



TOWN OF WELLS

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Offices of the
Town Manager and
Board of Selectmen

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AGENDA SELECTMEN'S MEETING Tuesday, October 16, 2018

5:00 PM Executive Sessions:

1. Executive Session, pursuant to 1 M.R.S § 405(6)(E), to confer with the Town Attorney with respect to the Board's legal rights and duties regarding the clarification and possible amendment to a Municipal Lease with Oceanside Rubbish.
2. Executive Session, pursuant to 1 M.R.S. §405 (6)(E) to confer with the Town Attorney on settlement of a Land use potential litigation matter.

6:00 PM Workshops:

1. Budget Guidance Workshop
2. Review of the 2018 Summer season.
3. Survey of Chicks Crossing Road.
4. Salary Survey Request by Personnel Advisory Committee (PAC).

7:00 p.m. – SELECTMEN'S MEETING

MUNICIPAL OFFICERS BUSINESS / PUBLIC HEARINGS

1. Public Hearing on the Special Town Meeting warrant article. The Board of Selectmen have reviewed the cost factors and challenges of the approved and permitted new Fire Substation on Town land on Route 109 near the Meetinghouse intersection regarding site development. The Selectmen have voted to look at the site development cost if the same Fire Substation Building was built on the Public Works Garage parcel on Route 9 for comparison purposes. Because there is a cost savings in having the

substation built during the timeframe of the larger Public Safety Complex by our Construction Management Company, the Selectmen have voted to pursue a town wide vote at the November 6, 2018 General Election Day to ask the voters for permission to switch locations if they determine in their opinion 1) the site development costs are lower at the alternative site; 2) the utilities are more efficient resulting in a long-term increased value at the alternative site and 3) the location of the alternative site provides an equal or improved public safety response than the existing original site.

2. Village by the Sea Owners Association, Inc., dba: Village by the Sea, 1373 Post Road, Wells, application for a full-time Malt, Vinous and Spirituous Liquor License. (R)
3. Village by the Sea Owners Association, Inc., dba: Village by the Sea, 1373 Post Road, Wells, application for a Special Entertainment Permit. (R)
4. Good News: 1) Letters
5. 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 on accepting the proposal from Don Jacobs for \$3,500 to undertake a salary and benefits survey on the non-union employees as recommended by the Personnel Advisory Committee.
 - b) Discussion and action on the award of the Propane Fuel Bid.
 - c) Discussion and action on scheduling a Public Hearing Date to release up to \$6,000 from the Facility Maintenance and Repair Fund to acquire a Public Works Department Facility Double Sided Sign and a set of Flag Poles with solar lights.
 - d) Discussion and action on scheduling a Public Hearing Date to consider whether the Board should amend a Commercial Lease Agreement with Oceanside Rubbish dated October 2, 2014 regarding Town-owned property at the transfer station to revise provisions of said Lease relating to the assignment thereof.
 - e) Discussion and action in participating with the Town of Kennebunk in a process guided by MaineDOT to better utilize the Wells Regional Transportation Center instead of creating a Kennebunk seasonal Downeaster Station stop.
 - f) Discussion and action on awarding the survey for Chicks Crossing Road.
 - g) Discussion and action on Updates, Personnel and Committee Assignments, Resignations and Issues.

- h) Discussion and action to accept donations and bequests.
- i) Discussion and action on approving minutes October 2, 2018 Selectmen's meeting (5 mins.).

NEW BUSINESS

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