

SELECTMEN'S MEETING – TUESDAY, JANUARY 8, 2019

Present: Chairman Karl Ekstedt, Selectmen Tim Roche, Dan Hobbs, John Howarth and Town Manager Jon Carter

Excused: Selectman Kathy Chase

5:00 PM Workshops:

1. Update on the Public Safety Complex status and budget to date. Commissioning Agent. Fire Substation Alternative Site and Building Cost. Also present: Fire Chief Wayne Vetre, Police Chief Jo-Ann Putnam, Police Officer Chris Baez, Ron Lamarre (Lavallee Brensinger), Mason Rowell, Greg Rossnagel (Landry-French).

The team meets regularly to discuss change orders and progress of the project. The major topic to consider tonight is the budget. Jo-Ann and Wayne have been working with furniture vendors and have a firm price of \$581,791. The GMP signed 11 months ago is \$11,258,078. This includes \$200,000 of construction contingency. \$40,000 was reserved for the commissioning agent to do the calibrating. Sparhawk has agreed to do our job for \$39,405 and they have reviewed the scope of work. The total project cost is \$13,351,000 with \$890,000 leftover for the substation. The substation is projected at \$1,033,626 or about \$206,000 short. Some upgrades have been selected which use part of the contingency. The communications tower has a separate budget. Three things not included are an epoxy floor for the fire truck bay (approximately \$26,000 and safer than poured concrete), a roll-up generator with transfer switches, and the fire pole. There was a donation for landscaping, but the Town will pay about \$70,000-90,000 to install the wiring and irrigation.

The substation will be a pre-engineered building instead of stick-built. By moving the location from Route 109 to Route 9 we will have a better site and save about \$164,000. Route 9 is also a better location for the communication tower in terms of energy availability and security. There have been discussions with the call force and the Branch Station may remain open. Jon is recommending a warrant article taking \$250,000 from the Inland Golf Fund, and the timing would be in June when the money would be needed.

The consensus was to move the substation to Route 9 and keep the Branch Station open. The new building and substation are scheduled to be completed this summer. Kevin French told Jon the GMP for the substation will be ready for the next meeting. Ground breaking for the substation is planned for April 1. The 109 site can be put up for sale in June. High Pine will be closed and sold when the work is completed. Tim was concerned about coverage for Tatnic. Jon needs to sign the P.O. for furniture and equipment ASAP to protect the prices. The vendor will install it and make repairs on site and everything will match.

2. Police Department Business

~The Department is storing a large number of guns that were turned in. Jo-Ann would like to keep them out of circulation and hire Gunbusters to grind them down. The consensus was to grind them and preserve the documentation.

~Department motorcycle: we have been able to lease it for the season. Now the lease terms are changing and we would have to lease it for the entire year. We can buy it at a good price which is better than a 5 year lease. The dealer provides free training and will store the bike over the winter. The consensus was to buy it.

3. Update on Town Finances-Jodie

We are at 52% of operations expended and 49% revenue collected. Tax collections and excise collections are good.

4. Turnpike Update

The Turnpike Authority has signed a Purchase & Sale Agreement for land in the industrial park to provide for future Turnpike interchange expansion.

5. Harbor Update

The Assistant Harbor Master is working part-time and Scott Worthing is helping. Jon has been talking with the fishermen. The software company is helping input the mooring applications. There is a pre-construction meeting for the SHIP grant. Three candidates for the Harbor Master position will be interviewed. Some of the HAC members suggested that the Harbor Master should report to the Police Chief because of the law enforcement responsibilities.

6. Planning Board Candidate Interview: Richard DeBold**7:00 PM – SELECTMEN'S MEETING****MUNICIPAL OFFICERS BUSINESS / PUBLIC HEARINGS****1. Public hearing to release up to \$40,000 from the Open Space Fund to purchase 10.41 AC of land (Map 0059/ Lot 009) surrounding the Fenderson Commons from Matthews Estate off the Bald Hill Rd at \$30,000 which is assessed for \$30,000 and \$10,000 for legal and title review.**

Conservation Commission Chairman Owen Grumbling and Keith Fletcher were present to answer questions. The property has a ROW off Bald Hill Road, but the title review found a provision that the ROW easement would extinguish if the Town purchased the property. The Conservation Commission feels that the use of the ROW is not critical for acquiring the property, and the ROW isn't the easiest way to access it. Mr. Roche asked if we could table this for 2 weeks to negotiate a better price. Mr. Carter said we have signed the Purchase & Sale Agreement and paid a deposit. Mr. Fletcher said our agreement is contingent on the title work. The closing date is set for February 22.

Motion by Mr. Howarth, seconded by Mr. Roche, to continue the public hearing until January 22. Passed unanimously.

2. The Steak Co., Inc., dba: The Steakhouse, 1205 Post Road, Wells, application for a full-time Malt, Vinous, and Spirituous Liquor License. (R)

Public comment was solicited and there was none.

Motion by Mr. Roche, seconded by Mr. Hobbs, to close the public hearing and grant the renewal application. Passed unanimously.

3. Good News:

~Congratulations to Coach Roche who was recognized in the York County Coast Star for his work with veterans and the football team's Salute to the Military.

~Library Director Devin Burritt and his wife had their second child, a healthy boy, on New Year's Eve.

4. *Open to the Public*

~There was a comment about all the new construction in Town, traffic congestion, the impact on wells, septic systems, schools and the Police and Fire Departments.

CURRENT AGENDA ITEMS**1. *Review and action on Accounts Payable and Payroll Warrants.***

There is a Warrant dated January 8, 2019 with expenses of \$1,203,261.96, school payment of \$1,652,752.00, net payroll for the week ending 12/20/18 in the amount of \$73,185.71, net payroll for the week ending 12/27/18 in the amount of \$72,849.21, and state and federal withholding taxes, plus FICA, Medicare and federal taxes filed electronically in the amount of \$59,531.46 for total expenses of \$3,061,580.34.

Motion by Mr. Roche, seconded by Mr. Hobbs, to approve and sign the Warrant dated January 8, 2019 in the amount of \$3,061,580.34. Passed unanimously.

There is a General Assistance Warrant dated January 8, 2019 in the amount of \$2,065.87 from the Special Fuel Fund. The balance in the fund is \$36,246.10.

Motion by Mr. Roche, seconded by Mr. Hobbs, to approve and sign the General Assistance Warrant dated January 8, 2019 in the amount of \$2,065.87. Passed unanimously.

2. *Update, discussion and action on Committees, Projects, Issues, Purchases and Personnel:***a) *Discussion and action on appointing a Commissioning Agent for the startup of the new Public Safety Complex at a cost of \$39,405.***

Since there is no clerk of the works we are hiring an engineering firm that specializes in start-ups of new buildings. All mechanicals and equipment will be inspected and calibrated. Our architect and construction firm helped us select Sparhawk Group for our commissioning agent.

Motion by Mr. Roche, seconded by Mr. Hobbs, to appoint the firm of the Sparhawk Group to be the Commissioning Agent for the new Public Safety Complex project at a cost of \$39,405 and to authorize the Town Manager to sign the agreement. Passed unanimously.

b) *Discussion and action on the decision to proceed with the new authorized Fire Substation 1) the location of the project and, 2) budget amount.*

At the Town vote in November, the voters authorized the Selectmen to choose the best site for the fire substation. The analysis of the Route 9 site cost \$69,000. We are saving approximately \$164,000 in site development costs and \$50,000 in building costs by changing the location from Route 109 to Route 9. Mr. Ekstedt noted that input from the call force was considered and that we will rehab the Branch Station to continue its use. We appreciate their continuing service to the Town. Coverage for other areas of Town is being discussed. Mr. Howarth noted that the Town will sell the alternate location.

Motion by Mr. Roche, seconded by Mr. Hobbs, that the site of the new fire substation be at the Public Works location on Route 9 and to proceed with the development of the Guaranteed Maximum Price Agreement for signing at the January 22, 2019 Selectmen's meeting in the amount not to exceed \$1.25 million. Passed unanimously.

c) Discussion and action on Updates, Personnel and Committee Assignments, Resignations and Issues.

i. Town Manager

1. Our new HR Director Marcy Faucher has started.
2. We have several applications for the Harbor Master position.
3. The ACO decision is forthcoming.

ii. Selectmen

1. Motion by Mr. Roche, seconded by Mr. Hobbs, to accept Pierce Cole's resignation from the Planning Board. Passed unanimously.
2. Motion by Mr. Roche, seconded by Mr. Hobbs, to appoint Brian Toomey as a regular member to the Planning Board with term to expire December 2021. Passed unanimously.
3. Motion by Mr. Roche, seconded by Mr. Hobbs, to appoint Richard DeBold as an alternate member to the Planning Board with term to expire December 2019. Passed unanimously.
4. Motion by Mr. Roche, seconded by Mr. Hobbs, to accept Bruce Bjork's resignation from the Budget Committee. Passed unanimously.

iii. Discussion and action to accept donations and bequests.

1. \$10.00 from Sarah Windle to the Town of Wells for the Fuel Assistance Program Fund.

Motion by Mr. Roche, seconded by Mr. Hobbs, to accept the generous donation and write a letter of thanks to the donor. Passed unanimously.

2. \$35.00 from various Library users to the Wells Public Library.

Motion by Mr. Roche, seconded by Mr. Hobbs, to accept the generous donation. Passed unanimously.

iv. Discussion and action on approving minutes of December 18, 2018 Selectmen's meeting

Motion by Mr. Roche, seconded by Mr. Hobbs, to accept the December 18, 2018 minutes as written. Passed unanimously.

NEW BUSINESS

1. Open to the Public

Public comment was solicited and there was none.

2. Town Manager's Report

Thank you to American Legion Post #143 for all their years of service to the community. They organized the Memorial Day parade and put flags on veterans' graves, but are now closing because of low membership.


Cindy Adamsky is looking for another group to take over the parade. Mr. Roche said the football team will put the flags on the graves.

3. *Adjournment*

Motion by Mr. Roche, seconded by Mr. Hobbs, to adjourn. Passed unanimously.

Respectfully submitted,

Accepted by,


Cindi Davidson,
Meeting Recorder

