

SELECTMEN'S MEETING (ZOOM) - TUESDAY, MAY 18, 2021

5:40 PM – Interviews for Boards and Committees

6:00 PM – SELECTMEN'S MEETING

Present via ZOOM: Chairman Karl Ekstedt, Selectmen Kathy Chase, Tim Roche, John MacLeod, Sean Roche, Town Manager Larissa Crockett, Meeting Recorder Cinndi Davidson

Present: Police Chief Jo-Ann Putnam, WEMS Director Jim Lapolla

SPECIAL PRESENTATION – Dedication of Annual Town Report

Vice Chairman Tim Roche read the dedication to Chairman Karl Ekstedt who is retiring from the Board after serving for 12 years, the last 8 years as Chairman.

MUNICIPAL OFFICERS WORKSHOP / BUSINESS / PUBLIC HEARINGS

1. Workshop on American Recovery Program funds: Options for use and Select Board guidance on paths to further explore.

The Town is receiving a \$1 million grant that does not have to be repaid. We will receive half by 6/11/2021 and the balance in one year. Possible uses include:

- ~Repay the Town for COVID related lost revenue or expenses.
- ~Give the funds to businesses that were impacted by COVID.
- ~Invest in additional clean drinking water lines
- ~Invest in stormwater infrastructure
- ~Invest in wastewater treatment infrastructure

Mr. McLeod discussed the Sewer District's work to repair a discharge pipe. Mrs. Chase said we have discussed bringing public water across the Turnpike to the train station area. There is a pumping station that just serves the train station, but there is no other public sewer facility for the western part of Town. Ms. Crockett will check with the Water and Sewer Districts about their planned projects and report back to the Board on June 1 or 15.

2. Tom and Margie Genereux, dba: Gotta Be Frank Gourmet, 24 Walkers Ridge Drive, Sanford, application for a Food Truck License. (R)

There were no public comments.

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

3. Scott Logan, dba: Blue Mermaid, 10 Shapleigh Road, Kittery, application for a Food Truck License. (R)

There were no public comments.

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

4. Juan Sanchez, dba: El Rodeo Go, 147 Western Ave., South Portland, application for a Food Truck License. (R)

There were no public comments.

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

5. Nick Sindoni, dba: Roll Call, 183 Brackett St., Portland, application for a Food Truck License. (N)

There were no public comments.

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

6. Selena Roy, dba: Mobile Musette, 2 Pier Road, Kennebunk application for a Food Truck License. (R)

There were no public comments.

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

7. Jason Hludik, dba: Capt. Hludik Charters, 226 Atlantic Ave., Wells, Application for a Commercial Recreation Business License. (R)

There were no public comments.

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

8. Dennis Legere, dba: Reel Brothers Charters, PO Box 313, Moody, Application for a Commercial Recreation Business License. (R)

There were no public comments.

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

9. Sue Ramatowski, dba: Stress Escapes, 331 Loop Road, Wells, Application for a Massage Establishment/Therapist License. (R)

There were no public comments.

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

10. Good News

~The vaccine clinic is still being held at St. Mary's.

~Thank you to Cpt. Chabot for his efforts in obtaining the Ed MacDonald Safety Enhancement Grant.

~We have four new Public Works trucks.

~Town staff are 92% vaccinated.

~The agenda was amended to discuss the lease of the fire truck.

Our attorney is unable to sign the document requested by the leasing company. Ms. Crockett asked the Board for permission to e-mail the resolution to the company.

Motion by Mrs. Chase, seconded by Mr. S. Roche, to authorize the Town Manager to sign the lease/purchase agreement for the fire truck. Passed unanimously.

~The agenda was amended to discuss Town policy regarding masks.

As of Monday, May 24 masks are no longer recommended for people who are fully vaccinated. Masks or PPE will be optional for Town staff (Town Hall and the Public Safety Building) and we are leaving the plexiglass in place. Since there is no vaccine for children yet, we are following CDC guidance and requiring masks for them in school, at the Library, Activity Center and Recreation Center whenever they are inside. When the CDC changes the rules for schools, the Town will follow. Mr. MacLeod and Mr. T. Roche were satisfied with the new policy. Mrs. Chase felt that children shouldn't be required to wear masks.

11. Open to the Public

~Masks have helped keep our schools open.

~Mr. S. Roche reported on a Chamber of Commerce meeting to discuss their move to the train station. Two of the concerns are the amount of glass and the space taken up by vending machines. They would like to increase the building footprint or add a loft to have enough room for their pamphlets. Mr. T. Roche said that chambers in New Hampshire have kiosks for their literature. When the station expands there will be a new platform and overhead walkway. Mr. Ekstedt said the Chamber should clarify how much space they need. A walking path from the station to the college was suggested, but some of that land is privately owned. There will be a meeting in July with the Selectmen, Chamber and Turnpike Authority.

CURRENT AGENDA ITEMS

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

Motion by Mrs. Chase, seconded by Mr. T. Roche, to approve and sign the Warrant dated May 18, 2021 in the amount of \$3,497,592.29. Passed unanimously.

Motion by Mrs. Chase, seconded by Mr. T. Roche, to approve and sign the General Assistance Warrant dated May 18, 2021 in the amount of \$2,409.74. Passed unanimously.

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

a) *Review of proposed HR/Communications Coordinator position and EMS/Fire Services Study.*

There will be a shared position for HR Assistant and Communications Coordinator. Information on the Town's web site and Facebook will be kept up-to-date.

The Budget Committee recommended hiring a third party to study the relation between EMS and the Fire Department.

b) *Update on Vellux grant for shellfish/lobstering building.*

Vellux gave the Town a grant for the building. The Harbor Master and Town Planner are reviewing the plans and may enlarge the building footprint.

c) *Discussion and action on adoption of WEMS proposed By-Laws.*

Director Jim Lapolla reviewed the two changes made at the request of the Selectmen. Terms of the Board members will be staggered. Board members will first be appointed by the WEMS Board and then by the Board of Selectmen.

Motion by Mrs. Chase, seconded by Mr. S. Roche, to adopt the WEMS proposed By-Laws changes. Passed unanimously.

d) *Discussion and action to approve a Tax Abatement for Milliard Construction.*

Town Assessor Keeley Lambert prepared a memo outlining the clerical error and recommending the abatement.

Motion by Mrs. Chase, seconded by Mr. S. Roche, to approve the Tax Abatement for Milliard Construction for \$934.58. Passed 4-0-1 with Mr. T. Roche abstaining.

e) *Discussion of Atlantic Ave and Drakes Island beach lot hours.*

Some of the beach lots are in residential areas, and lot closing times vary. Residents have requested early closing times and more of a police presence to deal with undesirable behavior. Mr. T. Roche suggested keeping all the lots open to 11 PM and paying the police overtime. Mr. MacLeod said that when teenagers

are driving to endanger in the lots, the parents should be notified. Chief Putnam provided statistics about the amount of speeding in a 2 week period when 10,000 cars were counted. The average speed on Atlantic Avenue is 19.33 MPH. The number of complaint calls were also tracked.

The consensus was that we have adequate ordinances and we should rely on the cameras and police patrols. The 9 PM closing signs will be taken down at the 3 lots.

f) ***Discussion of possible future Town of Wells dog park.***

Some residents have revived interest in a dog park. If there is enough interest, staff will be asked to identify possible park sites and trails. Sites proposed include the superfund site, conservation trails and some of the Great Works open space sites. Mr. MacLeod offered to donate a load of wood chips.

g) ***Discussion and action on certifying the 2021 Warrant and Notice of Election calling for the Wells – Ogunquit Community School District #18 Budget Validation Referendum.***

Motion by Mrs. Chase, seconded by Mr. T. Roche, to certify the 2021 Warrant Notice of Election calling for the Wells – Ogunquit Community School District #18 Budget Validation Referendum. Passed unanimously.

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

1. **Select Board:**

i. ***Appointments to the WEMS Board of Directors, term to expire December 2021.***

- ***Michael McDonald***
- ***Kathleen Burke***
- ***Marjorie Page***
- ***Jeff Harrington***

Motion by Mrs. Chase, seconded by Mr. S. Roche, to reappoint the above slate of members to the WEMS Board of Directors with term to expire December 2021. Passed unanimously.

The Selectmen will interview three candidates next month to serve from June 2021-June 2022.

ii. ***Reappointment of Nancy Ford as a regular member to the Voter Registration Appeals Board, with term to expire June 2025.***

Motion by Mrs. Chase, seconded by Mr. T. Roche, to reappoint Nancy Ford as a regular member to the Voter Registration Appeals Board, with term to expire June 2025. Passed unanimously.

iii. ***Reappointment of Cynthia Dubea as a regular member to the Voter Registration Appeals Board, term to expire June 2024.***

Motion by Mrs. Chase, seconded by Mr. T. Roche, to reappoint Cynthia Dubea as a regular member to the Voter Registration Appeals Board, with term to expire June 2024. Passed unanimously.

- iv. Appointment of Gerilynne Mullin to the Personnel Advisory Committee, term to expire July, 2024.**

Motion by Mrs. Chase, seconded by Mr. T. Roche, to appoint Gerilynne Mullin to the Personnel Advisory Committee with term to expire July, 2024. Passed unanimously.

- v. Reappointment of Sybil Coombs as a regular member to the Recreation Commission, term to expire June 2024.**

Motion by Mrs. Chase, seconded by Mr. T. Roche, to reappoint Sybil Coombs as a regular member to the Recreation Commission with term to expire June 2024. Passed unanimously.

- vi. Acceptance of Delaney Gray’s Resignation from the Recreation Commission.**

Motion by Mrs. Chase, seconded by Mr. T. Roche, to accept the resignation and write a letter thanking her for her service. Passed unanimously.

- i) Discussion and action on accepting donations and bequests.**

- 1. Donation of pallet of bottled water from Poland Spring to the Wells Fire Department.**

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

- 2. \$44.00 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.

- j) Discussion and action on approving minutes of the May 4, 2021 Selectmen’s meeting.**

Motion by Mrs. Chase, seconded by Mr. T. Roche, to approve the May 4, 2021 Selectmen’s meeting minutes. Passed unanimously.

NEW BUSINESS

- 1. Open to the Public: No comments.**

- 2. Town Manager’s Report**

~No need to panic over beach passes. We have a good supply and will keep restocking as needed. No refunds are given for beach passes.

~There have been long lines at Town Hall recently and people have been aggressive toward our staff. We have 10,000 year round residents, 40,000 summer visitors, 17,000 properties and a staff of 127 employees. Please be patient and polite.

~Can we have a second cable provider to compete with Spectrum? Cable is a private sector business, the Town has no authority.

~We need a Town-wide trash pick-up along the roads.

3. ***EXECUTIVE SESSION - To discuss applicants for the Comprehensive Plan Update Committee, pursuant to 1 M.R.S. 405 (6)(A).***

Motion by Mrs. Chase, seconded by Mr. S. Roche, to go into Executive Session to discuss applicants for the Comprehensive Plan Update Committee, pursuant to 1 M.R.S. 405 (6) (A). Passed 4-0-1 with Mr. T. Roche abstaining.

Motion by Mrs. Chase, seconded by Mr. S. Roche, to come out of Executive Session. Passed 4-0-1 with Mr. T. Roche abstaining.

4. ***Appointments to the Comprehensive Plan Update Committee, term to expire January, 2022.***

Mr. Ekstedt left the meeting. Vice Chairman T. Roche presided.

Motion by Mrs. Chase, seconded by Mr. S. Roche, to table appointments to the Comprehensive Plan Update Committee. Passed unanimously

5. ***Adjournment***

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

Respectfully submitted,

Accepted by,



A handwritten signature in cursive script, appearing to read 'Kathleen D. Chase', is written over a horizontal line. The signature is fluid and somewhat stylized.

Cinndi Davidson,
Meeting Recorder

