

SELECTMEN'S MEETING - TUESDAY, AUGUST 6, 2019

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

Excused: Selectman Sean Roche

1. *Executive Session pursuant to 1 M.R.S. § 405(6)(E), to confer with legal Counsel regarding encroachment onto the Town Right of Way.*

Motion by Mrs. Chase, seconded by Mr. Roche, to go into Executive Session. Passed unanimously.

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

7:00 PM – SELECTMEN'S MEETING

MUNICIPAL OFFICERS BUSINESS / PUBLIC HEARINGS

1. *Seaglass Village Condo Association, 1 Old County Road, Wells, application for a full-time Malt, Vinous and Spirituous Liquor 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 unanimously.

2. *Seaglass Village Condo Association, 1 Old County Road, Wells, application for a Special Entertainment Permit. (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 permit. Passed unanimously.

3. *Wells Farmers Market Association, 270 Post Road, Wells, application for a Hard Cider Liquor License. (R)*

A representative of the Farmers Market said they are applying to sell hard cider. The landowner has approved, and Town approval is needed for the vendor to get a State license. The State allows sampling, but the market doesn't want it.

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

4. *Good News*

~HarborFest was successful in spite of a few showers.

~ The Cystic Fibrosis bike tour raised \$114,000.

Several thank you letters from residents:

~Thank you to the Wells PD for keeping the speed down on Drakes Island.

~Thank you to the Planning Office and Planning Board for addressing questions about development on Clark Road.

~Thank you to Chief Putnam about the lifeguards helping a person use the beach wheelchair.

~Thank you to WEMS for taking care of a family member who needed transport to the hospital.

~The West won the Shrine Lobster Bowl with the efforts of Morgan Welch-Thompson and Tyler Bridge.

~Superintendent Daly thanked Mr. Carter for taking care of an issue with the school bus signs.

5. *Open to the Public*

There was a request to fix Bragdon Road; the surface is in bad condition and houses shake when heavy trucks hit the bump. Speeding is a major problem and pulling out of driveways is dangerous. Mr. Carter said the “Blind Driveway” sign can be replaced and the police can deal with the speeding. The PWD will check the road and determine if there is ledge.

CURRENT AGENDA ITEMS

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

There is a Warrant dated August 6, 2019 with expenses of \$1,033,737.02, no school payment, net payroll for the week ending 7/18/19 in the amount of \$108,598.03, net payroll for the week ending 7/25/19 in the amount of \$105,699.55, net payroll for the week ending 8/1/2019 in the amount of \$110,175.70 and FICA, Medicare, state and federal withholding taxes filed electronically in the amount of \$130,347.75 for total expenses of \$1,488,558.05.

FY19 \$196,512.21

FY20 \$837,224.81

Motion by Mrs. Chase, seconded by Mr. Roche, to approve and sign the Warrant dated August 6, 2019 in the amount of \$1,488,558.05. Passed unanimously.

There is a General Assistance Warrant dated August 6, 2019 in the amount of \$1,608.08 for General Assistance.

Motion by Mrs. Chase, seconded by Mr. Roche, to approve and sign the General Assistance Warrant dated August 6, 2019 in the amount of \$1,608.08. Passed unanimously.

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

a) *Discussion and action on a Citizen submitted petition.*

A citizen petition was presented to the Board regarding the creation of a Comprehensive Plan Update Committee. After the Town Clerk verifies the signatures it will be forwarded to the Town Attorney for review. There will be a report to the Board on August 20 and, if everything is in order,

the Board can set a public hearing for September 3. The deadline for the November ballot is September 6.

Motion by Mrs. Chase, seconded by Mr. Roche, to authorize to receive the citizen petition and to submit it to the Town Clerk and Town Attorney to determine 1) to verify sufficient and valid signatures and proper petition procedures were followed and 2) if the petition question for the citizens is properly constructed and is valid under state and local laws. Passed unanimously.

b) ***Discussion and action on replacing Highway Department Landscaping Walker Mower.***

The existing Walker Mower is 9 years old; it keeps breaking down and is scheduled for replacement. PWD Carol Murray received four quotes for a replacement:

Chad Little	\$12,150.75
Waterman Farm Machinery	\$12,300.00
F.M. Abbott	\$12,950.00
MB Tractor	\$12,998.00

The recommendation is to award the bid to Chad Little and repair the old mower to use as a back-up. The new model is an upgrade and a replacement model to the one we have.

Motion by Mrs. Chase, seconded by Mr. Roche, to authorize the purchase of the Walker Mower Model T23 from Chad Little at the price of \$12,150.75. Passed unanimously.

~The PWD will mow along Bragdon Road and replace the sign, as requested. Ms. Murray thinks there is clay under the road. The pavement management report is due in a few weeks.

~Cheney Woods Road: A short segment at the far end needs some more work. The rest of the road looks very good. The grading is done; the shaping isn't done yet.

c) ***Discussion and action on acquiring a parcel of land on the Littlefield Road as part of the overall drainage and road improvements project on Pine Ledge Drive and Robinson Road.***

Correcting the drainage is a challenge and we expect the work to be completed by next year. The plan is to purchase the Gregoire property across the street and create a drainage pond with pipes under Route 9B. The purchase price would be \$75,000 plus \$10,000 closing costs and the Town would waive the \$13,000 lien to demolish the dangerous building. A Phase One Environmental Study will determine if the property is clean. The funds will come from the Inland Golf Reserve Account. Mr. Ekstedt asked if anything can be done in the interim to help the residents. Ms. Murray said we have to do test borings to check for ledge before starting construction. She will check with the engineers to see if the work can be done incrementally.

Motion by Mrs. Chase, seconded by Mr. Roche, to authorize the Town Manager to sign the Purchase and Sales Agreement for \$75,000 which includes the Town's waiver of a dangerous building demolition lien of \$13,000 and to undertake a Phase One Environmental study on the

property and to schedule a public hearing for August 20, 2019 at 7:00 PM in the Littlefield Meeting Room of Town Hall to release up to \$85,000 from the Inland Golf Reserve Fund (0713). Passed unanimously.

d) ***Discussion and action on leasing an additional vehicle for the CEO Department.***

CEO Jodine Adams prepared a report on the Town Hall fleet, the ages and repair histories. Prime Toyota will lease us a second RAV4 at \$254 per month for 36 months. The Code Office does over 5,000 inspections per year and the Crown Victoria needs to be replaced. The Assessor's office needs a vehicle for 3-4 months during spring assessments. The Juke and Impala can stay in the fleet for local driving one more year and be put in the next Town auction, pending another lease in the 2020-2021 budget cycle.

Motion by Mrs. Chase, seconded by Mr. Roche, to lease the additional vehicle from Prime Toyota at a rate of \$254 per month for 36 months (\$9,144 for 3 years) for a total of 45,000 miles for use by the CEO/Town Hall and to auction the Crown Victoria currently in use by the CEO Office and Town Hall. Passed unanimously.

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

Mr. Carter read the charge for the Committee which will sunset by June 30, 2020. We have a traffic engineer on retainer as a consultant to the Committee. Mr. Ekstedt will serve as the Selectman liaison. The target date for the first meeting is August 14.

Motion by Mrs. Chase, seconded by Mr. Roche, to create the Parking and Traffic Committee and to adopt the Committee Charge and duration, with the Committee to sunset by June 30, 2020. Passed unanimously.

f) ***Discussion and action on supporting the Wells Sanitary District's Wilson Ave. Sewer line expansion.*** The District proposes to add 880 ft. of new pipe to provide service to 17 lots where the septic systems are failing.

Motion by Mrs. Chase, seconded by Mr. Roche, to support the proposed expansion of sewer line on Wilson Ave. located off Eldridge Road in Wells by the Wells Sanitary District. Passed unanimously.

g) ***Discussion and action to approve a Quitclaim Deed for the following property that had a foreclosure date of March 1, 2019. The 60 day buy back period for the property ended April 30, 2019.***

~Miller, Mark. Property is known as parcel number 0048/008-000. Payment was received to pay FY 17 and a portion of FY 18 taxes on July 26, 2019.

Motion by Mrs. Chase, seconded by Mr. Roche, to approve and sign the Quitclaim Deed to release the lien on the property listed above. Passed unanimously.

h) *Discussion and action on Wells Conservation Commission's request to have financial receipts of revenue from the sale of their products such as trail maps and promotional items go into a new marketing reserve to sustain its outreach program.*

The Commission has enhanced its marketing with trail maps and brochures, paid for with funds from their budget. They request to have the sale proceeds go into a marketing reserve account to continue their outreach efforts. The Finance Director proposed creating a reserve account, otherwise the funds would go into surplus.

Motion by Mrs. Chase, seconded by Mr. Roche, to allow the Wells Conservation Commission to direct its receipts from promotional and marketing materials to go into a new reserve account with a cap of \$5,000 to assist in sustaining their Outreach Programming efforts. Passed unanimously.

i) *Discussion and action on Pocket Parks (Mile Road Playground and Route 1 and Mile Road).*

Mr. Roche said the playground needs some repairs and some new equipment to improve the park. Volunteers are coming forward to help with the work and donate funds. The pocket park on Route One needs a new sign to the beach.

j) *Discussion and action on voting on the MMA Ballot for their Vice President and Executive Committee Members.*

The candidates are James Gardner, Jr. (Town Manager of Easton) for Vice President and Jon Beekman (Chair of Fayette Selectboard), David Cyr (Town Manager of Mars Hill) and Ivan McPike (Mayor of Hampden) for the 3 seats on the Executive Committee.

Motion by Mrs. Chase, seconded by Mr. Roche, that the Board of Selectmen vote for those on the ballot for Vice President and the Executive Committee for the Maine Municipal Association. Passed unanimously.

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

1. *Town Manager*

i. *Library Director*—Appointment of Cynthia Appleby. Her family is moving from Virginia to Wells and she will start at the Library in early September.

ii. *Resignation of Public Works Equipment Operator/Laborer.* The two individuals recently hired have taken other positions. We are recruiting again.

iii. *Fire Chief*—we received 6 applications. The final day for submissions is August 19. Former Interim Chief Sherman Lahaie is helping us with the search process.

2. *Selectmen*

i. *Appointment of 9 members to the Wells Parking and Traffic Advisory Committee.*

<i>NAME</i>	<i>REPRESENTATION AREA</i>
Richard Trachimowicz	Drakes Island
Katy Kelly	Lodging-Lafayette
Pam Higgins	Jorgensen's Antiques-Rte. 1
Lorraine Cullen	Webhannet Drive
David MacKenzie	Wells Beach
Linda Wagner	Moody Beach
Luke Guerrette	Beach Business-Garnsey
Elaine Talevi	Campground
Richard Clark	West of Turnpike Rep.

Motion by Mrs. Chase, seconded by Mr. Roche, to appoint the above members to the Wells Parking and Traffic Advisory Committee. Passed unanimously.

ii. Discussion and action on finalizing the FY'20 Selectmen Committee Assignments.

A spreadsheet of assignments is in tonight's packets.

Motion by Mrs. Chase, seconded by Mr. Roche, to approve the FY'20 Selectmen Committee Assignments. Passed unanimously

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

1. \$74.00 from Jim and Susan Kanak to the Wells Public Library in honor of Dayl and Stan Norton's 74th Wedding Anniversary.

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. \$500.00 from Lafayette's Oceanfront Resort to the Town of Wells for the Summer Concert Series.

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

m) ***Discussion and action on approving minutes of July 16, 2019 Selectmen's meeting.***

Motion by Mrs. Chase, seconded by Mr. Roche, to approve the 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**

~Six communities are working together to address planning for sustainable energy and coastal resiliency. Mr. Carter will be attending a meeting tomorrow and will report back to the Board.

~Pop-up tents are being left on the beach to “hold” people’s spaces. Residents along Atlantic Avenue have been sending in pictures. Eventually the tents are destroyed and someone has to clean up. In southern states, the ordinances exclude these tents from April 1 or Memorial Day to Columbus Day. A workshop will be held with the Town Attorney to see if we want an ordinance.

~Channel 6 show 207 had a demonstration of an electric ADA wheelchair that resembles an ATV. They were being used in the vicinity of the piping plovers with no spotters. We already have the balloon wheelchairs to use at the beach. People are speeding and we need to be especially careful during plover season. Mr. MacLeod is opposed to an outright ban and said we need sensible enforcement. The lifeguards should be trained where the chairs can go safely, probably along the jetty.

~The harbor beach has been very busy on weekends and parking control is needed for special events. Festivals should be required to provide parking control.

3. **Adjournment**

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

Respectfully submitted,

Accepted by,

Cinndi Davidson
Cinndi Davidson,
Meeting Recorder

Karl Ekstrand
Stephanie D. Chase
John Roche
Paul MacLeod

