

SELECTMEN'S MEETING (ZOOM) - TUESDAY, JULY 7, 2020

5:00 PM Executive Session to discuss a private developer project request pursuant to 1M.R.S.A 405 (6) (C) conditions of development and town participation.

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.

5:30 PM Executive Session to discuss a personnel matter regarding the Town Manager recruitment pursuant to 1M.R.S.A 405 (6) (A).

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.

6:00 PM – SELECTMEN'S MEETING

Present via ZOOM: Chairman Karl Ekstedt, Selectmen Tim Roche, Kathy Chase, John MacLeod, Fire Chief Mark Dupuis, Police Cpt. Gerry Congdon, Town Attorney Leah Rachin, Social Media Consultant Brittany DiCapua

Present: Town Manager Jon Carter, Police Chief Jo-Ann Putnam, EMS Director Jim Lapolla, Town Engineer/Planner Mike Livingston, Finance Director Jodie Sanborn, Code Enforcement Officer Jodine Adams, Meeting Recorder Cinndi Davidson

Excused: Selectman Sean Roche

MUNICIPAL OFFICERS WORKSHOP / BUSINESS / PUBLIC HEARINGS

1. FY'21 Town Meeting and Budget Informational Hearing

The video will be aired after the meeting adjourns.

2. 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. MUNI Grant Award- Discussion of the grant received

We are able to hire 10 Beach Ambassadors for the summer/early fall at \$15 per hour. Cpt. Chabot of the Police Department is coordinating this program with the HR Director. Interested individuals can apply on line. The grant also covers electronic sign boards and advertising and print media.

Chief Dupuis is in charge of filing for FEMA reimbursements.

b. Update on Governor Mills Orders- Request to Tourist Municipalities to assist with different aspects of the amended plan.

The State needs to clarify quarantine requirements for visitors from other states.

c. Re-opening the Community discussion of concerns and ideas from the business community

i. Discussion on re-opening -

The beaches and restrooms are open. The first Harbor Concert was held at the gazebo Saturday evening. Masks and social distancing are required. Concerts are at 6:30 PM every Saturday night through August 29. If the weather is bad the concert will have to be cancelled since we can't use the gym this year.

ii. Coastal Community Collaboration

The Beach Ambassador program in York is working well; we are using it as a model.

3. Workshops

Workshop #1: Review of the Property and Casualty Insurance Renewal and the raising of the Property Insurance deductible to \$10,000 from \$5,000 for a savings of \$3,642.00. Also present: Bob Foley of Cole Harrison.

Mr. Carter and Mr. Foley reviewed our insurance renewal and found a savings by increasing the deductible. There have been 3 property losses in the past 5 years and 4 losses in the past 7 years. Major losses were at the Library and Transfer Station. This deductible impacts only property coverage, not automobile or liability. Our premium went up this year because we added the new Public Safety building. Mr. Foley explained that the risk is higher for older buildings, and Wells' town buildings are fairly new or nicely renovated.

Workshop #2: Noise Ordinance

There have been no more complaints about one establishment since the music moved inside. Cpt. Congdon has talked with other towns. They have meters but aren't using them. The time and expense to train officers are prohibitive. Our noise ordinance is based on what is reasonable and prudent, paralleling the State law. Cpt. Congdon recommended leaving the ordinance as it is written and using common sense. Chief Putnam said that when there is a call the police officer works with all the parties involved to find a compromise. The consensus was to leave the ordinance alone and have the parties work it out with the police officer. Our police shouldn't be used to harass businesses.

Workshop #3: Discussion and action on proposed Route 1 and Mile Road Pocket Park Design and next steps.

A sketch of the proposed park is in tonight's packets. A connector sidewalk from Route 1 to Mile Road is recommended. There will be a flagpole with yardarm rather than several poles. The Knights of Columbus have offered help with supplies and volunteers. We will put this out to bid and get final costs. Mr. Ekstedt asked if the fire hydrant can be moved from the middle of the sidewalk. We will check with the Fire Chief

and Water District. The big tree in back is right on the borderline; Mr. Livingston said it is ours and it is staying.

Workshop #4: Presentation, discussion and direction to a resolution for the use at the end of Ox Cart Lane for Shell fishing.

The Shellfish Commission has been using the end of the lane to launch kayaks and boats to go clamming. USF&W has been purchasing land in that area. Mr. Livingston's research found that the road does not access the water. The Commission has asked the owners of an old foundation there for access, and the Town is working with the Director of Rachel Carson Refuge for access during clamming season. The proposal is to install a gate at the end of Ox Cart Lane on Town land, and allow the shellfish permit holders to access the area for clamming. An alternative would be for the Town to purchase the property at the end of Ox Cart Lane from the family if they have title to it. Mr. Roche and Mrs. Chase were opposed to closing off the road. The recommendation was to research the old deeds and determine if the Town has water access now. Under Item D. on page 2 of Mr. Livingston's memo, "permission of the property owner" refers to USF&W if there is a gap between the high water mark and the road. If the high water comes right up to the road that permission is not needed. The Town Attorney will do the title research for water access.

4. *Good News*

~Spectrum has lost a challenge and Channel 1301 will be changed back to Channel 3. Around August 1, Town meetings will be seen on both 3 and 1301. WPXT 2, MyTV will be relocated from Channel 3 to Channel 2.

~We received several letters complimenting Wells PD, FD, WEMS, DPW and Town Hall staff for their hard work and professionalism during these challenging times.

~Selectman Sean Roche's raffle raised over \$40,000 to help local businesses.

5. *Open to the Public*

~When will public ways 14 and 15 be open? The plover chicks have hatched and we can reopen #15 in a couple of weeks when they fly away. We need to remove the fox den at #14.

~Will we take down the tree near the proposed park? No.

~When will the Library re-open? Probably August or September. The Director is meeting with the Board of Directors Wednesday. The State Library Association is developing ways to reopen safely, sanitize the buildings and materials, and limit the number of patrons based on the building size.

~There is no room for porta-potties at the Drakes Island Road parking lot. People who park there can use the facilities at the Gross Lot and Jetty Beach.

~The trolleys will not run this summer. We hope they will be back in 2021.

~People who want absentee ballots can call for an appointment, or order them on line using either the State or Town web site.

~Will the road at Atlantic Avenue and Everett Lane be repaired? The damage may have been caused by a water main break. PWD will look into it.

~Have there been any issues with restaurants complying with COVID restrictions? We haven't received any complaints.

CURRENT AGENDA ITEMS

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

There is a Warrant dated July 7, 2020 with expenses of \$848,572.57, no school payment, net payroll for the week ending 6/18/2020 in the amount of \$87,354.79, net payroll for the week ending 6/25/2020 in the amount of \$85,495.49, net payroll for the week ending 7/2/2020 in the amount of \$117,376.44 and FICA, Medicare, state and federal withholding taxes filed electronically in the amount of \$120,172.93 for total expenses of \$1,258,972.22.

FY 20 \$720,780.96

FY 21 \$127,791.61

Motion by Mrs. Chase, seconded by Mr. Roche, to approve and sign the Warrant dated July 7, 2020 in the amount of \$1,258,972.22. Passed unanimously.

There is a General Assistance Warrant dated July 7, 2020 in the amount of \$1,711.20 including \$825 of General Assistance and \$886.20 from the We Are Wells Fund.

Motion by Mrs. Chase, seconded by Mr. Roche, to approve and sign the General Assistance Warrant dated July 7, 2020 in the amount of \$1,711.20. Passed unanimously.

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

a) *Discussion and action on confirming the Public Safety Departments coordination plan for emergency medical ambulance dispatch.*

The chiefs of the 3 emergency services have reviewed the protocol for Wells FD responding to medical calls, and endorsed the policy that was approved in 2018.

Motion by Mrs. Chase, seconded by Mr. Roche, that the Board of Selectmen formally acknowledge the agreement executed on June 3, 2020 between Chief Putnam, Chief Dupuis and Wells EMS Director James Lapolla regarding the respective responsibilities of the Wells Fire Department and Wells EMS for Emergency Medical Calls, (which is identical to the protocol agreed upon by the two entities in July 2018) and to clarify that this June 3, 2020 agreement supersedes any contrary

provisions contained in the Mutual Aid Agreement entered into by the two entities dated February 4, 2014. Passed unanimously.

b) ***Discussion and action on raising the deductible on property claims with our insurance coverage from \$5,000 to \$10,000.***

Motion by Mrs. Chase, seconded by Mr. Roche, to raise the property insurance deductible per claim to \$10,000 from \$5,000 for a savings of \$3,642.00. Passed unanimously.

c) ***Discussion and action on accepting the State COVID 19 Municipal Partnership Awareness Campaign Grant in the amount of \$161,600.***

Cpt. Chabot and Mr. Carter prepared the grant application for education, printing brochures, ads in local papers, an electronic sign board, PPE for staff and hiring the beach ambassadors. We spend the money up front and the State will reimburse us. We are looking for ambassadors, age 18 and above, who like to be outside and interact with the public.

Motion by Mrs. Chase, seconded by Mr. Roche, to authorize the Town Manager to sign the grant contract for the amount and items totaling \$161,600 and to move forward with its implementation. Passed unanimously.

d) ***Discussion and action on abating taxes on land now owned by the Town of Wells.***

The Finance Director is seeking a total of \$787.67 in abatements for land that was transferred to the Town on February 6, 2020.

Parcel 0116/033-001	0 Wormwood Dr.	\$135.14
Parcel 0116/033-002	0 Wormwood Dr.	\$144.78
Parcel 0116/033-003	0 Wormwood Dr.	\$144.78
Parcel 0116/033-004	0 Wormwood Dr.	\$143.17
Parcel 0116/033-005	0 Wormwood Dr.	\$141.34
Parcel 0116/033-006	0 Wormwood Dr.	\$78.46

Motion by Mrs. Chase, seconded by Mr. Roche, to have the Board of Selectmen abate the second tax bill installment for FY'20 on the six parcels that were transferred from Curtis G. Wormwood to the Town of Wells on February 6, 2020. Passed unanimously.

e) ***Discussion and action to approve Quitclaim Deed for the following property that had a foreclosure date of February 27, 2020. The 60 day buy back period for the property ended April 27, 2020.***

~Alfano, Arthur D. Jr. and Belinda M. Property is known as parcel number 0027/006-430. Payment was received to pay FY18, FY 19 and FY 20 on June 24, 2020.

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.

f) *Discussion and action on accepting a Fire Pond Easement from Burnt Mill Holding Company, LLC located off the Hobbs Farm Road.*

This easement allows the Fire Department to cross private land and use the water in the fire pond to put out a fire.

Motion by Mrs. Chase, seconded by Mr. Roche, to accept the Fire Pond easement from Burnt Mill Holding Company, LLC and authorize the Town Manager to sign it on behalf of the Board of Selectmen once the Fire Chief has certified its operations. Passed unanimously.

g) *Discussion and action on scheduling a public hearing to amend the Town of Wells 2020 Beach Parking Pass Policy to include the parking lot parking capacity allowed in each lot including the COVID 19 availability (reduction) limit as adopted through the Town's Parking and Traffic Committee Report in recognition that the lots have not been laid out to the engineered design for 2020.*

Mr. Ekstedt noted that the amendment is based on the Parking Committee's recommendation. There are no closures due to COVID 19. The pandemic slowed the implementation of the engineering plans.

Motion by Mrs. Chase, seconded by Mr. Roche, to schedule a public hearing for July 21, 2020 at 6:00 PM by ZOOM at the Board of Selectmen Meeting to amend the Town of Wells 2020 Beach Parking Pass Policy to include the parking lot capacity allowed in each lot per the direction of the Parking Committee. Passed unanimously.

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

1. Town Manager:

i. Resignation of long time Call Firefighter Jim Wheeler

ii. Retirement of Brent Marriner-Train Station Marketing-after 25 years of Town Service. Brent was awarded a Town chair at the recent Employee Appreciation Lunch.

2. Selectmen

- i. Mr. Ekstedt announced the hiring of Larissa Crockett as the new Town Manager, effective August 10.

Motion by Mrs. Chase, seconded by [RS1]Mr. Roche, to hire Larissa Crockett as Town Manager for the agreed upon contract. Passed unanimously.

- ii. Motion by Mrs. Chase, seconded by Mr. Roche, to accept the resignation of Corey DeWitt from the Board of Assessment Review and send a letter thanking him for his service. Passed unanimously.

- iii. Motion by Mrs. Chase, seconded by Mr. Roche, to appoint Jessica Keyes as Warden for the Presidential Primary, Special Referendum and Annual Town Meeting Elections on July 11, 2020 for the early count of the absentee ballots. Passed unanimously.

- iv. Motion by Mrs. Chase, seconded by Mr. Roche, to appoint Kerri Van Schaack as Deputy Warden for the Presidential Primary, Special Referendum and Annual Town Meeting Elections on July 11, 2020 for the early count of the absentee ballots. Passed unanimously.

The Town Clerk's Office can use 5 more people to work at the polls on July 14. Call the office at 646-5113 if you are interested.

- v. Board of Selectmen annual appointments of Town department heads and positions as required by State Statute.

Motion by Mrs. Chase, seconded by Mr. Roche, to appoint the attached list of Town department heads and their functions as annually required by State Statute and placed on file with the Town Clerk. Passed unanimously.

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

- 1. ***\$1,550.00 from Wells Public Library Foundation, Inc. to the Wells Public Library representing distribution of endowment from Sauter, Stackhouse, Nelson and Gordon Funds,***

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

j) ***Discussion and action on approving minutes of June 16, 2020 Selectmen's meeting.***

Motion by Mrs. Chase, seconded by Mr. Roche, to approve the minutes of the June 16, 2020 Selectmen's meeting. Passed unanimously.

NEW BUSINESS

1. Open to the Public

~Will we reconsider the number of cars allowed in the lots since there are no trolleys?

There is a public hearing at the next meeting on the Parking Committee's recommendations. The maximum capacity is 683 spaces.

~Why was a police officer turning cars around in the Atlantic Avenue lot? People with stickers were being told to turn around.

Chief Putnam will look into this with the parking attendants. The open spaces might have been reserved for mooring holders.

~Can we have a canopy over the benches at Wells Beach? We will look at the one in Ogunquit and decide if it is appropriate.

~What are the special marked parking spaces? For mooring holders, residents and veterans. Parking information is on the Town web site. Chief Putnam will make sure the new parking attendants understand the reserved spaces.

~Why are there no bathrooms at the end of Drakes Island Road? Not enough room near the handicap spaces. People use the bathrooms at the Gross Lot, then drive to the Drakes Island lot and park.

~Who are considered "locals" for parking stickers? Any property owner can get a beach sticker. Everyone else pays at the meter.

2. Town Manager's Report

~There will be a household hazardous waste collection on August 29, 8AM-1PM at Sea Road in Kennebunk.

~The first summer concert was held last Saturday at the Harbor Park. Concerts are at 6:30-8:30, weather permitting. Seating is COVID 19 compliant and people are asked to wear masks and maintain social distancing

~Congratulations to Wells PD Cpt. Kevin Chabot on receiving his doctorate in education.


~There will be a video presentation on the budget and warrant articles after the meeting adjourns.

3. Adjournment

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

Respectfully submitted,

Accepted by,


Cindi Davidson,
Meeting Recorder



