



# 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](http://www.wellstown.org)

## AGENDA SELECTMEN'S MEETING Tuesday, July 21, 2020

5:00 PM Executive Session to discuss a personnel matter regarding the Collective Bargaining Agreements.

5:30 PM Executive Session to discuss FY'21 Compensation increases recommended by PAC, HR and Town Manager pursuant to 1MRSA 405(6) (A).

### **6:00 PM – SELECTMEN'S MEETING**

#### **MUNICIPAL OFFICERS WORKSHOP / BUSINESS / PUBLIC HEARINGS**

1. Election of Board of Selectmen Officers -Town Manager leads the Board into a nomination process for 1) Chairman and; 2) Vice Chairman.
2. Review of the outcome of the Annual Town Meeting on July 14, 2020.
3. Public hearing to amend the Town of Wells 2020 Beach Parking Pass Policy to include the parking lot parking capacity allowed in each lot established by the Town's Parking and Traffic Committee Report in recognition that the lots have not been laid out to the engineered design for 2020.
4. Corvid 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 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
  - d. Elimination of the additional authority to the Town Manager under the Town's Emergency Declaration as of 7/22/2020.

e. Update COVID 19 –We Are Wells Fund

5. 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: Transfer Station Update and Issue with Organic Materials (Leaf, Grass and Brush)**

**Workshop #4: Update on Pocket Park design and cost and determination on how to proceed.**

**Workshop #5: Update on potential changes to the Town's towing policy.**

6. Good News

7. 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 adopt the annual Disbursement Warrant Policy.
  - b) Discussion and action on the Collective Bargaining Agreements.
  - c) Discussion and action on the Non Union FY'21 Compensation Plan.
  - d) 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).
  - e) 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.

- f) Discussion and action on scheduling a 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 401plan.
- g) Private Power Services, Saco, Maine, application for Pole Location Permit for two poles to be located on Cheney Woods Road, Southwest beginning 140’ from Pole #18.
- h) Discussion and action on approving minutes of July 7, 2020 Selectmen’s meeting (5 mins.).

**NEW BUSINESS**

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