

## ***SELECTMEN'S MEETING - Tuesday, January 22, 2019***

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

### ***5:00 PM Workshops:***

***1. Workshop with the Energy Committee and Walden Renewables regarding the possible leasing of Town land for a utility grade solar array. Also present: Wells Energy Committee, Henry Weitzner and Jack Kenworthy of Walden Renewables.***

Henry and Jack presented an overview of the company, projects they have done and how they build a project team. They combine technical and financial expertise and oversee the entire project from development and permitting to operation. They have toured both of our potential sites and met with the Energy Committee. A 10 MW installation can power 1,200 homes and could be split between the two sites. A project of this size would generally have a 30-40 year lease with the Town, and solar property is taxed as personal property. Walden hires the construction manager and contractors, arranges for the capital and finds a buyer for the power. A decommissioning fund is established for the end of the project. Karl asked for a summary of the lease terms and the Town's exposure. Jon proposed a warrant article to allow the Selectmen to lease the property. A zoning change may be required to allow solar in the Residential and Rural Zones.

***2. Workshop with WEMS Director - Update on WEMS. Also present Jim LaPolla.***

~The new ambulance arrived this week and the old one is gone.

~The staffing level is good. WEMS had 100 calls so far in January. They are seeing more overdoses.

~WEMS has an arrangement with York Hospital to follow up with lift assists. The hospital follows up with safety inspections, medication assistance, OT and PT as needed to reduce the number of repeat calls.

~Medicaid expansion is not helping with their collections.

***3. Workshop on the purchase of Aluminum Beach Steps for Crescent Beach and Drakes Island Access Points to the Beach. Also present: Interim Public Works Director Carol Murray and Crew Chief Paula Green.***

The March storm did extensive damage to the steps at Crescent Beach and we made temporary repairs for the beach season. The federal government has committed \$198,000 for repairs. We are proposing having a mason repair the concrete, overlay the steps with 3' aluminum steps and add a 3' aluminum ramp. The ramp would help people with wheelchairs and strollers, and be removed in winter. Another ramp is proposed for the inner harbor beach at Drakes Island beyond the restrooms. The Eastern Shore lot behind the restrooms will also be repaired. The cost will be about \$29,000, or \$35,000 including the fee for the mason. Funds would come from the Beach Enterprise Fund after a public hearing. We can apply to FEMA for reimbursement.

***4. Workshop on the 2019 Beach Parking Policy. Also present: Police Chief Jo-Ann Putnam, Finance Director Jodie Sanborn, Parking Enforcement Officer Sally LeBlanc.***

The primary changes proposed are going from a day or half day rate to a \$3 hourly rate and setting a limit of 2 stickers per family. The meters accept tokens, credit cards and Canadian credit cards. The feeling is that it is safer if the attendants don't have cash. They check in and out with Sally each shift. Proposals include

charging \$40 for the first sticker and \$45 for the second, with the fines increasing from \$35 to \$50. Stickers are vehicle-specific. When people buy stickers they receive a map of the parking lots and are told that parking is first come, first serve. A sticker will not be issued if property taxes are in arrears. An information sheet will be enclosed with the spring tax bill. If a sticker is tampered with, the Police Department will confiscate it and the fine is \$50.

Parking for the charter boats and mooring holders was discussed. One option is to have the charter boats pick up people on the western side, and have the clients park at the harbor lot by the gazebo. Mooring holders receive one sticker with their mooring agreement. The Drakes Island lot is proposed to have time limits, with parking spots moved to the river side of the harbor near the ramp. The handicap spaces will be closer to the restrooms.

**5. *Workshop with the Conservation Commission on Open Space Purchasing. Also present: Owen Grumbling and Keith Fletcher of the Conservation Commission.***

The owners lowered the price to \$1,500 under the assessed value because the easement for the ROW will be extinguished with the sale. The ROW has no effect on the value to the Town. The Town's plan is to conserve the land for habitat and potential timber harvesting when forest management is needed. The Commission is working on obtaining an adjacent parcel and Karl said the Selectmen are willing to consider other projects.

**6. *Workshop on amending the Licensing Ordinance regarding Food Trucks.***

The Town Clerk registered about 40 food trucks last year and asked if the registration could be handled differently. The trucks are mostly on commercial land that has an approved site plan. Should the burden be put on the property owner to obtain a block of licenses and send the vehicle registrations to the Town? There are 40 trucks on a rotating basis, with 10 trucks on the property at one time. The consensus was that each truck owner should be responsible for the paperwork for his/her own vehicle.

**7:00 PM – SELECTMEN'S MEETING**

***MUNICIPAL OFFICERS BUSINESS / PUBLIC HEARINGS***

**1. *Continuation of the 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.***

Thank you to Owen Grumbling and Keith Fletcher for helping the Town obtain this conservation land. The purchase price has been reduced by \$1,500.

Public comment was solicited and there was none.

Motion by Mrs. Chase, seconded by Mr. Roche, to close the public hearing and release up to \$38,500 from the Open Space Fund for the title review and purchase of Map 59 Lot 009 from the Matthews Estate. Passed unanimously.

**2. *Town of Wells, 208 Sanford Road, Wells, application for a Liquor License for the Taste of Wells Benefit Event on February 10, 2019 at York County Community College. (N)***

Volunteer and Events Coordinator Cindy Adamsky discussed the plans for the second annual Taste of Wells. Tickets are \$10 per person and 11 vendors have signed up. Parking was a challenge last year and will be better at the College. Proceeds will benefit the Town's Heating Assistance Program and 2019 Project Graduation. Tickets are available at Town Hall and on line.

Motion by Mrs. Chase, seconded by Mr. Roche, to close the public hearing and grant the license. Passed unanimously.

**3. *Jeffrey A. Simpson, dba: Jeffrey A. Simpson Inc., application for a Solid Waste Disposal License. (R)***

Public comment was solicited and there was none.

Motion by Mrs. Chase, seconded by Mr. Roche, to close the public hearing and grant the license. Passed 4-0-1 with Mr. Ekstedt abstaining.

**4. *Good News:***

~Several residents wrote to thank WEMS and the Police Department for their compassionate and professional care. People who have fallen wrote to thank them for the lift assists.

~Chief Putnam received a letter from the Wilton Police Department thanking Sgt. Shaw and his K-9 for assisting with a search at their school last month.

**5. *Open to the Public***

~Chief Putnam thanked everyone for heeding the storm warnings over the weekend and staying safe.

~Mr. Roche updated the Board on high school activities. Superintendent Daly encourages the students to do community service and each team has a project. The wrestling team sponsored a dance to benefit a young boy with a rare disease whose father is a former Wells wrestler. On Saturday the Shoot for a Cure raised \$25,000 for cancer research. The girls have raised \$270,000 in 10 years. York Hospital is naming their new breast cancer center in honor of the team. Indoor track and field is raising funds for Alzheimer's research. The boys' basketball raises funds for the Dream Factory. The girls' basketball team paid for a \$7,000 wish through the program.

Today was the first unified basketball game and we beat Massabesic. The next home game will be Tuesday, January 29 at 3:45, everyone is welcome.

~Cindy Adamsky is coordinating plans for this year's Memorial Day Parade since the American Legion Post has closed. Mr. Carter challenged all veterans to participate.

~Mr. Ekstedt thanked the Police Department, Fire Department, Highway Department and WEMS for their efforts during the last storm. Everyone is urged to check on their neighbors.

### ***CURRENT AGENDA ITEMS***

#### ***1. Review and action on Accounts Payable and Payroll Warrants.***

There is a Warrant dated January 22, 2019 with expenses of \$374,021.75, no school payment, net payroll for the week ending 1/3/19 in the amount of \$80,167.08, net payroll for the week ending 1/10/19 in the amount of \$81,807.53, and state and federal withholding taxes, plus FICA, Medicare and federal taxes filed electronically in the amount of \$68,859.44 for total expenses of \$604,855.80.

Motion by Mrs. Chase, seconded by Mr. Roche, to approve and sign the Warrant dated January 22, 2019 in the amount of \$604,855.80. Passed unanimously.

There is a General Assistance Warrant dated January 22, 2019 in the amount of \$793.88 from the Special Fuel Fund. The balance in the fund is \$35,700.23.

Motion by Mrs. Chase, seconded by Mr. Roche, to approve and sign the General Assistance Warrant dated January 22, 2019 in the amount of \$793.88. Passed unanimously.

#### ***2. Update, discussion and action on Committees, Projects, Issues, Purchases and Personnel:***

a) ***Discussion and action on scheduling a Public Hearing to release funds from the Beach Enterprise Fund (0900) up to \$35,000 to install new removable steps and ramps at the entrance to Crescent Beach and a ramp off the Jetty Beach Drakes Island Parking lot to gain an easier entrance to the inner harbor beach.***

The March storm last year caused major damage at the beach. FEMA and the DEP have reviewed our plans for the repairs.

Motion by Mrs. Chase, seconded by Mr. Roche, to schedule a public hearing on February 5, 2019 at 7:00 PM in the Littlefield Meeting Room, 208 Sanford Road, to release up to \$35,000 to install new removable steps and ramps at the entrance to Crescent Beach and a ramp off the Jetty Beach Drakes Island Parking Lot to gain an easier entrance to the inner harbor beach. Passed 4-0-1 with Mr. Howarth abstaining.

b) ***Discussion and action on scheduling a Public Hearing on the 2019 Beach Parking Pass Policy.***

The policy was reviewed at an earlier workshop with the project team. We are trying to make parking and enforcement easier. The changes made tonight to the draft policy will be posted on the Town's web site.

Motion by Mrs. Chase, seconded by Mr. Roche, to schedule a public hearing on February 5, 2019 at 7:00 PM in the Littlefield Meeting Room, 208 Sanford Road, on proposed changes to the 2019 Beach Parking Pass Policy. Passed unanimously.

c) ***Discussion and action on approving the Northern New England Chapter Cystic Fibrosis Foundation CF Cycle for Life bicycle tour through Wells on July 13, 2019.***

Motion by Mrs. Chase, seconded by Mr. Hobbs, to allow the Cystic Fibrosis Foundation Bike Tour on July 13, 2019 through Wells along the route and schedule proposed and reviewed by the Wells Police Department. Passed unanimously.

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

1. ***Town Manager***

~Caitlin Lipert has been hired as the new Animal Control Officer.

~Harbormaster update: 4 people were interviewed, one of the candidates is being seriously considered.

2. ***Selectmen***

~Annual appointment of the WEMS Board of Directors.

Motion by Mrs. Chase, seconded by Mr. Roche, to reappoint the following members to the WEMS Board of Directors: Thomas Oliver, Michael McDonald, Marjorie Page and Kathleen Burke. All terms will end December 2019. Passed unanimously.

~Motion by Mrs. Chase, seconded by Mr. Roche, to accept Michael Patterson's resignation from the Recreation Commission. Passed unanimously.

~~Motion by Mrs. Chase, seconded by Mr. Roche, to appoint Delaney Gray as a regular member to the Recreation Commission with term to expire April 2020. Passed unanimously.

e) ***Discussion and action to accept donations and bequests.***

1. \$223.00 to the Wells Public Library from Friends Supporting Wells Public Library for keypad installed in Friends Room.

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

2. \$50.00 from James Quimby to the Town of Wells for the Fuel Assistance Program Fund.

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

3. \$25.00 from Gayle Henderson King to the Wells Public Library in appreciation of Library Staff efforts.

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

f) ***Discussion and action on approving minutes of January 8, 2019 Selectmen’s meeting.***

Motion by Mrs. Chase, seconded by Mr. Roche, to accept the minutes as written. Passed 4-0-1 with Mrs. Chase abstaining.

***NEW BUSINESS***

1. ***Open to the Public***

Public comment was solicited and there was none.

2. ***Town Manager’s Report***

Mr. Carter thanked the Public Works and Public Safety employees for their good job during a difficult storm. We plan to modify the plowing routes to expedite the snow clearing.

3. ***Adjournment***

Motion by Mrs. Chase, seconded by Mr. Roche, to adjourn. Passed unanimously.

Respectfully submitted,

Accepted by,

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Cinndi Davidson,  
Meeting Recorder