

SELECTMEN'S MEETING –TUESDAY, FEBRUARY 2, 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. Public Hearing on accepting the proposed 2016 Beach Parking Pass Policy.

The proposed increases are: increase residential and time-share permits from \$30 to \$35. Increase the daily rate from \$16 to \$20 for all day and from \$8 to \$12 for half-day. There was a request to reduce the 7 day pass to 5 days; the fee would be \$80. The Town can buy another batch of meter tokens for \$360; rolls of 20 would be sold to licensed lodging facilities and campgrounds through the proposed discount program. They would resell the tokens to their guests for \$9 apiece (1 token for a half day, 2 tokens for a full day).

Mr. Clark had asked about the amount of loss with the tokens. Finance Director Jodie Sanborn determined the amounts collected at meters and the number of rolls sold, which gave a loss averaging \$12,300 per year for 4 years. Under the old system, visitors received 5 free visits for each roll of tokens purchased. By switching to the \$1 discount plan we would be able to recoup that loss.

Public comment was solicited. Comments included:

~The change to a 5 day pass for visitors is a good idea.

~There was a question about staffing at the beach. There are 2 lifeguards at each of the main beaches and 1 at Crescent Beach per shift. The total lifeguard staff is 24-25. There are 5 parking lot attendants; an important part of their job is guiding people into parking spaces since the lots are so tight.

~It would help the motels attract late summer visitors if parking were free after Labor Day. Mr. Carter said our season goes up to Columbus Day. There are no lifeguards after Labor Day and the parking lot attendants work only on weekends because of the volume of traffic then.

~With the enterprise fund, the revenues have to justify the expenses.

~Families can't afford the beach parking fee; the trolley route should be extended to Drakes Island. Can we charge for the bathrooms? Mr. Carter said we used to meter the bathrooms. The Selectmen didn't want to charge people for the bathrooms and the meters were removed. Vandalism of the meters was a problem.

~If fees keep increasing we will reach a tipping point and people will stay away from Wells.

~People pay a lot to vacation here: food, lodging, entertainment, etc. Don't depend on tourists to balance the account.

Mr. Roche asked for an explanation of the deficit. Mr. Carter said there is a projected deficit without these increases because the lifeguard program was transferred from the Fire Department to the beach enterprise fund. Mrs. Chase said that previously the general taxpayer funds paid for the lifeguards; now the money raised at the beaches will be applied to that benefit. Mr. Ekstedt said the beach enterprise fund has never totally covered the beach expenses. Either we all pay more in our taxes or the beachgoers pay more in fees. The beach is the economic engine that drives the Town and whatever improvements we can make will benefit all of us. People come to Maine for the beaches and expect them to be clean and safe.

Mr. Chase asked to review the amount of the loss. Mr. Carter called it a prospective loss. The various fee increases such as the tokens, the extra \$5 for a resident's pass, etc. combine to make up the \$103,000 loss. We are turning management of the tokens over to the campground owners and lodging facility managers. Ms. Sanborn said all the fee increases are intended to absorb the cost of the lifeguard program into the enterprise fund.

Additional comments included:

~Why don't the trolleys go to Drakes Island? We don't control the trolleys and they may not want to go there. The beach there is packed and we have been trying to reduce the impact on the homeowners. Mr. Chase suggested allowing the campgrounds to have mini vans to shuttle their guests to the beach; a pick-up and drop-off spot would have to be designated. Mr. Ekstedt said a major problem there is the beachgoers abusing private property. Homeowners have reported people coming into their yards, and the Police Chief is aware of the enforcement issue.

~The trolley operators have told people that the Drakes Island Association does not like the noise and emissions from the trolleys. If the trolleys went to Drakes Island it would solve the parking problem.

~Each service in Town should pay for itself. Don't pass the burden on to the taxpayers. It creates a hardship especially for retired people.

Mr. Clark said the Board needs to be sensitive to the history of beach court cases in Maine and how much towns have spent in legal fees. The history of land grants and beach rights is being researched. The needs of homeowners and vacationers should be considered.

Motion by Mr. Clark, seconded by Mr. Chase, to close the public hearing. Passed unanimously.

Motion by Mr. Clark, seconded by Mr. Roche, to amend the policy eliminating the 7 day pass and substituting the 5 day pass for \$80 at meters only, and to accept the Section 3 fees. The motion to amend the fee structure passed unanimously.

Motion by Mr. Clark, seconded by Mr. Roche, to approve the beach parking pass policy as amended. Mr. Chase said we should contact the trolley company now about providing service to Drakes Island. Mrs. Chase explained to the public that our policy is fair, that people who go to the beach pay for the services—parking, cleaning, bathrooms, etc. Now the lifeguards are included in the enterprise fund. The motion passed unanimously.

2. *Public Hearing on accepting the proposed 2016 Harbor Fees.*

The proposal is to increase the mooring fee from a \$250 base to \$300 and keep the \$15 per foot rate. The transient docking fee would increase from \$15 per night to \$30. The wait list has had no cost. There would now be a fee of \$25 to get on the list, with a \$10 per year fee to stay on the list.

Public comment was solicited and there was none.

Motion by Mr. Clark, seconded by Mrs. Chase, to close the public hearing and approve the proposed fees. Passed unanimously.

3. *Wolterbeek Enterprises, Inc., dba: Jake's Seafood Restaurant, 139 Post Road, Wells, application for a full-time Malt Liquor License. (R)*

Public comment was solicited and there was none.

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

4. *Good News: Senior Center Luncheons*

Lunches were conducted the past two Saturdays by Town Hall staff and the Police Department. Approximately 90 people were fed each Saturday. Mr. Carter thanked the Selectmen and employees who assisted. Chief Putnam said some of the police officers brought their children who helped serve. There was also a bluegrass band. Thank you to IGA who has partnered with Town Hall for several years on these luncheons.

5. *Open to the Public*

There were some comments about the transfer station. The fee should be waived for smoke detectors and small fluorescent light bulbs, otherwise people might bury them in the trash bags to avoid the fee. The signs are confusing; commingle and cardboard should be changed. Parallel parking would be safer than having cars back in to the spaces.

Cobblestone sidewalks are difficult for wheelchairs to maneuver.

The traffic lights at Mile Road and CVS have been synchronized with the other lights but it doesn't seem to make a difference. Mr. Carter said we are working with the company to adjust them for wintertime traffic.

The speed limit at High Pine should be raised to 40 MPH. Mr. Carter said the residents wouldn't like it, and the State lowered the speed limit because of the density in the neighborhood.

CURRENT AGENDA ITEMS

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

a. *Discussion and action on approving the Warrants dated February 2, 2016.*

There is a Warrant dated February 2, 2016 for expenses of \$301,727.37, school payment of \$1,511,461.25, net payroll for the week ending 1/21/2016 in the amount of \$74,415.25, net payroll for the week ending 1/28/16 in the amount of \$69,057.99, and state and federal withholding taxes, plus FICA, Medicare and federal taxes filed electronically in the amount of \$66,140.33 for total expenses of \$2,022,802.19.

Motion by Mr. Clark, seconded by Mrs. Chase, to approve and sign the Warrant dated February 2, 2016 in the amount of \$2,022,802.19. Passed unanimously.

There is a General Assistance Warrant dated February 2, 2016 in the amount of \$500.00.

Motion by Mr. Clark, seconded by Mrs. Chase, to approve and sign the General Assistance Warrant dated February 2, 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 to approve Quitclaim Deeds for the following:

~McEvoy, Dennis J. & McEvoy, Christine R. Parcel number 0103/040-000. Payment was received to pay FY13 taxes on January 27, 2016.

Motion by Mr. Clark, seconded by Mr. Chase, to approve and sign the Quitclaim Deed to release the lien on the property. Passed unanimously.

b. Discussion and action to approve Waivers of Foreclosure for the following:

Map/Lot 0055/027-00F 97 Mildram Road that was owned by Merrill Robert Clarrage Sr.

The Town is working with the heirs on a payment plan to get the account current.

Map/Lot 0070/013-000 43 Atkins Lane that was owned by Lucie McNulty.

The Town is working with the personal representative for Ms. McNulty's estate.

Motion by Mr. Clark, seconded by Mrs. Chase, to approve the requests for Waivers of Foreclosure as submitted by the Town Finance Director. Passed unanimously.

Motion by Mr. Chase, seconded by Mrs. Chase, to add the language "as authorized by M.R.S.A. §944" to the previous motion. Passed unanimously.

c. Discussion and action on accepting Corrective Deed on land purchased from Joyce Hutchins.

When the Town purchased some property adjacent to Fenderson Commons from Ms. Hutchins there was an error in the original deed. The error in the property description was discovered when Ms. Hutchins attempted to sell the remainder of her land. Our attorney has provided a corrected deed.

Motion by Mr. Clark, seconded by Mrs. Chase, to accept the corrected deed and authorize the Town Manager to sign it. Passed unanimously.

d. Discussion, update and action on proposed ordinance to regulate distribution of handbills and circulars.

The Journal Tribune has hired a carrier to distribute Making It At Home. The carrier throws the paper in orange plastic bags onto people's property and along the roads, creating a lot of litter. The Town has contacted the publisher who is addressing the situation. The Town Attorney has drafted an ordinance to deal with this. The Town is asking people to call the publisher Devin

Hamilton at 814-573-9621 with complaints about the delivery. Chief Putnam was concerned that newspapers piling up in a driveway are a red flag that no one is at home.

The consensus was to keep the draft ordinance on hold and encourage people to call the publisher and advertisers. Possibly the litter ordinance needs to be amended. Mr. Ekstedt said the Board can bring this back at the next meeting and see what has happened in the interim.

e. Discussion and action to set a public hearing to review the annual Lodging Licenses.

Motion by Mr. Clark, seconded by Mr. Roche, to schedule a public hearing for 7PM on February 16, 2016. Passed unanimously.

f. Discussion and action on the Town Hall Office Move Bid.

The general office will move to the first floor since about 80% of our business goes to the general office, and the meeting room will move upstairs. The low bid came in at about \$102,000. Mr. Chase suggested removing the outer airlock door and the contractor estimates that this would save about \$25,000. Staff recommends accessing the Facility Maintenance and Repair Fund up to \$15,000.

Motion by Mr. Clark, seconded by Mrs. Chase, to schedule a public hearing for 7:00 PM on February 16, 2016 to consider accessing the Facility Maintenance and Repair Fund up to \$15,000 to fund the relocation of the general office. Passed unanimously.

g. Discussion and action on accepting the bid for new Police cars with a vehicle trade.

Four bids were received and the recommendation is to award the bid to Quirk of Augusta at a net price of \$77,913. Chief Putnam advised that any repairs covered by the warranty can be done by any Ford dealer—we don't need to take the vehicles to Augusta. The consensus was that the bidding process was done fairly and we should award the bid to the low bidder.

Motion by Mr. Clark, seconded by Mrs. Chase, to accept the low bid from Quirk. Passed unanimously.

h. Discussion and action to schedule a public hearing on February 16, 2016 at 7:00 PM to review the Spring Thaw Road Policy for posted roads.

Motion by Mr. Clark, seconded by Mr. Roche, to schedule a public hearing for 7:00 PM on February 16, 2016 to review the Spring Thaw Road Policy. Passed unanimously.

i. Discussion and action on authorizing the Tax Collector to accept prepayment of taxes not yet committed for FY'17.

Motion by Mr. Clark, seconded by Mrs. Chase, to authorize the Tax Collector to accept prepayment of taxes not yet committed for FY'17. Passed unanimously.

j. Northern New England Telephone Operations LLC and Central Maine Power Company application for Pole Location Permit for one pole on Loop Road approximately 1450' Southwesterly of Littlefield Road.

Motion by Mr. Clark, seconded by Mrs. Chase, to approve the request for the pole location. Passed 3-2 (Mr. Clark and Mr. Chase opposed)

k. Discussion and action on approving a request from the Northern New England Chapter of the Cystic Fibrosis Foundation for the CF Cycle for Life bicycle tour through Wells on July 16, 2016.

This is an annual event and the Police Chief has approved it.

Motion by Mr. Clark, seconded by Mrs. Chase, to authorize the use of the roads and to authorize the Town Manager to sign the letter. Passed unanimously.

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

1. Acceptance of the Volunteer Coordinator Resignation-Mary Crace. She has been hired full-time by the company she was working for part-time. An offer has been made to the number two candidate and she has accepted.
2. Motion by Mr. Clark, seconded by Mrs. Chase, to accept the resignation of Kim Bohn from the Recreation Commission with regret and send her a letter of thanks for her service. Passed unanimously.

m. Discussion and action to accept donations and bequests:

- 1. \$200.00 from Paul and Ann Dinneen to the Town of Wells for the Fuel Assistance Program Fund.***

Motion by Mr. Clark, seconded by Mr. Roche, to accept the generous donation and send the donors a letter of thanks. Passed unanimously.

- 2. \$125.45 from St. Francis of Assisi Old Catholic Church to the Town of Wells for the Fuel Assistance Program Fund.***

Motion by Mr. Clark, seconded by Mr. Roche, to accept the generous donation and send the donors a letter of thanks. Passed unanimously.

n. Discussion and action on approving the minutes of the January 19, 2016 Selectmen's meeting.

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

NEW BUSINESS

- 1. Open to the Public***

Mr. Roche announced open houses for the new high school addition: Thursday, February 4 and Tuesday, February 9 from 6:30-7:30. Members of the public are welcome to take a tour. A large group of Town employees helped remove furniture that is still useable, and much of it went to the Morrison Center. Mr. Roche was pleased with the cooperation between the Town and school district.

Mr. Ekstedt asked people to check on their neighbors, particularly older residents and people who live alone. People may need some help with snow removal.

2. Town Manager’s Report

1) Transfer Station Update

We have a certificate of occupancy for the new building. The scale is operating and the new fees will be introduced on February 16. The suggestions made during Open to the Public will be considered.

Get well wishes to the owner of Ocean Graphics who had a recent skiing accident.

3. Adjournment

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

Respectfully submitted,

Accepted by,

Cinndi Davidson,
Meeting Recorder

