

SELECTMEN'S MEETING –TUESDAY, MARCH 15, 2016

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

Special Presentation: WOCSD Superintendent Jim Daly-Draft FY'17 School Budget Overview

Mr. Daly and Finance Director Jay Moore reviewed the budget process and the efforts to minimize the impact on taxpayers. Several items are still to be determined including funding from the State and the adult education subsidy from the State. The eleven expenditure categories in the budget were reviewed. Regular instruction is the largest cost center. Special education is costly, especially because of transportation, and varies each year with the number of students. Several vans were purchased for use by clubs, teams and other trips, which will decrease spending for transportation. Debt service has decreased even with the high school renovation. The budget for the coming year is slightly over \$25 million. The district has a 3-5 year capital improvement plan and a 10 year plan to address maintenance. Mr. Ekstedt thanked Mr. Daly and Mr. Moore for the approach they have taken in developing the budget and for maintaining communication with the Selectmen.

MUNICIPAL OFFICERS BUSINESS/PUBLIC HEARINGS

***1. Public hearing dates for proposed Zoning Ordinance Amendments for the following:
~Municipal & Public School Building Height allowed in the General Business District***

Town Engineer/Planner Mike Livingston discussed the proposed amendments. This item resulted from the Planning Board's review of the high school renovation project. The height restriction made the design of the addition challenging and required a flat roof on the addition. This amendment would allow municipal buildings and public schools to have a maximum height of 54', which would make the middle school building conforming and allow roofs with a slope.

Public comment was solicited. There was opposition to raising the height standard and having a double standard for the Town and the residents. With our aging population, public buildings should be on one floor.

~Housekeeping

Several sections of the Code have references to old ordinances that have expired or been replaced. Some sections that have been replaced or their numbers have changed. This amendment would correct the numbering system.

Public comment was solicited and there was none.

~Chapter 145-49, Residential Cluster Developments

This amendment would resolve a conflict in the ordinance about what is permitted in the Aquifer Protection District and Shoreland District and bring the ordinance in line with the Comprehensive Plan. It would also remove the requirement for the developer of a cluster subdivision to submit a plan for a standard subdivision. Greater lot coverage would be allowed for small lots in cluster subdivisions.

Public comment was solicited and there was none.

~Chapter 145-71, Changes to the reviewing Authority Chart

This would allow the Code Officer and Town Planner to approve minor plan changes and not require the applicant to attend several meetings.

When a use has been discontinued for 2 years the site plan approval expires. The recommendation is to extend the period to 5 years.

Public comment was solicited and one speaker supported this amendment as a way to help the residents.

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

2. Public hearing on releasing funds from the Harbor Mooring Funds to repair and upgrade the Eastern Shore Slip Entry Electronic Gate.

This is a recommendation to repair the gate and increase security. It was a CIP item for FY 17, and the cost came under the CIP requirement. The gate at the entrance of the Eastern Shore slip from the Atlantic Avenue parking lot needs to be repaired. The gate presently has a card system, which will be replaced by a fob security system. The fobs can be programmed and deprogrammed from the Harbor Master's office. The total cost for the repairs and upgraded security system is less than \$6,000.

Public comment was solicited. There was a question about the source of the funds. It will be paid for by the mooring holders, not the taxpayers. That area formerly had public access but now with the security system only the boat owners have access. Another area that used to be available for swimming now has the observation deck and a "No Swimming" sign. Mr. Carter said it should be advisory for "no swimming after a rain storm."

Motion by Mr. Clark, seconded by Mr. Chase, to close the public hearing and release up to \$6,000 for the repair of the gate and upgrade of the security system. Passed 4-1 with Mr. Roche opposed.

3. Public hearing to access the Town Grant Matching Fund to match the Maine State Forest Service Grant of \$1,675 for the purchase of portable pumps, chain saw and 55 gallons of Class A foam for the Fire Department.

The State has awarded this grant on a 50% match basis. Mrs. Chase asked if these items would have been purchased anyway, or if they were being purchased because of the grant. Mr. Carter said they would have been purchased anyway and this was a way to reduce the cost.

Public comment was solicited and there was none.

Motion by Mr. Clark, seconded by Mr. Roche, to close the public hearing and access the Grant Matching Fund up to \$1,675 for the equipment purchase. Passed unanimously.

4. Joseph Ryan, dba: Feile Restaurant & Pub, 1619 Post Road, Wells, application for a full-time Malt, Spirituous and Vinous Liquor License. (R)

Public comment was solicited. Mr. Ryan noted that his applications for the license and permit are renewals.

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

5. *Joseph Ryan, dba: Feile Restaurant & Pub, 1619 Post Road, Wells, application for a Special Entertainment Permit. (R)*

Public comment was solicited and there was none.

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

6. *Cardinali's Restaurant, dba: Fisherman's Catch, 134 Harbor Road, Wells, application for a full-time Malt 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.

7. *Wei Jin, dba: Maple Leaves Garden, Inc., 2063 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.

8. *Jon J. Morrison, dba: Merriland Farm Café, 545 Coles Hill Road, Wells, application for a full-time Malt 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.

9. *Trailblazers Inc., dba: Trailblazers Family Club, 102 Bills Lane, 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 4-0-1. Mrs. Chase abstained because she is an officer of the club.

10. Trailblazers Inc., dba: Trailblazers Family Club, 102 Bills Lane, Wells, application for a Special Entertainment Permit. (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 permit. Passed 4-0-1 with Mrs. Chase abstaining.

11. Good News

a. Wells High School-Winter Guard Weed-Out Fundraiser

The weed-out collected 19,614 pounds of textiles and earned \$3,922.80 for the team.

12. Open to the Public

Public comment was solicited and there was none.

Mr. Clark announced that he is stepping down after 18 years as a Selectman in order to run for County Commissioner for District 5. Mr. Ekstedt thanked him for his service to the Town.

CURRENT AGENDA ITEMS

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

a. Discussion and action on approving the Warrant dated March 15, 2016.

There is a Warrant dated March 15, 2016 for expenses of \$306,298.24, school payment of \$1,511,461.25, net payroll for the week ending 3/3/2016 in the amount of \$70,031.18, net payroll for the week ending 3/10/16 in the amount of \$70,527.60, and state and federal withholding taxes, plus FICA, Medicare and federal taxes filed electronically in the amount of \$62,464.57 for total expenses of \$2,020,782.84

Motion by Mr. Clark, seconded by Mrs. Chase, to approve and sign the Warrant dated March 15, 2016 in the amount of \$2,020,782.84. Passed unanimously.

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

a. Discussion and action on MaineDOT response to Town project concerns and action on allowing truck weights to be over road limits for the Route One Preservation Pavement Project from MaineDOT.

Mr. Carter contacted the project manager for MDOT with concerns about the work timetable and nighttime work. The bids will be received on March 30, the award will be April 20 and they plan to start construction around May 20 with the major work completed around July 15th. The paving material is temperature sensitive and construction progress depends on the weather. The Town had asked them to complete the work by June 21 and they cannot commit to that. Some overweight trucks may need to use side roads and we need to consider if a road bond should be

required. The asphalt trucks will probably come down Routes 109 or 9B. The nighttime work is expected to be done between 10 PM and 2-3 AM. The harsh lights may be more of an issue than noise. The consensus was that the work needs to be done, and it is preferable to have it done as quickly as possible to minimize the disruption in Town during the summer.

Motion by Mr. Clark, seconded by Mrs. Chase, to approve the overweight permit and allow the vehicles to move at the posted speed limit. Passed unanimously.

b. Discussion and action on filing of 2016 State of Maine Annual Report for Wells Industrial Development Corporation.

The Town became a partner in the industrial park when Spencer Press was constructed, and the Corporation was formed with Town meeting approval. The Selectmen serve as the Board of Directors of the Corporation. This report is filed annually with the Secretary of State. Mrs. Chase will replace Mr. Clark as a Director.

Motion by Mr. Clark, seconded by Mrs. Chase, to file the report as amended. Passed unanimously.

c. Discussion and action on setting a Joint Public Hearing with the Budget Committee on the proposed FY'17 budget; the proposed financial Warrant Articles which will be voted by referendum ballot on June 14, 2016.

Information will be available in Mr. Carter's office, the general office and will be posted on the Town's web site by next week.

Motion by Mr. Clark, seconded by Mrs. Chase, to schedule a public hearing for 7 PM on April 5, 2016. Passed unanimously.

d. Northern New England Telephone Operations LLC and Central Maine Power Company, application for a Permit for Pole Locations, for one pole to be located on Tatnic Road, from approximately 378' Easterly of Allen Road.

Motion by Mr. Clark, seconded by Mr. Roche, to approve the pole permit. Passed 3-2 (Mr. Clark and Mr. Chase opposed.)

e. Northern New England Telephone Operations LLC and Central Maine Power Company, application for a Permit for Pole Locations, for one pole to be located on Cheney Woods Road, from approximately 993' Southwesterly of Littlefield Road.

Motion by Mr. Clark, seconded by Mr. Roche, to approve the pole permit. Passed 3-2 (Mr. Clark and Mr. Chase opposed.)

f. Update and discussion on the proposed Public Safety Facilities Replacement project.

A brochure has been designed to inform the public about the need for this project. The police station was not designed for a modern public safety facility. The Town has purchased additional land behind the current police and fire stations to expand the complex. The fire substations at Highpine and Wells Branch need to be replaced, and the Town has purchased 14 acres off of

Route 109 at Meetinghouse Road to consolidate those stations. The total cost of the two facilities is \$19.1 million, for a tax impact of \$54 per \$100,000 on a 20 year bond. This item will be on the November 2016 ballot. The project is being publicized with a brochure, open houses, videos on the website and channel 3, and talks at Rotary and other organizations.

Mr. Ekstedt said the conditions are deplorable at the public safety facilities and the public should attend the open houses to see the need for upgrading. Mr. Clark said these improvements are long overdue and urged the public to support them.

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

i. Selectmen:

1. Appointment of Election Clerks.

Mr. Ekstedt read the list of clerks and alternates, term to expire April 30, 2018.

Motion by Mr. Clark, seconded by Mrs. Chase, to approve the list as read. Passed unanimously. The clerks will be sworn in at the polls on Election Day.

2. Resignation of Kimberly Bohn from the Recreation Commission.

Motion by Mr. Clark, seconded by Mr. Roche, to accept her resignation and send her a letter of thanks for her service. Passed unanimously.

3. Motion by Mr. Clark, seconded by Mrs. Chase, to reappoint Stephanie Corey as a regular member of the Recreation Commission, term to expire April, 2019. Passed unanimously.

4. Motion by Mr. Clark, seconded by Mrs. Chase, to reappoint Holly Margeson-Gray as a regular member of the Recreation Commission, term to expire April, 2019. Passed unanimously.

5. Motion by Mr. Clark, seconded by Mrs. Chase, to appoint Michael Patterson as a regular member of the Recreation Commission, term to expire April, 2017. Passed unanimously.

6. Resignation of Cynthia Adamsky from the Personnel Advisory Committee.

Motion by Mr. Clark, seconded by Mrs. Chase, to accept her resignation and send her a letter of thanks for her service. Passed unanimously.

ii. Town Manager :resignation or retirement announcements:

- a. Debra Nolette, Secretary to the Fire Chief, retiring at the end of March.
- b. Resignation of Susan Lombard, secretary to the CEO.
- c. Resignation of Stanley Kaszynski, Call Firefighter.
- d. Retirement of Corporal Roger Green from the Police Department.

h. Discussion and action to accept donations and bequests:

- 1. \$200.00 from the United Way of York County to the Town of Wells for the Fuel Assistance Program Fund.

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

i. Discussion and action on approving the minutes of the March 1, 2016 Selectmen’s meeting.

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

NEW BUSINESS

1. Open to the Public

Public comment was solicited and there was none.

Mr. Ekstedt thanked Mr. Clark for all his efforts on behalf of the Town during his 18 years on the Board.

2. Town Manager’s Report

Mr. Carter and Mr. Livingston reported on the WEBGIS. This is live on our website and was recently rebuilt as a great resource for the community. It contains the tax cards, environmental information, aerial images, zoning information, elevations and contours, habitats and aquifers. This is a useful tool for real estate personnel and other professionals.

3. Adjournment

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

Respectfully submitted,

Accepted by,

Cinndi Davidson,
Meeting Recorder