

SPECIAL TOWN MEETING WARRANT

STATE OF MAINE

COUNTY OF YORK, SS

To: Marianne Goodine or Michele Stivaletta-Noble, resident of the Town of Wells, County of York, and State of Maine;

GREETINGS:

In the name of the State of Maine, you are hereby required to notify and warn the inhabitants of the Town of Wells in said county and state, qualified by law to vote in Town affairs, to meet at the Wells Jr. High School Gymnasium, 1470 Post Road, in said Town of Wells on **Tuesday the 6th day of November, 2018 at 8:00 am to 8:00 pm**, then and there to vote on Article 1 and by secret ballot act on all remaining Articles set forth below. Pursuant to Title 21-A, Section 759(7), **absentee ballots will be processed on Tuesday the 6th day of November, 2018 at the polls at the following times: 9:00, 10:00, 11:00 am, 12:00, 1:00, 2:00, 3:00, 4:00, 5:00, 6:00, 7:00 and 8:00 pm.**

ARTICLE 1. To elect a Moderator to preside in said meeting.

ARTICLE 2. Authorization to the Board of Selectmen to Select An Alternative Site for the New Fire Substation.

Shall the Town vote to authorize the Board of Selectmen to change and abandon the site of the new Fire Substation approved at the June 13, 2017 Annual Town Meeting located at Route 109 near Meetinghouse Road (Tax Map 0055-Lot 013 EXE) (the "Original Site") to an alternative site located at the Wells Public Works Garage parcel on Route 9, North Berwick Road (Tax Map 0040 Lot 009 EXE) (the "Alternative Site") so that the proceeds of the \$13,250,000 2017 General Obligation Bonds issued by the Town on November 1, 2017 can be used to pay costs of constructing a new Fire Substation on the Alternative Site, if the Board of Selectmen determine, after analysis, that the Alternative Site allows for the following benefits when compared with the Original Site: 1) the cost of site development of the Alternative Site is less than the Original Site; 2) the utilities located at the Alternative Site would provide more efficiency than at the Original Site; and 3) the location of the Alternative Site provides an equal or improved public safety response than the existing approved site.

Board of Selectmen Recommends: *YES (5 in Favor / 0 Against)*

Explanation: An affirmative vote to this question would give the Board of Selectmen the authority to relocate the site of the originally approved Fire Substation to an alternative site and to spend proceeds of the Bonds issued by the Town in 2017 for such project on the alternative site, if the Selectmen determine that doing so would result in: (1) lower utility and site development costs; and (2) equal or better public safety response times. The June 13, 2017 Annual Town Meeting approved the bonding and locations for both a new Fire Substation and the new Public Safety Complex. Since that time, Bonds have been sold and construction has started on the new Public Safety Complex at Route 109 and 1. However, while permits have been granted for the Fire Substation to be constructed on town land located on Route 109 near Meetinghouse Road (the "Original Fire Substation Parcel"), no construction has commenced there. During the permitting process for the Fire Substation, it has become apparent that the Town will encounter large site development costs for the Original Fire Substation Parcel given

the presence of ledge and extensive wetlands on that parcel. The Board of Selectmen have identified alternative sites on which to construct the Fire Substation that would provide savings on the site development and utility costs when compared to the expected cost of developing the Original Fire Substation Parcel. The Public Works Highway Garage parcel on Route 9 has been selected as the alternative site and is being analyzed for its site development and utility costs.

Given under our hands this 4^h day of September, 2018.

BOARD OF SELECTMEN OF THE TOWN OF WELLS:



Karl Ekstedt




John Howarth



Kathleen Chase



Daniel Hobbs



Timothy Roche

A True Copy, ATTEST:

Town Clerk