

**COUNCIL MINUTES OF
March 10, 2022**

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

STAFF PRESENT: Marilyn Curtis, Matthew Connor

I. PUBLIC HEARING

NONE

II. MINUTES

1. Approve/Amend Council Minutes of February 17, 2022

Motion to approve: **Levi Ladd**

Second: **Peter Haskell**

Vote: Vote unanimous in favor, motion passes

III. NOMINATIONS, APPOINTMENTS, & ELECTIONS

NONE

IV. UNFINISHED BUSINESS

1. Manager's Report

Trampas King started by thanking the Highway Department for all their hard work. They have been out patching and the roads are looking good. **Mr. King** congratulated the High School cheering and boys' and girls' basketball teams for receiving the award for good sportsmanship. **Mr. King** also reported the following: The skate hut will be open on Friday night with one more event planned. There were about forty kids that showed up last weekend. Roller skating started last Saturday with about seventy kids showing up. The Dexter Revitalization Committee has started their Red Hotdog Festival meetings and have announced that the stars of Maine Cabin Masters will be in attendance. The Work Camp will take place again in July with about 350 kids and chaperones coming.

2. Departmental Reports

David Palmer asked about the "safe drop off" zone at the Police Department and wondered if it could be used for people that have sold things online and need a safe place to meet for pick up. **Andrew Bernudez** stated that he believes it was stated that it could be used for that as well. **Levi Ladd** stated that he is on the Recreation Committee and reported that they are going to host a Hunter Safety Class in April at the Town Hall. **Zach Gardiner**, another committee member, is spear heading it and it will be in April for two nights. **Mr. Ladd** stated that there is some new blood on the committee, and they are trying to do different things so if anybody has any ideas, they can reach out to him.

V. NEW BUSINESS

1. Order A2022-09 Accept Money from Maine Highlands Federal Credit Union

BE IT ORDERED that the Dexter Town Council hereby accepts funds in the amount of \$147.00 from Maine Highlands Federal Credit Union for the Recreation Committee.

Filed March 10, 2022
ADAM BRIGGS

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Second: **Dave Palmer**

Trampas King explained that they have a “dress down” day on Friday’s and pay to be able to wear jeans and they pick a different nonprofit to give the money to.

Vote: Unanimous in favor, motion passes

2. Order A2022-10 Purchase of New Fire Truck

BE IT ORDERED that the Dexter Town Council hereby authorizes the purchase of a 2023 E1 Fire Apparatus from Greenwood Emergency Vehicles for the cost of \$581,099.00.

Filed March 10, 2022
CHARLES ELLMS

Second: **Peter Haskell**

Trampas King stated that we would be putting \$200,000 down and then pay around \$82,000 for five years and that he is checking into Androscoggin Bank, and Skowhegan Savings to see if they can offer better financing.

Vote: Unanimous in favor, motion passes

3. Order A2022-11 Renewal of Medical Marijuana License for Puffers Place

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

Filed March 10, 2022
HEIDI KINNEY

Second: **Charles Ellms**

David Palmer commented that with the marijuana being a new industry and with the Council making him jump through hoops, **Jonathan Hanson** did a great job getting his business established. **Trampas King** stated that we haven’t had any complaints other than with people exiting the road.

Vote: Unanimous in favor, motion passes

4. Order A2022-12 Authorize the Purchase of a Grizzly Screener

Heidi Kinney made a motion to add Order A2022-12 to the agenda

Second: **David Palmer**

Vote: Unanimous in favor, motion passes

BE IT ORDERED that the Dexter Town Council hereby authorizes the purchase of a Grizzly Screener for \$8,500.00.

Filed March 10, 2022
LEVI LADD

Second: **Peter Haskell**

Trampas King explained that we can purchase a larger screener than what we currently have and the one we have is 15-20 years old. He stated that we have extra money in the budget as we didn’t use all the funds for salt and sand.

Vote: Unanimous in favor, motion passes

5. Order A2022-13 Authorize the purchase of 2008 Cat Grader

Peter Haskell made a motion to add Order A2022-13 to the agenda

Second: **Charles Ellms**

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Vote: Unanimous in favor, motion passes

BE IT ORDERED that the Dexter Town Council hereby authorizes the purchase of a 2008 Cat 140M Motor Grader for \$48,000.00 from the Highway Equipment Reserve Account.

Filed March 10, 2022

PETER HASKELL

Second: **Charles Ellms**

Trampas King stated that this grader is a size up from what we have and only has 4500 hours on it where ours has 11,000 and it took us 25 years to get there. The purchase price is \$95,000 but they are giving us \$47,000 for ours. **Steve Kimball** stated that he tried it on Free Street and the Fern Road, and it is a nice machine.

It was mentioned that the order needed to be amended to add that the money was coming from the equipment reserve account.

Vote: Unanimous in favor as amended, motion passes

4. Proposed Ordinance – New Lease for Dexter Municipal Golf Course

BE IT ORDAINED that the Dexter Town Council hereby authorizes the Town Manager to sign the lease agreement with Ryan Wilks for the operation of the Dexter Municipal Golf Course for one (1) year.

Trampas King stated that he has talked with **Ryan** and he requested that the lease be for three years as he needs that to get financing for new golf carts.

Adam Briggs made a motion to add to next month's agenda for public hearing.

Second: **Peter Haskell**

Heidi Kinney asked about item D on pg. 5. It was stated the \$1,000,000 is mandatory coverage and we do get proof. Also pg. 3 where it states a certified contractor needs to do the pesticides. **Mr. King** stated that **Jim Costedio** is certified, and he will be doing it. **Heidi Kinney** asked if **Mr. Wilks** could provide a written report to the Council at the end of each season. He stated that he would. **Levi Ladd** asked **Mr. Wilks** what his responsibilities were when he worked there for **Jim**. He stated that he has been sub leasing the last two years, so he has had full responsibility of the course and has been putting the money through his accounts. Prior to that he worked there for eight years as greenskeeper. **Mr. King** asked if he could provide a membership report with a breakdown of demographics with the elderly to the children. **Ms. Kinney** asked about section 6 – G and **Mr. King** stated that the Town purchased all the equipment from **Mr. Costedio** and he would like to see us get away from owning any golf carts. We own five of them, but they are all old and **Mr. Wilks** owns five carts but is looking to purchase some more. **Mr King** stated that the used value of the Town owned equipment is probably only \$16,000. **Mr. Wilks** asked about the upstairs apartment as it isn't mentioned in the lease. The electrical was updated about four years ago but it needs all new plumbing, and it has no heat source. He would like to fix it up and possibly rent it out as an Air B & B and was wondering who would get the income if that happened. **Mr. King** stated that the three-year lease would cover that, so it gives them something to think about. It only has one fire exit and **David Palmer** stated that it wouldn't be able to be used for an Air B & B. **Mr. Palmer** also asked if there is any money given to the Town from the golf course. **Mr. King** stated that we have never received any and we usually give them some. In the past the Town has run it themselves with a Board of Directors, but we lost money doing it that way. **Mr. Palmer** asked if there was a profit and loss report from last year. **Mr. Wilks** stated that he could provide that but asked if it could be presented in an Executive Session.

Vote: Unanimous in favor, motion passes

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5. Discussion of Lease Renewal for Lakeshore Lunch

Mr. King stated that in the past **Robbie McAllister** has done the upkeep of the bath house as part of the lease price and usually does a good job. He is hoping that with a new building it will be easier to maintain. **Mr. King** pointed out that the key point of the lease amount is to get what the tax amount would be if it were taxable property, and he would like to reevaluate every year. That will need to be done around January of each year.

6. Discussion of Lease Renewal for North Country Riding Club

Mr. King stated that they use the back end of Ellms field and have about four shows a year. We only charge them \$25 a year for the lease and they pay some towards the electricity. Amanda Sherburne, president of the club, would like to have a ten-year lease. **Heidi Kinney** asked about their liability insurance. **Marilyn Curtis** stated that they are supposed to have it, but she hasn't been provided with a new one in a while. **David Palmer** stated that we need to be added to their liability insurance if we aren't already on it. **Levi Ladd** asked they use it year-round or just in the summer and if it is only summer do they have insurance on it year round to cover their building. **Mr. Ladd** also stated that the sponsor of a horse-riding event also must have coverage for the attendees.

VI. PUBLIC FORUM

Jessica and Jonathan Brasier addressed the Council stating that they are both licensed medical marijuana caregivers and Jessica is a licensed esthetician and have been selling in the wholesale market for a year, but they would like to expand into a wellness center located in Dexter. They were asking for the Council to consider changing the existing Ordinance so that it doesn't require ten acres of land for a business. They stated that it is limiting the options and may push them out of Town. **David Palmer** asked them where they were looking to build, and **Mr. Brasier** stated they were working on a place to lease. **Mr. Palmer** pointed out that they also had to make sure that it wasn't within 1000' of an existing church, daycare, or school. **Ms. Brasier** stated that the property they are looking at isn't near any of these but that it is only 8 acres. Their focus isn't going to be just on cannabis as they are looking to have a wellness center. **Mr. King** thanked them for bringing in their plans for the building and stated that he is concerned with the location and feels that the public needs to know so that they don't feel slighted. **Levi Ladd** asked what they will be offering. **Ms. Brasier** stated it will be a small strip mall with cannabis offerings on one end of the building and non-cannabis offerings on the other end. **Mr. Palmer** asked if they have talked to the Office of Marijuana Policy about the different types of service. **Ms. Brasier** stated she has been in contact with them, and she has discussed ideas on how it can be highlighted to be a part of health, diet, and exercise with cannabis as an option. **Mr. King** asked if they had purchased the land yet. The Brasier's stated that they haven't, and they have also discussed going elsewhere but they would like to be in Dexter. **Andrew Bermudez** stated that he had talked to **Mr. King** about his concerns. He would like to make sure that the Town residents have input into whether the Ordinance gets changed. He doesn't want to give the appearance that we lied to them. **Ms. Brasier** asked that if the Council did decide to give additional permits how they would decide who gets them. **Mr. Palmer** stated that they would have to have all their ducks in a row and have all the answers from OMP. It will be a long process to get the Ordinance changed. **Heidi Kinney** asked how the new establishment would be different from Puffer's Place that currently has a medical business. **Heidi Nunes** of Puffer's Place stated that she too is an esthetician like **Ms. Brasier** and can do the same things they

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would be offering. She stated that she didn't feel like it would be fair to change the acreage as they would have located closer to Town if that hadn't been in effect. **Mr. Ellms** stated that if we made the other two businesses jump through hoops, we shouldn't change it to make it easier for others. **Ms. Brasier** stated that their practice would be different. She loves Puffer's Place but the two aren't comparable as she has a totally different vision. She doesn't want to see the Town overrun with cannabis businesses, but she would like to have her business here. **Mr. King** asked if they would share the location of where they were looking to build. **Ms. Brasier** stated that it was on Church Street right across from Acadia Street. **Jonathan Hanson**, owner of Puffer's Place, stated that competition is good but that changing the Ordinance to make things easier for others isn't good.

Trampas King talked about the tax acquired properties and stated that #4 could come of the list and we would discuss them at the April meeting. He also stated that we have some money set aside for paving this year, but it will be tough due to increased costs. He stated that the State is doing some work on the Cambridge Road but we don't really have much on that end of Town so we probably can't coordinate with them.

Jonathan Hanson addressed the Council again about solar power and asked if anything had been done to investigate it. **Mr. King** stated that we have had companies come in and talk to us before and there would be issues with just getting %15. **Mr. Hanson** stated that the Town could put it in themselves, and **Mr. King** stated that would be too much of a burden to ask the taxpayers of the Town to put up \$7million for solar. **Mr. Hanson** asked how much the yearly power bill is. **Mr. King** stated that it is around \$40,00 but some of that is delivery charges, and the largest portion is the streetlights. **Mr. Ellms** voiced his concerns again about the cost to taxpayers and the fact that there are hidden costs we aren't told about. **Levi Ladd** asked **Mr. Hanson** if he knew of any Towns that are the sole owners of the solar fields? He stated that he didn't mind making a few calls because without figures from similar Towns it is hard to go along with the idea. **Mr. Bermudez** stated that residents have the option to install their own solar panels if they are unhappy with the electricity costs. Why should it be the Town's responsibility to put in solar farms? He isn't against solar but is against the Town taking it on. The Council has the responsibility to provide the best for the residents and look out for their future.

VII. EXECUTIVE SESSION

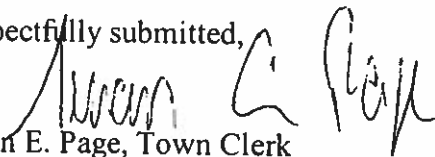
NONE

Adam Briggs made a motion to adjourn at 8:29

Second: **Peter Haskell**

Vote: Unanimous in favor, motion passes

Respectfully submitted,


Susan E. Page, Town Clerk

