Second: **Levi Ladd**

Vote: Unanimous in favor, motion passes

V. NEW BUSINESS

1. Order A2022-67 Accept Bid for 2022 Cat Skid-Steer

BE IT ORDERED that the Dexter Town Council hereby authorizes the purchase of a 2022 Track Loader from Milton Cat for the cost of \$59,797.

Filed October 13, 2022
LEVI LADD

Second: **Charles Ellms**

Vote: Unanimous in favor, motion passes

2. Order A2022-68 Transfer Money from Highway Equipment Reserve

BE IT ORDERED that the Dexter Town Council hereby authorizes the Finance Officer to transfer \$9,000.00 from Highway Equipment Reserve Account #E130-05-511-13 to Highway New Equipment Account #E105-01-507-10.

Filed October 13, 2022
PETER HASKELL

Second: **Levi Ladd**

Trampas King explained that there was extra money last year and it was moved into the reserve account.

Vote: Unanimous in favor, motion passes

3. Order A2022-69 Appointment of Human Services Director

BE IT ORDERED that the Dexter Town Council hereby approves the appointment of Julie Kimball as the Human Resources Director.

Filed October 13, 2022
ADAM BRIGGS

Second: **Peter Haskell**

David Palmer verified that this is a part time position.

Vote: Unanimous in favor, motion passes

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4. Order A2022-70 Purchase and Sale Agreement for Aero Club

BE IT ORDERED that the Dexter Town Council approves the Town Manager to sign the purchase and sale agreement with the Dexter Aero Club for their hangar located on Map 401-128-H-003.

Filed October 13, 2022
CHARLES ELLMS

Second: **Peter Haskell**

Trampas King stated that this gives him permission to sign the agreement that the lawyer has drawn up. He received it today and has sent it to the consultant to make sure that is what the FAA is looking for. It is the transfer of the club hangar to the Town. **Mr. King** stated that we aren't just giving the Aero Club \$25,000 we are buying their hangar. If we don't get possession of the hangar, then we won't be able to get the grant because that is where the FAA wants to put the new building. With this grant we have to pay 2 1/2 % of the total which will be about \$19,000. If we wait for another year on the next grant, we will have to pay 5%. It is saving us \$19,000.

Vote: Unanimous in favor, motion passes

5. Order A2022-71 Transfer of Funds for Dexter Aero Club

BE IT ORDERED that the Dexter Town Council hereby authorizes the Finance Officer to transfer \$25,000.00 from Economic Development Reserve Account #E130-05-511-33 to Airport Property - Buildings Account #E114-01-507-05. The funds are to be given to the Dexter Aero Club towards the construction of a new hangar.

Filed October 13, 2022
HEIDI KINNEY

Second: **Levi Ladd**

Levi Ladd asked if the \$25,000 was the estimate on materials for the construction of a new building and not to accommodate their loosely based estimate on lost profit. **Trampas King** said yes but it is going to cost a lot more than \$25,000. There was a person that offered to build a hangar and then lease it to the club. The cost of the hangar to build was \$125,000 because of the cost of materials being so high. He offered to lease it to them, but it was high, and they believe they can build it themselves for a lot cheaper. **Levi Ladd** asked where in the considerations does the club President's estimate on lost profits go. **Mr. King** stated that he isn't even looking at that part of it. He is looking at it as helping them to build a different hangar, plus there wasn't a way to prove the lost income. **Heidi Kinney** asked if it was said that we were going to have to pay for the housing of planes while the new hangar was being built. **Mr. King** stated that he doesn't know yet on the hangars as he is trying to work a deal out with another guy that has a couple hangars to house their planes during the summer, until the new hangar is built, for free. The owner wanted to help get the new building and **Mr. King** told him that he could help in that way. **Chuck Ellms** stated that if we do have to help them with the hangar rent it shouldn't be an open thing it should be only six months. **Mr. King** stated that is all that they had asked for and he didn't think that it would take them that long. He stated that right now it all depends on where they decide to build it. They are also looking at a lot by the taxiway. They have the best of both worlds now because they can get in the hangar from both sides. **Levi Ladd** asked if they still plan on building a smaller hangar. **Mr. King** stated it would be 60' x 60' but if they can get into both sides they can build a smaller one. He stated that he didn't think they took into consideration as to how much the doors cost a 60' span door is around \$28-\$32 thousand. The

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hangar owner that he talked to has space in the spring because the planes he houses are only in the winter. **Mr. King** said his only concern is that there might be an overlap if they tear down their hangar in April. **Levi Ladd** stated that if we are getting this grant to get a better airport, we want to think about helping them to expand the footprint to help grow the club. **Mr. King** stated that just building the new terminal building will help grow the club. **Chuck Ellms** stated that if they build the hangar up near the taxiway, they will end up having to lease two spots because it will take up too much room. It would be better to lease one of the spots to another person rather than have them lease two. **Mr. King** stated that we need to get the contract signed to get into the FAA as soon as possible. **Levi Ladd** asked if they will be able to see the purchase and sale agreement when it is available.

Vote: Unanimous in favor, motion passes

6. Order A2022-72 Approve Liquor License for Brenda Brooks 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.

Filed October 13, 2022
LEVI LADD

Second: **Adam Briggs**

Vote: Unanimous in favor, motion passes

7. Order A2022-73 Approve Special Entertainment License for Brenda Brooks dba Chill & 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 October 13, 2022
PETER HASKELL

Second: **Adam Briggs**

Vote: Unanimous in favor, motion passes

8. Order A2022-74 Accept Bid for Police Cruiser

BE IT ORDERED that the Dexter Town Council hereby accepts the purchase price of \$39,852.00 from Quirk Ford of Augusta for a 2022 Ford Explorer for the Police Department.

Filed October 13, 2022
ADAM BRIGGS

Second: **Levi Ladd**

Adam Briggs asked about the old cruiser. **Kevin Wintle** stated that they will be putting it out to bid. **Trampas King** asked if the dealership would take it in trade. **Mr. Wintle** stated that sometimes they do and said that the school has interest in the vehicle. **Mr. King** asked how long until the new one was ready. **Mr. Wintle** stated it would be picked up on Wednesday and be put together then. **Mr. King** informed the Council that there was only one bid because most of the dealerships aren't selling them anymore because it is hard to get the parts.

Vote: Unanimous in favor, motion passes

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9. Order A2022-75 Accept Bid for 2008 Chevrolet Silverado

BE IT ORDERED that the Dexter Town Council hereby accepts the bid submitted by _____ in the amount of \$ _____ for the 2008 Chevrolet Silverado.

Filed October 13, 2022
CHARLES ELLMS

Second: **Levi Ladd**

Trampas King stated that we didn't get any bids on the truck.

Vote: Unanimous in favor, motion passes

10. Discussion on Broadband

Trampas King informed the Council that he had joined up with about 15 other Towns and they have been sitting down with different contractors in the area that will offer broadband to the unserved and underserved areas. Premium Broadband came in back in March and we could get a grant back then. He worked up an estimate and they wanted the Town to pay \$369,000 and the State would pay around \$800,000 and he was going to take care the rest of it. If Spectrum is there, they won't bring broadband in unless they have to go past where Spectrum is because it is considered overbuilding. Maine has received about seventy \$70 million in federal funds to distribute across the State and another \$20 million is expected to be available next March. The Towns in the group are trying to get some of this money. Spectrum, Fidium, TDS, and Premium Broadband have broken out sections of the State and have said they will only do certain sections of the State, but they will work with another company if they can't get to a spot, and they will be over there. Premium and Fidium are the two that the group hooked up with as they are the two that are mostly in this area. The Towns are working together, and the two companies are working together, and we have a lot of unserved areas so we should be able to get more money on the grant. They want some kind of a commitment saying we would pay to get this done. **Mr. King** stated that it is a no brainer if you want to bring people in here you need to have internet service anywhere in your Town. It will be \$2.2 million to service the whole Town and he would rather pay \$150 - \$180 thousand. **Mr. King** stated that this is the reason he hasn't done anything with the second half of the ARPA money because he thinks that we need to invest it in our Town, and this is one of the best ways to do that. **David Palmer** asked what the delivery mechanism is that they are using because with Consolidated it is DSL. **Mr. King** stated that they are running all new lines and they are going to have up to 1 gig if you want it. **Mr. Palmer** said he understood that, but they are delivering fiber and then it is just going down regular copper to the individual homes. **Mr. King** stated that is what Spectrum is doing but this will put in all new broadband lines, and it will go directly to the individual's house. If you are on a Spectrum line, they will leave the old DSL line there because people still have phones. **Levi Ladd** asked that in this process do the existing pole lease agreement go anywhere. Say you have a situation where there is an overbuild. Obviously, that is between the service provider and the pole owners but there won't be any downtime between any overbuild area and we won't have to deal with any lease issues. **Mr. King** stated that the overbuild would be with Spectrum and they don't own the poles. They are owned by the electric companies or the phone company. **Mr. Ladd** said typically before there are any major upgrades with a communication network, they do what is called a rideout to establish what sections in Town have DSL, and who has fiber, etc. usually the Towns

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or coalitions pay to have a consultant or whoever go out and look at the poles. **Mr. King** stated that when Premium came in March, they did that for us and didn't charge. They gave him a new map and he got a list of all the unserved and underserved. **Mr. Ladd** asked if he knows what speeds or infrastructure there are for each area? **Mr. King** stated that he has a map showing where all the Spectrum is, where all the DSL is. The underserved areas are the ones that only have DSL. The key thing is on the broadband for getting the grant is the provider needs to at least give you 100 over 100. That is usually \$75 to \$100 a month but you can get 30 over 30 which is faster than probably anybody has right now. You can get the 30 for about \$40 a month and if you are low income there is a program that will give you \$30 off your bill. **Adam Briggs** asked if everybody in Town will get it if they have a pole. **Mr. King** stated that if Spectrum isn't already there you are going to get it. And if Spectrum is there but doesn't go out to the end of the road it will go by your house and you will have two choices. **Mr. Ladd** asked if it would cover the entire Town. **Mr. King** stated they will go to the places where there is nothing first. For example, on Zions Hill Spectrum goes to the end so they won't upgrade until they need too. The grant won't let them overbuild in an area because it isn't fair to the business that is already there. **Mr. Briggs** asked what the Town's skin is in the game? **Mr. King** stated that he set the second half our ARPA money towards this. It was his idea, and he hadn't mentioned it to them yet. Our share would probably be \$180 thousand. In his mind he has set the money aside for that, but it is up to them as to how they want to spend it. **Heidi Kinney** asked how much ARPA money we would be getting. **Mr. King** stated that we already have it, and it is \$196 thousand. She asked if we were spending it all on broadband. **Mr. King** stated that it could be as much as \$186 thousand. **Mr. Ladd** stated that he isn't disagreeing but asked **Mr. King** if that is just his opinion on how to spend the funds. **Mr. King** said it was. **Mr. Briggs** asked about the time frame. **Mr. King** stated once the grant goes through if we get it, they will have it done within 12-14 months. **Ms. Kinney** asked if it was free to the citizens. **Mr. King** stated that they would have to pay but they would have different amounts depending on the speed, but it will be free to get it to the house. **Mr. Briggs** stated that he thinks this needs to be a priority as we did a disservice to our kids which we found out during the pandemic, and they couldn't hook up to go to school.

11. Approve/Sign Cemetery Deed for the following:
Anthony & Paula Sambito
Joseph & Heidi Kinney

Peter Haskell made a motion to approve/sign
Second: **Levi Ladd**
Vote: 5-1(Kinney abstains) motion passes

VI. PUBLIC FORUM

Chuck Ellms asked if there is anything we can do about all the political signs that are the same and are only about 10' apart from each other? **Adam Briggs** stated that there is already a State law on the books that you are supposed to have 40' between and each sign and that there is supposed to be a name and a date on the sign as well. **Mr. King** stated that he could have **Al** go out and take a look.

VII. EXECUTIVE SESSION

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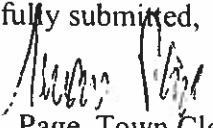
NONE

Heidi Kinney made a motion to adjourn at 7:52pm

Second: **Charles Ellms**

Vote: Unanimous in favor, motion passes

Respectfully submitted,



Susan E. Page, Town Clerk

