

SELECTMEN'S MEETING –TUESDAY, FEBRUARY 16, 2016

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

Special Presentation and Request—Wells Warrior Winter Guard

The Winter Guard will be participating in the World Competition April 5-10 in Dayton, Ohio. The team needs to raise \$35,000 to cover travel expenses for team members, coaches and chaperones. Members of the team made a presentation to the Selectmen and showed a video of their activities.

Motion by Mr. Roche, seconded by Mr. Clark, to donate \$1,000 toward the travel expenses. Passed unanimously.

MUNICIPAL OFFICERS BUSINESS/PUBLIC HEARINGS

1. Public Hearing to review the annual Lodging License applications.

Tonight's action by the Selectmen is a conditional approval. Facility owners/managers must work with the Code Enforcement Office. A license will not be released by the Town Clerk's Office unless the facility is in compliance and the fee is paid.

Public comment was solicited and there was none.

Motion by Mr. Clark, seconded by Mrs. Chase, to close the public hearing, approve the list as submitted with the understanding that each license will be released when the fees are paid and upon resolution of any outstanding code violations. Passed unanimously.

2. Public Hearing to access the Facility Maintenance and Repair Fund up to \$15,000 for the Town Hall Office Move and Renovation Project.

Mr. Chase has suggested doing the renovations in phases and take the air lock door system off the front and include as part of phase 2. CEO Jodine Adams presented the low bidder's revised figures. The company selected is Nor-easter Construction at an original price of \$89,618.00 for all the construction including the air lock system. The revised total cost is \$79,418.00 including HVAC, sprinkler system updates, security system updates, engineering costs and office furniture.

Public comment was solicited and there was none.

Mr. Chase said that we knew about the required upgrades and asked if any funds had been set aside. Mr. Carter said we didn't know what the costs would be until we opened the bids. The general contractor will have to coordinate with the Town's existing contract vendors for HVAC, sprinklers and security.

Motion by Mr. Clark, seconded by Mrs. Chase, to close the public hearing and access the Facility Maintenance and Repair Fund up to \$15,000. Passed unanimously.

3. Public Hearing to review the Spring Thaw Road Policy for Posted Roads.

Public Works Director Terry Oliver asked to have the roads posted from March 1-April 15. The policy is discretionary and if the frost is out of the ground earlier the posting will be removed. Trucks over 23,000 lbs. are prohibited. Orange signs will be posted along the affected roads.

Motion by Mr. Clark, seconded by Mr. Roche, to close the public hearing and post the roads. Passed unanimously.

4. *Amin Hotels Inc., dba: Ogunquit River Inn, 17 Post Road, Wells, application for a full-time Malt, Spirituous and Vinous Liquor License. (R)*

Public comment was solicited and there was none.

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

5. *Richard M. Varano, dba: Varano's Italian Restaurant, 60 Mile Road, Wells, application for a full-time Malt, Spirituous and Vinous 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.

6. *Lafayette Wells Inc., dba: Forbes Seafood Restaurant, 427 Mile Road, Wells, application for a full-time Malt, Spirituous and Vinous 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.

7. *The Steak Co., Inc., dba: The Steakhouse, 1205 Post Road, Wells, application for a full-time Malt, Spirituous and Vinous 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.

Mr. Ekstedt recused himself from the following license applications because of his business. Vice Chairman Tim Roche conducted this portion of the meeting.

8. *Nathan Gay, dba: A-1 Environmental Services Inc., 107 Crediford Road, Wells, application for a Solid Waste Disposal 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 4-0-1.

9. *Oceanside Rubbish, Inc., dba: Oceanside Rubbish, 19 Clearzone Road, Sanford, application for a Solid Waste Disposal 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 4-0-1.

10. *Troiano Waste Services, Inc., dba: Troiano Waste Services Inc., 10 Filmike Way, South Portland, application for a Solid Waste Disposal 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 4-0-1.

11. *Oscar Wilkins, dba: Shipyard Waste Solutions LLC., 434 Dow Highway, Eliot, application for a Solid Waste Disposal 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 4-0-1.

12. *Good News*

~Thank you to the members of the pre-release women’s group who spent several days cleaning and painting Town Hall.

~The Highway Department has had numerous breakdowns which are being repaired. In spite of the equipment issues they have been able to do a good job maintaining the roads.

~The Transfer Station is up and running, including the new scale system. The new fee schedule is in place.

13. *Open to the Public*

~ There were questions about extending public water and sewer beyond the Turnpike. Is there enough existing capacity to serve additional customers? Will the fees go up if the lines are extended? Maybe a second sewer district is needed for that part of Town.

~The Treasury Department has established a toll-free number and web site for people to report the telephone scams claiming to be from the IRS. They are receiving a large volume of calls, and recommend that people use their web site www.tigta.gov. There are a few brief questions to answer: how you were contacted, did you lose any money, did you give the caller any personal information, if the caller left a number for you to call back, etc.

CURRENT AGENDA ITEMS

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

a. *Discussion and action on approving the Warrants dated February 16, 2016.*

There is a Warrant dated February 16, 2016 for expenses of \$439,207.13, no school payment, net payroll for the week ending 2/4/2016 in the amount of \$68,485.09, net payroll for the week

ending 2/11/16 in the amount of \$72,141.95, and state and federal withholding taxes, plus FICA, Medicare and federal taxes filed electronically in the amount of \$62,016.21 for total expenses of \$641,850.38.

Mr. Chase questioned the expenditure of \$600 for tires for a Fire Department car. He thought we had disposed of that car. Mrs. Chase asked who made the decision to keep it. Mr. Carter said it is being used as the lifeguards' car and as a utility vehicle, and it can go in the next auction.

Motion by Mr. Clark, seconded by Mr. Chase, to approve and sign the Warrant dated February 16, 2016 in the amount of \$641,850.38. Passed unanimously.

There is a General Assistance Warrant dated February 16, 2016 in the amount of \$1,224.72 from the Special Fuel Fund.

Motion by Mr. Clark, seconded by Mr. Chase, to approve and sign the General Assistance Warrant dated February 16, 2016 in the amount of \$1,224.72. Passed unanimously.

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

a. *Discussion and action on setting public hearing dates for proposed Ordinance Amendments for the following:*

- Chapter 145-26, Municipal & Public School Building Height allowed in the General Business District
- Housekeeping
- Chapter 145-49, Residential Cluster Developments
- Chapter 145, Changes to the Reviewing Authority Chart

The Planning Board has been unable to review these items because of snowstorms and meeting cancellations. They will discuss the proposed amendments at their February 22 meeting and hold a public hearing on March 7 with a recommendation to the Selectmen.

Motion by Mr. Clark, seconded by Mrs. Chase, to schedule public hearings for the proposed ordinance changes for 7 PM on March 15, 2016

b. *Discussion and action on undertaking a Comprehensive Plan Survey through the mail and electronically.*

The Comprehensive Plan Review Committee is recommending another survey of the Town residents and property owners to test the direction for the Plan update. For a full-color tri-fold the cost would be approximately \$.40 apiece for a 7,000 copy distribution, at a total cost of \$3,175. The money would come from the Comprehensive Plan budget.

Motion by Mr. Clark, seconded by Mrs. Chase, to approve distribution of the survey and the cost to mail it. Passed unanimously.

Mr. Ekstedt urged members of the public to complete and return the survey. There will be information on the Town web site and in the students' electronic backpacks for parents. Mrs. Chase said that people's responses matter and feedback from the public will guide the Town into the future. The survey will be mailed in mid-March and will be on-line about the same time.

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

1. Town Manager:

- a. Appointment of Cindy Adamsky as the Volunteer Coordinator effective March 1.
- b. Debbie Nolette is retiring from the Fire Department on March 28.

2. Selectmen:

- a. Motion by Mr. Clark, seconded by Mr. Chase, to reappoint Owen Grumbling to the Conservation Commission for a term to expire in March 2019. Passed unanimously.
- b. Motion by Mr. Clark, seconded by Mr. Chase, to reappoint John (Rocky) Furman to the Conservation Commission for a term to expire in March 2019. Passed unanimously.

d. Discussion and action on approving the minutes of the February 2, 2016 Selectmen's meeting.

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

NEW BUSINESS

1. Open to the Public

~There was a suggestion to include all Wells property owners, not just the year-round residents, in the mailing of the Comprehensive Plan survey. Mr. Clark said that in addition to mailing the tri-fold to local addresses, a notice is going out with the tax bills which will reach all property owners. People can also take the survey on-line.

2. Town Manager's Report

~This Thursday the Town Engineer, Public Works Director and a structural engineer will walk the beach side of the sea walls looking for damage. The recent storms caused the collapse of two private sea walls.

3. Adjournment

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

Respectfully submitted,

Accepted by,

Cinndi Davidson,
Meeting Recorder
