

SELECTMEN'S MEETING –TUESDAY, JANUARY 5, 2016

Present: Chairman Karl Ekstedt, Selectmen Tim Roche, Chris Chase, Kathy Chase and Richard Clark, Town Manager Jon Carter.

MUNICIPAL OFFICERS BUSINESS/PUBLIC HEARINGS

1. Wells Elks Lodge, 356 Bald Hill Road, Wells, application for a Blanket Letter of Approval for a license to operate a Game of Chance.(R)

Public comment was solicited and there was none.

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

2. Good News

1) Chief Putnam has written a letter to Chief Moore thanking Captain Jeffrey Cullen for his willingness to assist dispatch and going “above and beyond” to help his fellow officers.

3. Open to the Public

~Chief Putnam cautioned people about requests for assistance that appear on social media. A woman was recently arrested in New Hampshire, charged with theft by deception. She had posted a notice about a “family needing assistance”, and kept the money that was raised. People who would like to help families in need can contact churches, the Police Department and the schools, and make sure the funds go to people who need help.

~The rabies clinic will be held Saturday, January 9 from 11 AM-1 PM at the Activity Center on Route 109. The cost is \$12 for the vaccination and pets can be licensed at the same time.

CURRENT AGENDA ITEMS

1. Review and action on Accounts Payable and Payroll Warrants

a. Discussion and action on approving the Warrants dated January 5, 2016.

There is a Warrant dated January 5, 2016 for expenses of \$417,924.46, no school payment, net payroll for the week ending 12/17/2015 in the amount of \$71,157.67, net payroll for the week ending 12/24/15 in the amount of \$66,544.17, net payroll for the week ending 12/31/15 in the amount of \$67,178.27 and state and federal withholding taxes, plus FICA, Medicare and federal taxes filed electronically in the amount of \$97,210.43 for total expenses of \$720,015.00.

Motion by Mr. Clark, seconded by Mrs. Chase, to approve and sign the Warrant dated January 5, 2016, in the amount of \$720,015.00. Passed unanimously.

There is a General Assistance Warrant dated January 5, 2016 in the amount of \$500.00.

Motion by Mr. Clark, seconded by Mrs. Chase, to approve and sign the General Assistance Warrant dated January 5, 2016, in the amount of \$500.00. Passed unanimously.

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

a. *Discussion and action on scheduling a Public Hearing on the proposed adjustments to the Harbor Fees.*

The Harbor Advisory Committee has submitted recommendations for the fee schedule and the Board proposed some additional changes. The increases will be taken back to the Committee. There is a proposal to place a mooring basin upriver. The Committee will review the changes at the January 12 meeting and would like to come back to the Board's January 19 meeting with a full recommendation for a public hearing on February 2.

Motion by Mr. Clark, seconded by Mr. Roche, to schedule a public hearing for 7 PM on February 2, 2016 to consider the adjusted fees. Passed unanimously.

b. *Discussion and action on scheduling a Public Hearing on accepting the proposed 2016 Beach Parking Pass Policy.*

A number of changes are recommended including increasing the residential fee from \$30 to \$35 and discontinuing the token system. People could buy weekly passes at the meter. The proposed rate is \$120 for 7 days. The daily rate would increase from \$16 to \$20 and the half day rate would increase from \$8 to \$12.

Motion by Mr. Clark, seconded by Mrs. Chase, to schedule a public hearing for 7 PM on January 19, 2016 to consider the proposed policy. Passed unanimously.

c. *Discussion and action on award of the Fire Nozzle Bid.*

This is a CIP project budgeted over 3 years which standardizes the nozzles and updates the hardware for the hoses. Two bids were received for identical equipment from the same manufacturer. The recommendation is to award the bid to Fire Tech & Safety for \$19,568.91. Since the amount allowed is \$10,000 per year, one year is cut off the project.

Motion by Mr. Clark, seconded by Mr. Chase, to accept the bid from Fire Tech & Safety in the amount of \$19,568.91. Passed unanimously.

d. *Discussion and action on setting a public hearing to access the Facility Maintenance and Repair Fund for replacement of the furnace at the Branch Fire Station and the Police Station chimney liner.*

These are unexpected repairs that need to be done immediately. The chimney liner at the Police Station is cracked and the vendor says it needs to be replaced. Maine Stove & Chimney has quoted \$3685 to replace it with a metal liner. The recommendation is to access the Facility Maintenance and Repair Fund. At the Branch Fire station, Garthwaite inspected the furnace and repaired a hole, but by Code it must be replaced within 30 days. Garthwaite quoted \$4730 for a new furnace. The Town owns a house on Main Street with a fairly new furnace which

Garthwaite can install at the Branch Station, saving about \$1000-1500. The Facility Maintenance and Repair Fund would be accessed for this.

Motion by Mr. Clark, seconded by Mrs. Chase, to schedule a public hearing for 7 PM on January 19 to access the Facility Maintenance and Repair Fund up to \$10,000 for these repairs. Passed unanimously.

*e. Discussion and action on setting a public hearing on Winter Road Closures.
~Laudholm Road-from the entrance gate at Laudholm Farm in the Wells Reserve to the Little River and to the gate that designates the boundary of the Wells Reserve and the beginning of the segment of Laudholm Road known as Old Farm Lane.*

*~Hilton Lane Extension-(aka Cross Road) from Tatnic Road to the Town Line 0.9 miles.
~Jennie Boston Road (aka Stuart Lane).*

Motion by Mr. Clark, seconded by Mrs. Chase, to table this item. Passed unanimously.

f. Discussion and action on signing an Option Purchase and Sales Agreement for land next to the proposed Fire Substation.

The Town has purchased about 14 acres at the intersection of Meetinghouse Road and Route 109 for the proposed Fire Substation, consolidating the High Pine and Branch Stations. An abutter is interested in selling his property to the Town. A price of \$35,000 was negotiated; the assessed value is \$44,000. The Town Manager has negotiated a purchase option with a \$500 deposit to hold it until the Town Meeting.

Motion by Mr. Clark, seconded by Mrs. Chase, to authorize the Town Manager to sign the option for \$500 and include this item on the June ballot. Passed unanimously.

g. Discussion and action on Personnel and Committee Assignments, Resignations and Issues:

- 1. Town Manager Appointment Announcement:

 - a. Highway Mechanic-Erich Hysler*
 - b. Assistant CEO-Gordon Clarke**

- 1. Selectmen: Budget Committee Appointment*

Motion by Mr. Chase, seconded by Mrs. Chase, to appoint Joan Goodrich to the Budget Committee, term to expire in 2017. Passed unanimously.

h. Discussion and action to accept donations and bequests:

- 1. \$27.00 from Various Library Users to the Wells Public Library.*

Motion by Mr. Clark, seconded by Mr. Roche, to accept the generous donation. Passed unanimously.

i. Discussion and action on approving minutes of the December 15, 2015 Selectmen’s meeting.

Motion by Mr. Clark, seconded by Mrs. Chase, to accept the minutes as written. Passed unanimously.

NEW BUSINESS

1. Open to the Public

Public comment was solicited and there was none.

2. Town Manager’s Report

~The County is looking for a site for a central courthouse. We have begun discussions with the owner of a large parcel of land.

~Selectmen were asked to consider the dedication of the Annual Report.

~MDOT will resurface Route One from the Ogunquit River bridge to just south of the Route 109 intersection. Work will begin in April and finish in October. There will be some improvements to sidewalks and crosswalks. The Assessor is working on notification to the abutters. If they are planning utility upgrades or entrance modifications that impact Route One, the work should be done immediately. There will be a 3 year moratorium on street opening permits after the resurfacing is done. The Water and Sewer Districts have been notified.

~Mr. Ekstedt complimented the Public Works Department on their efforts to clear the roads after the snowstorm.

3. Adjournment

Motion by Mr. Clark, seconded by Mr. Roche, to adjourn. Passed unanimously.

Respectfully submitted,

Accepted by,

Cinndi Davidson,
Meeting Recorder

