



TOWN OF WELLS

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Town Manager and
Board of Selectmen

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AMENDED AGENDA SPECIAL SELECTMEN'S MEETING (ZOOM) Tuesday, April 28, 2020

4:30 PM – Executive Session to discuss with the Town Attorney and the Design Build Contractor TPD Construction Co. terms and conditions of the Agreement for the proposed Fire Substation pursuant to 1 MRSA 406 (6) (E).

5:15 PM – Executive Session to discuss 1) a personnel matter pursuant to 1 MRSA 405 (6) (A) and; 2) the Fire Department Labor Contract Negotiation Issues with the Town Labor Attorney pursuant to 1 MRSA 405 (6) (D).

6:00 PM – SELECTMEN'S MEETING

MUNICIPAL OFFICERS BUSINESS / PUBLIC HEARINGS

1. Town COVID 19 Update – Update from Town Manager on Town COVID 19 issues from last meeting and BOS continued discussion of Federal and State COVID 19 policies and directions.
 - a. Update on Governor Mills Orders
 - b. Short term Rental registration Program - Presentation
 - c. Re-opening the Community discussion of concerns and ideas from the business community
 - d. Update COVID 19 – *We Are Wells* Fund
2. Good News
3. Open to the Public (10 minutes)

CURRENT AGENDA ITEMS

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

- a) Discussion and action on accepting \$15,000 for a trade in value for Public Works truck 1.
- b) Discussion and action to proceed with the “Notice to Proceed” with TPD Construction Co. on the preliminary shop drawings for proposed Fire Sub-station and to prepare the Construction Agreement for signing.
- c) Discussion and action on accepting a Fire Pond Easement from Webber Ridge Phase 2 off the Green Road.
- d) Discussion and action on accepting the MMA Ed MacDonald Safety Enhancement Grant Program awarded to the Wells Library for replacement of 17 Smoke Detectors in the amount of \$1265.30 representing two thirds of the project cost.
- e) Discussion and action on scheduling a joint public hearing with the Budget Committee on “An Ordinance to Authorize Issuance of Bonds in Principal Amount of up to \$4,500,000 to Fund Road, Bridge and Seawall Infrastructure Repair and Improvement Projects” and submission of the Ordinance to the July 14, 2020 Town Meeting.
- f) Discussion and action on scheduling a joint public hearing with the Planning Board on an amendment to Chapter 145 (Land Use Ordinance) to allow for the relaxation of Closing and Opening times for seasonal lodging facilities as the result of the COVID 19 Pandemic shortening the 2020 season.
- g) Update, discussion and action on seawall condition adjacent to Webhannet Drive from the Lobster Pound at 321 Webhannet Dr. to 337 Webhannet Dr. and to restrict the truck weight limit as allowed under Chapter 212.4 of the Code of Ordinances to no greater than 23,000 lbs. between Gold Ribbon Drive to Eldredge Road.
- h) Discussion and action on Updates, Personnel and Committee Assignments, Resignations and Issues.
- i) Discussion and action on accepting donations and bequests.
- j) Discussion and action on approving minutes of April 21, 2020 Selectmen’s meeting (5 mins.).

NEW BUSINESS

- 1. Open to the Public (10 minutes)
- 2. Town Manager’s Report
- 3. Adjournment