



TOWN OF WELLS

208 Sanford Road
Wells, Maine 04090

Offices of the
Town Manager and
Board of Selectmen

Tel: (207) 646-5113
Fax: (207) 646-2935
TDD (207) 646-7892
www.wellstown.org

AGENDA SELECTMEN'S MEETING (ZOOM) Tuesday, August 4, 2020

6:00 PM – SELECTMEN'S MEETING

Presentation of the Town Report for 2019 to Richard Clark

MUNICIPAL OFFICERS WORKSHOP / BUSINESS / PUBLIC HEARINGS

1. Public hearing to amend Chapter 49 – Personnel regarding the elimination of the MainePERS Cap on Non-Union Employees and adding the vesting periods for the Town's ICMA RC 401 plan.
 2. Municipal Officers vote and submittal of Maine Municipal Association Legislative Policy Committee Election Ballot.
 3. COVID 19 Update
 - a. 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.
 - i. Second MUNI Grant Update
 - b. Update on Governor Mills Orders- Request to Tourist Municipalities to assist with different aspects of the amended plan.
 - c. Re-opening the Community discussion of concerns and ideas from the business community
 - i. Update on Town Facilities Re-opening-Library-August 3
- M, W, F 10-6 curbside pickup (no change)
T, Th 2-5pm, no curbside, open to public
Sa 10-12, no curbside, open to public.
- d. Update on the Maine Hospitality Industry and their Cares Act proposal (enclosed). Lodging Facility Advisory Committee recommends the BOS consider advocating to the Governor in support of it.

e. Update COVID 19 –We Are Wells Fund – Balance

4. Workshops

Workshop #1: Lodging Facility Advisory Committee Update and Recommendations.

Workshop #2: Proposed Amendment to Chapter 145 (Land Use) to include Accessory Dwelling Units

Workshop #3: Street Discontinuance - North end of Cheney Woods Road

Workshop #4: Workshop Update and discussion on outcome of Bid for Town land on Route 109.

Workshop #5: Update on Town Projects.

Workshop #6: Transfer Station Update and Issue with Organic Materials (Leaf, Grass and Brush) and to consider scheduling a public hearing on the workshop outcome.

Workshop #7: Review and discussion of proposed Mile Road Playground equipment upgrade.

Workshop #8: Selectmen Committee Assignments.

5. Good News

6. Open to the Public (10 minutes)

CURRENT AGENDA ITEMS

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

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

a) Discussion and action to schedule a public hearing on August 18, 2020 at 6:00 PM via Zoom on the release of up to \$50,000 from the FY'20 Town Meeting Article 8 Potential Town Liabilities under Legal Services Funds to cover the FY'20 Legal Account overages due to a larger than normal legal services required.

b) Discussion and action to schedule a public hearing on August 18, 2020 at 6:00 PM via Zoom on the release of up to \$6,000 from the FY'21 Town Meeting Article 8 Potential Town Liabilities under Facility Maintenance and Repair Fund to cover the replacement Mooring Chain cost which is being undertaken by the Harbor Master through an inspection of the moorings this summer.

c) Discussion and action on moving the Lodging Facility Advisory Committee's recommendation for amendment to Chapter 145 Land Use forward to the Planning Board to review and recommend back to the Selectmen for an article on the November Special Town Meeting Warrant, as well as changes to Chapter 150 (Licenses).

- d) Discussion and action on proceeding, if possible, with an amendment to Chapter 145 Land Use dealing with Accessory Dwelling Units (ADU) for the November election and to set a public hearing.
- e) Discussion and action on scheduling a public hearing to release up to \$120,000 from the Conservation Open Space Reserve Fund (0705) to purchase the “Yarid Conservation Parcel (Map 62 Lot 4) ” as passed under Article 14 at the Annual Town Meeting on August 18, 2020 at 6:00 PM via ZOOM at the Board of Selectmen Meeting.
- f) Discussion and action on Updates, Personnel and Committee Assignments, Resignations and Issues.
- g) Discussion and action on accepting donations and bequests.
- h) Discussion and action on approving minutes of July 21, 2020 Selectmen’s meeting (5 mins.).

NEW BUSINESS

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