

SELECTMEN'S MEETING - TUESDAY, JULY 16, 2019

Present: Chairman Karl Ekstedt, Selectmen Tim Roche, Kathy Chase, Sean Roche, John MacLeod, Town Manager Jon Carter

5:15 PM Executive Sessions

1. Executive Session: Personnel Matters 1 M.R.S.A. § 405(6)(A)

Motion by Mrs. Chase, seconded by Mr. T. Roche, to go into Executive Session, pursuant to 1. M.R.S.A. § 405(6)(A) regarding the Fire Chief interim position and compensation. Passed unanimously.

Motion by Mrs. Chase, seconded by Mr. T. Roche, to come out of Executive Session. Passed unanimously.

2. Executive Session pursuant to 1 M.R.S. § 405(6)(C), to confer on the acquisition of property as part of a proposed road project.

Motion by Mrs. Chase, seconded by Mr. T. Roche, to go into Executive Session, pursuant to 1. M.R.S.A. § 405(6)(C) to confer on the acquisition of property as part of a proposed road project.

Motion by Mrs. Chase, seconded by Mr. T. Roche, to come out of Executive Session. Passed unanimously.

3. Executive Session: Personnel Matters 1 M.R.S.A. § 405(6)(A)

Motion by Mrs. Chase, seconded by Mr. T. Roche, to go into Executive Session, pursuant to 1. M.R.S.A. § 405(6)(A) regarding the Public Works Director position. Passed unanimously.

Motion by Mrs. Chase, seconded by Mr. T. Roche, to continue the Executive Session at the end of the meeting. Passed unanimously.

4. Executive Session: Personnel Matters 1 M.R.S.A. § 405(6)(A)

Motion by Mrs. Chase, seconded by Mr. T. Roche, to go into Executive Session, pursuant to 1. M.R.S.A. § 405(6)(A) regarding the Studio Manager Stipend increase. Passed unanimously.

Motion by Mrs. Chase, seconded by Mr. T. Roche, to come out of Executive Session. Passed unanimously.

6:00 PM Workshop - Televised

1) Discussion with Town Insurance Agent on Property Package Pricing regarding changing deductibles. Also present: Robert Foley, Cole Harrison Agency.

We have a \$1,000 deductible on our property insurance, and Bob priced out \$5,000 and \$10,000 deductibles. Since we don't have many claims we can save on the annual premium by increasing the

deductible. For a \$5,000 deductible, the premium would be \$78,182 and we would save \$12,248. The consensus was to accept the \$5,000 deductible, which Bob is making retroactive to July 1. Thanks to Bob for his hard work and for helping the Town with this saving.

2) *Discussion on establishing, the makeup and charge of the Parking and Traffic Committee. Also present: Betsy DiCapua.*

Jon asked Betsy to facilitate the work of this committee and contacted Gorrill Palmer to provide technical assistance. Betsy proposed brainstorming the desired outcomes, collecting data and developing a long range plan. The parking plan needs to balance safety and privacy for homeowners with public access to the beach. Diversity of the beaches and neighborhoods should be considered. Representation on the committee should include: 1 Drakes Island resident, 1 Crescent Beach/Webhannet resident, 1 Atlantic Avenue resident, 1 Moody resident, 1 resident from west of I-95, 1 campground representative, 2 business representatives (1 from the beach and 1 from Route One). The Town Planner/Engineer and a representative from the Police Department will advise the committee, with Gorrill Palmer as the traffic consultant. Kathy said we should get input from the summer people while they are still here. The parking lot revenue goes into an enterprise fund, and consideration of parking fees should be included in the committee's charge.

7:00 PM – SELECTMEN'S MEETING

Special Presentation to former Selectmen Daniel Hobbs

A plaque was presented to Mr. Hobbs in recognition of his service on the Board.

MUNICIPAL OFFICERS BUSINESS / PUBLIC HEARINGS

1. *Public hearing for determination of road treatment for Cheney Woods Road.*

Many of the residents have petitioned to have the road paved. We have been working with the PWD and putting funds away for the project. Other residents have petitioned to leave the road gravel. It is harder to maintain the gravel with more residents moving into the area and more traffic using the road. The speed limit is 25 MPH but people go faster when the road is well maintained. Part of the area is in the Mt. A. to the Sea region.

PWD Carol Murray has researched road surfacing and recommends a method that was used successfully in South Dakota for gravel roads with 400 cars per day or less. It uses a different gravel with fine material that binds it together better, fewer big rocks, shoulders are maintained better. She recommends trying this method and if it doesn't work, there will be a good gravel base for paving later. A 4% crown will shed water better than 2%. Some routine maintenance is also needed.

Public comment was solicited.

~If the road is paved there may be more speeding.

~The Nature Conservancy has mapped the Tatnic Hills. They would prefer not to pave the road because of habitat preservation, animal migration routes and vernal pool protection. This treatment sounds better than paving.

~The Town should prohibit more new homes in that area, then the road wouldn't need to be paved.

~There should be signage: “dirt road ahead” and “conservation area.”

~The Police Department is doing a great job against the 4 wheelers.

~The road needs to be maintained for emergency vehicles.

~In 2005 the DIFW biologist recommended not improving the road because of turtle migration. They migrate in the same area each year and use a wide swath of road. The exact spot can't be predicted each year. Under-the-road turtle crossings could be considered but the turtles would have to be funneled to those spots. If the road is widened it would endanger the wetlands.

~People walk, ride bicycles and ride horses. There are too many near misses.

~This area used to be the top of a volcano and now it is a fantastic spot for wetlands, one of the best in the State.

~Several wildlife biologists discussed the endangered turtles. If even a small number are killed during migration, they could soon become extinct.

~One resident spoke in favor of paving the road and maintaining it.

~The Nature Conservancy recommended limbing the trees for safety, and opening up the evergreen areas in winter.

Ms. Murray said that the canopy should be trimmed to let the sun get at the surface in winter, since salt can't be used on dirt roads. There would be minor cutting, mostly the canopy and some evergreens.

~The conservation land was a public investment for recreation, habitat protection, etc. We should protect our investment.

~What are the current maintenance costs? It has to be graded 4 or 5 times a year at \$400-500 each time. With the proposed road treatment, a grader would have to be hired and the special gravel mix would have to be purchased. We may be able to reshape what is there and not add much material. Ms. Murray will get some estimates for next year's budget. She estimated \$10,000-15,000 including the drainage, and decreased maintenance costs. There is a high water table and the ledge traps water under the road bed. To pave the road, it would have to be rebuilt at approximately \$1-2 million per mile.

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

2. *Town of Wells application for a Mass Gathering Permit for the HarborFest Family Festival to be held at Wells Harbor Community Park on August 3, 2019.*

Public comment was solicited and there was none.

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

3. *Good News*

~The PWD received 2 thank you letters for their work paving Burnt Mill Road.

~Chief Putnam received a thank you note from 2 Drakes Island residents. Officer Caitlin Lipert and other members of the force found their lost dog.

~Mr. T. Roche has been biking around Town and noticed a lot of good work by the PWD. Thank you to Keith Fletcher and his work on Ghost Meadow Trail. The bridge through the bog is beautifully done.

4. *Open to the Public*

Public comment was solicited and there was none.

CURRENT AGENDA ITEMS

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

There is a Warrant dated July 16, 2019 with expenses of \$3,667,036.06, school payment of \$1,683,283.58, net payroll for the week ending 7/3/19 in the amount of \$103,967.81, net payroll for the week ending 7/11/19 in the amount of \$125,865.67, and state and federal withholding taxes, plus FICA, Medicare and federal taxes filed electronically in the amount of \$93,803.78 for total expenses of \$5,673,956.90.

FY19 \$1,258,725.68

FY20 \$2,408,310.38

Motion by Mrs. Chase, seconded by Mr. T. Roche, to approve and sign the Warrant dated July 16, 2019 in the amount of \$5,673,956.90. Passed unanimously.

There is a General Assistance Warrant dated July 16, 2019 in the amount of \$1,610.16 for General Assistance.

FY19 \$646.21

FY20 \$963.95

Motion by Mrs. Chase, seconded by Mr. T. Roche, to approve and sign the General Assistance Warrant dated July 16, 2019 in the amount of \$1,610.16. Passed unanimously.

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

a) Discussion and action on Insurance Property Package Pricing regarding changing deductibles.

Changes in our property insurance deductible were discussed at the earlier workshop. Raising the deductible from \$1,000 to \$5,000 would save \$12,248 in premiums. We budget \$25,000 per year for insurance related issues. Thank you to Mr. Foley and Cole Harrison for presenting this offer to us.

Motion by Mrs. Chase, seconded by Mr. T. Roche, that we accept the renewal of the property insurance package raising the deductible to \$5,000 retroactive to July 1 with a premium of \$78,182. Passed unanimously.

b) Discussion and action on the award of the SUV Lease bid.

UPS tried to deliver a bid from Acme Leasing while Town Hall was closed for Chief Vetre's funeral. The bid was delivered on Monday. Acme's bid was for a Chevrolet Equinox at a higher price than the other models. Prime Toyota has the best lease price of \$269 per month for 3 years and the Rav 4 gets the best gas mileage of the models offered.

The recommendation is to auction 2 of the Crown Vic's and get 2 Rav 4's for the Code Office. The department does approximately 12,000 miles per year on each vehicle. The Assessor's Department also uses the vehicles. Mr. T. Roche asked for a table of all the Town vehicles plus the repair bills so we can do a comprehensive review. Mrs. Chase liked the idea of 3 year leases and keeping the vehicles current and in good condition.

Motion by Mrs. Chase, seconded by Mr. T. Roche, to accept the bid from Prime Toyota for a Rav4 at \$269 per month for 3 years, for a total of \$9,684. Passed unanimously.

c) Discussion on forming a Parking Committee, Charge, members and its objectives and resources to accomplish it.

A workshop was held earlier with Betsy DiCapua to discuss forming a committee to develop a plan for improving our traffic/parking ordinances and conditions at the beach parking lots.

Motion by Mrs. Chase, seconded by Mr. T. Roche, to create the Parking and Traffic Committee and to work on the Committee Charge and duration. Passed unanimously.

d) Discussion and action on Selectmen Committee Assignments.

There is a list of committee assignments in tonight's packets. The CIP Committee is being rolled into the Budget Committee.

Mr. Ekstedt is adding Contract Negotiations and Parking Committee.

Mr. S. Roche is adding Lodging/Condo Committee.

Mr. MacLeod is adding Recreation Commission.

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

1. Town Manager: Appointment of Nicholas Cousins as a full-time Police Officer. His swearing-in ceremony was celebrated this afternoon.

2. Selectmen:

a. Cable Studio Manager Stipend Increase

Motion by Mrs. Chase, seconded by Mr. T. Roche, that the current stipend be increased by \$500 to \$2,500. Passed unanimously.

b. PWD Director

The Executive Session will be continued at the close of the meeting.

f) Discussion and action to accept donations and bequests.

1. \$1,917.27 from the MMA 2019 Ed MacDonald Safety Enhancement Grant for 10 sit-stand stations.

Motion by Mrs. Chase, seconded by Mr. T. Roche, to accept the grant. Passed unanimously.

2. \$41.00 from Various Library Users to the Wells Public Library.

Motion by Mrs. Chase, seconded by Mr. T. Roche, to accept the generous donation. Passed unanimously.

g) Discussion and action on approving minutes of July 2, 2019 Selectmen's meeting.

Motion by Mrs. Chase, seconded by Mr. T. Roche, to approve the July 2, 2019 Selectmen's meeting minutes. Passed unanimously.

NEW BUSINESS**1. Open to the Public**

~Mr. T. Roche thanked everyone who worked on the new Harbor Trail through the marsh. The view from the overlook is outstanding.

~Happy birthday to Selectman Tim Roche.

2. Town Manager's Report

~The Town is mourning the loss of two members of our Fire Department. Chief Wayne Vetre passed away on July 5 after a year-long battle with lung cancer. Up to the end he continued to communicate with the Town through his wife Jackie about budget items and other department issues. Mass. General and Dana-Farber provided excellent care and support during his illness. A celebration of his life was held Friday, July 12 with traditional Fire Department rituals. The members of our department did an outstanding job. We are grateful to the surrounding towns and state police who helped us bring him home from Mass. General on July 6. Representatives from Wells went to Guilford CT today for another very moving ceremony including members of his former department. We are recruiting to fill his position as soon as possible.

Jim Ward, a former firefighter for many years and recent employee of the PWD also passed away recently. After Jim was injured he moved over to Public Works until his chronic illness required him to stop working. A wake was held at Bibber's in Wells last Thursday attended by many of his friends and co-workers. Jim's wife is terminally ill and on home hospice.

3. Continuation of Executive Session: Personnel Matters 1 M.R.S.A. § 405(6)(A) – Public Works Director

Motion by Mrs. Chase, seconded by Mr. T. Roche, to go into Executive Session, pursuant to 1. M.R.S.A. § 405(6)(A) regarding the Public Works Director position. Passed unanimously.

Motion by Mrs. Chase, seconded by Mr. T. Roche, to come out of Executive Session. Passed unanimously.

Motion by Mrs. Chase, seconded by Mr. T. Roche to approve the buy-out of the MRI Contract with the Town of Wells for Carol Murray P.E. acting in her capacity as Public Works Director for \$9,000 and to appoint Carol Murray P.E as the full-time Public Works Director for the Town of Wells at an annual FY'20 salary without benefits of \$75,000.

4. Adjournment

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

Respectfully submitted,

Accepted by,



Cinndi Davidson,
Meeting Recorder



