

**COUNCIL MINUTES OF  
May 13, 2021**

**COUNCIL PRESENT:** Marcia Delaware, Charles Ellms, Peter Haskell, Andrew Bermudez, Steve Gudroe, Heidi Kinney, David Palmer

**STAFF PRESENT:** Marilyn Curtis, Laura Maul, Kevin Wintle, Matt Connor (via Zoom)

The Invocation was led by **Andrew Bermudez** followed by the Pledge of Allegiance.

**I. PUBLIC HEARING**

1. *Ordinance C2021-03 Change to Shoreland Zone Ordinance Section Q: Erosion and Sedimentation Control*

NO COMMENTS

2. *Ordinance C2021-05 Approval of Bond Anticipation Note*

NO COMMENTS

**II. MINUTES**

1. *Approve/Amend Council Minutes of April 8, 2021*

Motion to Approve: **David Palmer**

Second: **Charles Ellms**

Vote: 6 -1 in favor, Delaware abstained, motion passes

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

1. *Order A2021-17 Appointment to the Dexter Age Friendly Community Committee*

**BE IT ORDERED**, that the Dexter Town Council appoints Carla Hobart to the Age Friendly Community Committee.

Filed May 13, 2021  
**DAVID PALMER**

Second: Steve Gudroe

Vote: Unanimous in favor, motion passes

2. *Sign/Approve SAD #46 Election Warrant*

**Peter Haskell** made a motion to sign/approve

Second: **Steve Gudroe**

Vote: Unanimous in favor, motion passes

**IV. UNFINISHED BUSINESS**

1. *Manager's Report*

**Trampas King** reported that it has been a busy month for all of us. The clerks have been straight out as people are feeling more comfortable getting out. The Age Friendly group has started meeting again and hopefully next month they can start meeting at Wayside Park again enjoying the weather and some music. The Rec department is running the spring sports programs, the facilities and cemetery departments have been working on spring cleanup – raking, mowing, and fighting off black flies. The Public Works department is preparing the roads for paving and tonight we will be discussing the roads that they intend to pave and hopefully choose a contractor. The docks are in on both lakes, and we are working on painting the interior of the bath house to hopefully get us by a few more years as we fund raise to replace the building. There will be a Memorial Day ceremony at the memorial park on Monday the 31<sup>st</sup> sponsored by

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the American Legion. **Mr. King** thanked the recreation committee and the Police Department for hosting a roller skating night last weekend. It was a huge success and the **kindy** seemed to really enjoy it. He also thanked everyone that participated in the clean up day, especially Hannaford for supplying the food. We are working on activities such as – Music in the Park, Cruise In's, Flash in the Pan, and a fly in. Hopefully things open up and we can enjoy the summer with friends and family. As we go forward and things start to open up, we will be keeping our Council meetings in a hybrid format. **Mr. King** reported that last year should have been the Bicentennial celebration but it never happened because of everything that was going on. **Rick Whitney** made three display boards – one from 1820, one from 1920, and one from 2020. They are a comparison of everything that was happening and are on display now at the Town Office and they will be on display at other places as well.

2. *Departmental Reports*  
NO COMMENTS

3. *Ordinance C2021-03 Change to Shoreland Zone Ordinance Section Q; Erosion and Sedimentation Control*

**BE IT ORDAINED**, that the Dexter Town Council hereby amends the Shoreland Zoning Ordinance Section Q; Erosion and Sedimentation Control by adding the following:

2. All activities involving earthmoving or disturbing of soils, *on Big Lake Wassookeag, and 300' north and south of the bridge on Little Lake Wassookeag*, shall be limited to the period between May 15 and November 1.

~~Filed April 8, 2021~~  
Filed May 13, 2021  
**HEIDI KINNEY**

Second: **Steve Gudroe**

Vote: Unanimous in favor, motion passes

4. *Ordinance C2021-05 Approval of Bond Anticipation Loan*

**BE IT ORDAINED**, that the Town of Dexter is hereby authorized to borrow from a lending institution approved by the Town Treasurer and Council Chair a principal amount not to exceed One Million, Three Hundred Thousand Dollars (\$1,300,000), said amount to be payable after one (1) year, at such interest rates and on such terms and conditions as may be approved by the Treasurer and Council Chair, with principal and interest to be payable annually, the proceeds of said loan to be used substantially to finance improvements to the roads/infrastructure of the Town of Dexter, equipment purchases, and refunding outstanding debt.

FILED MAY 13, 2021  
**CHARLES ELLMS**

Second: **Heidi Kinney**

Vote: Unanimous in favor, motion passes

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**V. NEW BUSINESS**

*1. Order A2021-18 Renewal of Victualer's Licenses*

**BE IT ORDERED**, that the Dexter Town Council hereby approves the Victualer's License renewals as follows:

<u>NAME</u>	<u>BUSINESS</u>
A E ROBINSON	A E ROBINSON CONVENIENCE STORE
JOHN HERETAKIS	DEXTER HOUSE OF PIZZA
JOHN MCALLISTER, III	LAKESHORE RESTAURANT
MARK STEPHENS	THE BREWSTER INN
ZHEN YUN DONG	CHINA GARDENS
HANNAFORD BROS. CO., LLC	HANNAFORD SUPERMARKET #8442
COLLEEN BAILEY	DUNKIN DONUTS
RYAN WILKS	DEXTER MUNICIPAL GOLF COURSE
FRANK & MELISSA REYNOLDS	OUR "FAMB"ILY RESTAURANT
CORI CANTRELL	HEART OF MAINE NUTRITION
VINCENT SAWYER	TOOT'S DELICATESSEN
WHITE MOUNTAIN SUBS	SUBWAY
KEN & JANICE SPAULDING	DROOLING GOAT BBQ
SUHIT PATEL	DEXTER VARIETY
ANDREW COSTELLO	P & L MARKET
TAMMY DOW	OLD SOLES PUB

Filed May 13, 2021  
**STEVE GUDROE**

Second: **Charles Ellms**

Vote: Unanimous in favor, motion passes

*2. Order A2021-19 Renewal of Inn Keeper's Licenses*

**BE IT ORDERED**, that the Dexter Town Council hereby approves the Innkeeper's License renewals as follows:

<u>NAME</u>	<u>BUSINESS</u>
MARK STEPHENS	THE BREWSTER INN
DAVID PALMER	TAYLOR EDES INN

Filed May 13, 2021  
**PETER HASKELL**

Second: **Steve Gudroe**

Vote: 6 -1, Palmer Abstained, motion passes

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*3. Order A2021-20 Renewal of Taxi Licenses*

**BE IT ORDERED**, that the Dexter Town Council hereby approves the Taxi License renewal for Roadrunner Taxi, LLC owned by Jeffrey Getchell.

Filed May 13, 2021

**ANDREW BERMUDEZ**

Second: **Charles Ellms**

Vote: Unanimous in favor, motion passes

*4. Order A2021-21 Accept Donation from Plummer Foundation for Age Friendly  
Community Committee*

**BE IT ORDERED**, that the Dexter Town Council hereby accepts the donation of \$2,500 from the Plummer Foundation for the Age Friendly Community Committee.

Filed May 13, 2021

**DAVID PALMER**

Second: **Andrew Bermudez**

Vote: Unanimous in favor, motion passes

*5. Order A2021-22 Accept Donation from Plummer Foundation for Police  
Department*

**BE IT ORDERED**, that the Dexter Town Council hereby accepts the donation of \$3,500 from the Plummer Foundation for the Police Department.

Filed May 13, 2021

**HEIDI KINNEY**

Second: **Charles Ellms**

Chief **Kevin Wintle** stated that they were purchasing three aluminum boxes for the cruisers and the rest of the money will go towards K-9 Zelda.

Vote: Unanimous in favor, motion passes

*6. Order A2021-23 Accept Donation of Real Estate from Dr. Challa Reddy*

**BE IT ORDERED**, that the Dexter Town Council hereby accepts the donation of 51 High Street, Map 10 Lot 98, from Dr. Challa Reddy.

Filed May 13, 2021

**CHARLES ELLMS**

Second: **David Palmer**

**Trampas King** explained that it has been a long time in the works. He has been working with the lawyer on wording and **Dr. Reddy** has been working with the easements with Northern Lights. Mr. King stated that **Dr. Reddy** did ask for the building to be called the Dr. Reddy Community Center.

Vote: 6 – 1 (Gudroe) in favor, motion passes

*7. Order A2021-24 Accept AIP Grant from the Federal Aviation Administration*

**BE IT ORDERED**, that the Dexter Town Council hereby supports the submission of that certain Grant Agreement with the United States of America, Department of transportation, Federal Aviation Administration, identified as **AIP Grant NO. 3-23-0016-017-2021** with a date

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of offer of April 23, 2021 (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 pursuant to the Airport Coronavirus Response Grant Program prevent, prepare for, and respond to coronavirus, by providing funding for costs related to operations, personnel, cleaning, sanitization, janitorial services, combating the spread of pathogens at the airport, and debt service payments. The grant request is for \$13,000.00.

Filed May 13, 2021  
**STEVE GUDROE**

Second: **Heidi Kinney**

**Marcia Delaware** asked if the grant had been submitted. **Trampas King** explained that as soon as the Council gives approval, the lawyer will send it in. **Mr. King** stated that we had a grant for the airport earlier that allowed us to buy new fuel dispensers.

Vote: Unanimous in favor, motion passes

8. *Order A2021-25 Accept Bid for Airport Paving*

**BE IT ORDERED**, that the Dexter Town Council hereby accepts the bid submitted by Roundy Paving in the amount of \$10,000 for paving at Dexter Regional Airport.

Filed May 13, 2021  
**PETER HASKELL**

Second: **Steve Gudroe**

**Trampas King** stated that **Roger Nelson** contacted 3 companies to give bids but only two showed up. The first option is to grind joints and shim with an overlay, and the second option is to dig up and then put a base down. Roundy's stated they could get it done next week. **Steve Gudroe** pointed out that Cameron paving stated they would put down a 12' base and asked if Roundy stated what they would put down. **Mr. King** said that they didn't. **Marcia Delaware** pointed out that Roundy was putting on a thicker coat of pavement.

Vote: Unanimous in favor, motion passes

**Marcia Delaware** explained that there were two different orders for two different paving scenarios. **Trampas King** explained that we had some streets we wanted to do on the North side of Town, Charleston Road, Prospect Street, etc. and then we got word that DOT was going to pave Railroad Avenue with a skinny mix. **Matt Connor**, our fire chief, works for the DOT and he stated that we should see if we could get on the bandwagon with them and get a cheaper rate. The State would do the inspection, sweeping, flagging, and such. **Mr. King** stated that they looked up the price to and it was around \$77 a ton. They will only be putting down a lightweight mix which is sandier and doesn't have the big particles in it so it is a little bit cheaper. When it was put out to bid, the bidders were told what was happening on the lower end but we wanted them to bid anyway. When the bids came in they were the same prices that we got from D.O.T. for a better product. **Mr. King** explained that his goal was to keep the project under \$300,000. He stated that he thought at first we would have to have two separate contractors but now he thinks we should keep it with one contractor for both jobs. If the skinny mix is put down it will probably last 5-10 years. If we put the better product down we might get 15 years out of it. When looking at the prices, B & B and Roundy is using the better product on both of the jobs. When

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you look at Thibodeau and Hopkins they would be using the skinny mix on the lower end. Pike put the heavier on both ends but is a lot more expensive. **Mr. King** suggested that we either pick B & B or Roundy and we would have a better product on the South side. **Peter Haskell** asked if we really could get 5-10 more years by not going with the skinny mix. **Mr. King** stated that the skinny mixes tend to break down quicker especially on the edges. **Chuck Ellms** stated that a lot of times when you use the skinny mix you can almost see the line in the center of the road through it. **Mr. King** stated that we will also be increasing the amount of pavement on the road. Roundy said that they could do in June and B & B said that it would be the end of July. Hopkins wouldn't be until August. **Heidi Kinney** asked about Lakeview Avenue. **Mr. King** stated that he missed it but it was in the mix. It would probably be about \$5,000 to do. **Mr. King** stated that we will also have to hire an inspector when we do the paving and he suggests that we hire **Matt Connor** as that is what he does for the State.

*9. Order A2021-26 Accept Bid for Town Paving – North*

**BE IT ORDERED**, that the Dexter Town Council hereby accepts the bid submitted by Roundy Paving in the amount of \$186,238 for the paving of Charleston Road, Park Street, Prospect Street, Oak Street, and Lakeview Avenue.

Filed May 13, 2021  
**ANDREW BERMUDEZ**

Second: **Peter Haskell**

Vote: Unanimous in favor, motion passes

*10. Order A2021-27 Accept Bid for Town Paving – East*

**BE IT ORDERED**, that the Dexter Town Council hereby accepts the bid submitted by Roundy Paving in the amount of \$102,860 for the paving of McFarland Street, Skimmer Lane, Liberty Street, St. Francis Street, McClellan Street, Cedar Street, and a portion of Water Street.

Filed May 13, 2021  
**DAVID PALMER**

Second: **David Palmer**

Vote: Unanimous in favor, motion passes

*11. Order A2021-28 Accept Donation from Penobscot Lodge for Age Friendly  
Community Committee*

**BE IT ORDERED**, that the Dexter Town Council hereby accepts the donation of \$350 from Penobscot Lodge #39 for the Age Friendly Community Committee.

Filed May 13, 2021  
**HEIDI KINNEY**

Second: **David Palmer**

Vote: Unanimous in favor, motion passes

*12. Order A2021-29 Accept Donation from Masonic Charitable Foundation*

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**BE IT ORDERED**, that the Dexter Town Council hereby accepts the donation of \$350 from the Masonic Charitable Foundation of the Grand Lodge of Maine for the Age Friendly Community Committee.

Filed May 13, 2021  
**CHARLES ELLMS**

Second: **Andrew Bermudez**

Vote: Unanimous in favor, motion passes

*13. Order A2021-30 Renewal of Liquor License for Dexter Farmer's Market*

**BE IT ORDERED**, that the Dexter Town Council hereby approves the renewal Farmer's Market License with authorization to sell malt liquor, spirits, or wine for Mary Hoskins doing business as Dexter, Maine Farmer's Market.

Filed May 13, 2021  
**STEVE GUDROE**

Second: **David Palmer**

Vote: Unanimous in favor, motion passes

*14. Order A2021-31 Acceptance of BAN and Municipal Bond*

**BE IT ORDERED**, that under and pursuant to the provisions of Title 30-A, Section 5772 of the Maine Revised Statutes, as amended, and the Charter of the Town of Dexter, a Capital Project (the "Project") consisting of the purchase of two new plow trucks, road improvements, and refinancing of existing debt, including transaction costs and other expenditures reasonably related to the Project, are hereby approved; and

**BE IT FURTHER ORDERED**, that a sum not to exceed \$1,300,000 is hereby appropriated to provide for the costs of said Project; and

**BE IT FURTHER ORDERED**, that to fund said appropriation, the Treasurer and the Chair of the Town Council are hereby authorized to issue, at one time or from time to time, general obligation securities of the Town (including callable securities, with or without premium, and temporary notes in anticipation of the sale thereof) in an aggregate principal amount of \$1,300,000; and

**BE IT FURTHER ORDERED**, that the discretion to fix the date(s), maturity(ies), denomination(s), interest rate(s), place(s) of payment, form(s), and other details of said securities, including execution and delivery of said securities against payment therefore, and to provide for the sale thereof, is hereby delegated to the Treasurer and the Chair; and

**BE IT FURTHER ORDERED**, that the Finance Director is hereby authorized to open such accounts as the Finance Director deems necessary, including an account at Androscoggin Bank, to facilitate the purposes of this Order.

**BE IT FURTHER ORDERED**, that a tax levy is hereby imposed upon all taxable property within the Town of Dexter, in an amount necessary to meet the payment of the annual serial installments of principal and interest of said general obligation securities and such necessary amounts shall be included in the tax levy for each year until the debt created by the issuance and sale of said general obligation securities is extinguished.

**BE IT FURTHER ORDERED**, that the Treasurer and Chair be further authorized to execute a Loan Agreement with the Maine Municipal Bond Bank in such form as the Bank may require; that the Clerk is directed to affix the corporate seal thereto and attest the signatures of the Treasurer and Chair, and to file a copy of said Loan Agreement, when signed, with the records of this meeting, although the attesting and affixing of the corporate seal thereto shall not be deemed

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essential to the validity of the Loan Agreement; and that the Bond is hereby sold to the Maine Municipal Bond Bank at par.

BE IT FURTHER ORDERED, that the Town Council hereby confirms its determination that the term of the Bond does not exceed 120% of the economic life of the Project.

BE IT FURTHER ORDERED, that the Bond to be issued to the Maine Municipal Bond Bank is hereby designated a "qualified tax-exempt obligation" under the provisions of Section 265(b)(3) of the Internal Revenue Code of 1986, as amended.

Filed May 13, 2021  
**ANDREW BERMUDEZ**

Second: **David Palmer**

Vote: Unanimous in favor, motion passes

*15. Proposed Ordinance Lease agreement with Spizuoco Commercial LLC.*

**BE IT ORDAINED**, that the Dexter Town Council, in accordance with Article 2.08 of the Dexter Town Charter, hereby approves the Town Manager to sign a lease agreement with **Frank Spizuoco Commercial, LLC** for 51 High Street, Map 10 - Lot 98, for a period of one year.

**Charles Ellms** made a motion to place on agenda for Public Hearing

Second: **David Palmer**

**Marcia Delaware** stated that the lease agreement covered all the questions that she had. **Frank Spizuoco** stated that he was in favor of the lease as written. **Mr. King** stated that the Town attorney had been working with **Mr. Spizuoco's** attorney to come to a mutual agreement. **Steve Gudroe** asked about the condition of the roof and the retaining wall. **Mr. Spizuoco** stated that the slate roof needed to be replaced immediately but the flat roof can wait for a while but if it starts to leak then he will have to fix it which he is prepared to do. He stated that the retaining wall is something he doesn't want to tackle as it will be about \$30,000 although it is something that will have to be addressed in a few years. **Mr. Spizuoco** stated that with the easement changes it gives more value to both properties as well. **Andrew Bermudez** and **David Palmer** both thanked him for taking on the building.

Vote: Unanimous in favor, motion passes

*16. Proposed Ordinance Change to Land Use Table*

**BE IT ORDAINED**, that the Dexter Town Council hereby amend the Dexter Town Code Appendix C. Land Use as follows:

E. Land Use Table

	DISTRICTS			
Type of Use or Structure	Commercial	Residential	Rural	Industrial
Warehousing and Storage	*Yes	*YES	No	*Yes

\*Watershed Protection Area

**Andrew Bermudez** made a motion to place on agenda for Public Hearing

Second: **David Palmer**



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Vote: Unanimous in favor, motion passes

*17. Sign/Approve Cemetery Deed for Nancy Corson & Stanley Berube*

**Steve Gudroe** made a motion to sign/approve

Second: **David Palmer**

Vote: Unanimous in favor, motion passes

*18. Order A2021-32 Accept Bid for Purchase of a Truck for the Highway Department*

**David Palmer** made a motion to add Order A2021-32 to the agenda

Second: **Andrew Bermudez**

Vote: Unanimous in favor, motion passes

**BE IT ORDERED**, that the Dexter Town Council hereby accepts the bid submitted by Freightliner of Maine in the amount of \$179,756 for a Freightliner 1080SD w/ body and plow.

Filed May 13, 2021  
**PETER HASKELL**

Second: **Charles Ellms**

**Trampas King** stated that there were three bids given and we had them add everything in – chassis, body, plow, and warranty.

Vote: Unanimous in favor, motion passes

*19. Order A2021-33 Accept Donation from the Maine Community Foundation for Age Friendly Community Committee*

**Andrew Bermudez** made a motion to add Order A2021-33 to the agenda

Second: **Peter Haskell**

Vote: Unanimous in favor, motion passes

**BE IT ORDERED**, that the Dexter Town Council hereby accepts the donation of \$5,000 from the Maine Community Foundation for the Age Friendly Community Committee.

Filed May 13, 2021  
**DAVID PALMER**

Second: **Heidi Kinney**

Vote: Unanimous in favor, motion passes

**VI. PUBLIC FORUM**

**Nancy Clifford** addressed the Council about the new project that she is spear heading for the Kiwanis Club. It will be called Welcome Home and will be similar to the "Welcome Wagon" that was popular in the 50's. **Ms. Clifford** explained that her committee will be putting together packets to give to new residents that will contain business listings, information about the Town, and small gifts from local business's. She would also like to include a welcome letter with hopes that it could be signed by the Town Council as well as the Kiwanis.

**VII. EXECUTIVE SESSION**

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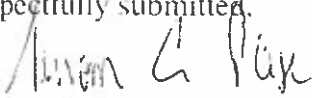
NONE

**Andrew Bermudez** made a motion to adjourn at 8:05 pm

Second: **David Palmer**

Vote: Unanimous in favor, motion passes

Respectfully submitted,



Susan E. Page, Town Clerk

**COUNCIL MINUTES OF  
May 27, 2021**

**COUNCIL PRESENT:** Marcia Delaware, Charles Ellms, Peter Haskell, Andrew Bermudez, Steve Gudroe, Heidi Kinney, David Palmer

**STAFF PRESENT:** Marilyn Curtis, Laura Maul, Kevin Wintle

**I. PUBLIC HEARING**

1. Ordinance C2021-06 Change to Land Use Table

NO COMMENTS

2. Ordinance C2021-07 Sign Lease Agreement with Spizuoco Commercial LLC

NO COMMENTS

**II. UNFINISHED BUSINESS**

1. Ordinance C2021-06 Change to Land Use Table

**BE IT ORDAINED**, that the Dexter Town Council hereby amend the Dexter Town Code Appendix C, Land Use as follows:

E. Land Use Table

		DISTRICTS		
Type of Use or Structure	Commercial	Residential	Rural	Industrial
Warehousing and Storage	*Yes	*YES	No	*Yes

\*Watershed Protection Area

Filed May 27, 2021

**DAVID PALMER**

Second: **Steve Gudroe**

2. Ordinance C2021-07 Sign Lease Agreement with Spizuoco Commercial LLC

**BE IT ORDAINED**, that the Dexter Town Council, in accordance with Article 2.08 of the Dexter Town Charter, hereby approves the Town Manager to sign a lease agreement with Frank Spizuoco Commercial, LLC for 51 High Street, Map 10 - Lot 98, for a period of one year.

Filed May 27, 2021

**HEIDI KINNEY**

Second: **Charles Ellms**

**Trampas King** explained that the Town lawyer is still working on the deed transfer so in the meantime **Frank Spizuoco** will have a short term lease with **Dr. Reddy**. As soon as the deed transfer goes through Mr. Spizuoco can sign the lease with the Town.

Vote: Unanimous in favor, motion passes

