

SELECTMEN'S MEETING – TUESDAY, APRIL 5, 2016

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

SPECIAL PRESENTATION:

Presentation of the 2015 Town Report Dedication to June Messier

Selectman Kathy Chase read the dedication and presented a copy of the report to June, thanking her for her years of service to the Town.

MUNICIPAL OFFICERS BUSINESS/PUBLIC HEARINGS

1. Joint Public Hearing with the Budget Committee on the proposed FY'17 budget; the proposed financial Warrant Articles will be voted by referendum ballot on June 14, 2016.

Mr. Carter reviewed the major items in the budget. The Warrant has been posted on the Town web site and is available at Town Hall. The CIP includes infrastructure work of over \$1,000,000 next year. There are provisions for the purchase of additional conservation land and the construction of a new fire substation. Including the county and school district budgets with the Town budget, our property tax rate will increase by approximately 1.86%. Revenues and salaries have increased slightly while operating expenses have decreased. We are under LD-1, the State's tax cap, by \$98,000. Our surplus reserve account has increased to 56-60 days. The Budget Committee was asked to review an additional warrant article to purchase the existing Cumberland Farms facility for \$275,000. Cumberland Farms is beginning construction on their new facility across Route One, and we are asking them to demolish the old building and clean up the site. Mr. Carter recommended continuing the public hearing to the next meeting and incorporating this article if the Selectmen vote to add it to the Warrant.

Public comment was solicited and there was none.

Motion by Mr. Clark, seconded by Mrs. Chase, to continue the public hearing to April 26. Passed unanimously.

Motion by Mr. Clark, seconded by Mrs. Chase, to add a question to the warrant as Article 17 asking the residents to fund the Cumberland Farms property purchase. Passed 4-1 with Mr. Chase opposed.

Mr. Ekstedt thanked the staff and members of the Budget Committee for their efforts in developing this year's budget.

2. Hearing on vote on selling back to the Timeshare Managing Entity Group for SeaTern Condominiums two tax foreclosed timeshare units, per section 3.4(A)(2) of the Town Charter. The two units are:

- a. 0103/057-001.23 for Donald and Cynthia Wright***
- b. 0103/057-007.6 for James Cashman Jr.***

Town staff and the Timeshare Entity have been unable to contact the owners.

Public comment was solicited and there was none.

Motion by Mr. Clark, seconded by Mrs. Chase, to close the public hearing and sell the units back to the managing entity. Finance Director Jodie Sanborn said these units were caught before the timeshare agreement went into effect and the taxes are being paid on the other units. Passed unanimously.

3. *Las Olas Maine LLC, dba: Las Olas Taqueria, 1517 Post Road, Wells, application for a full-time Malt and Spirituous Liquor License.(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 license. Passed unanimously.

4. *Troy R. Brown, dba: Wells Beach Lobster Pound Inc., 321 Webhannet Drive, 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.

5. *Sue Ramatowski, dba: Stress Escapes, 331 Loop Road, Wells, application for a Massage Establishment/Therapist License. (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 license. Passed unanimously.

6. *Charles J. Bashaw, dba: Drakes Island Charters, 84 Drakes Island Road, Wells, application for a Commercial Recreation Business 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. *James Shaw, dba: Karen Ann, 150 Hiltons Lane, Wells, application for a Commercial Recreation Business License. (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 license. Passed unanimously.

8. *Peter T. Sage, dba: Sage Fishing, 69 Ox Cart Lane, Wells, application for a Commercial Recreation Business License. (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 license.
Passed unanimously.

9. Anthony Barbano, dba: Ocean Jet Ski Rentals, 18 Old Orchard Lane, Saco, application for a Commercial Recreation Business 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.

10. Mark L. Driscoll, dba: 3 Ladies Fishing, 200 Atlantic Avenue, Wells, application for a Commercial Recreation Business License. (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 license.
Passed unanimously.

11. Donnell Sayward, dba: Don's First Light, 533 Coles Hill Road, Wells, application for a Commercial Recreation Business 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.

12. Claude and Phillip Breton, dba: Breton's Bike and Fly Shop, 879 Post Road, Wells, application for a Commercial Recreation Business License. (R)

Public comment was solicited and there was none.

Motion by Mr. Chase, seconded by Mr. Roche, to close the public hearing and grant the license.
Passed 4-1 with Mr. Cark opposed.

13. Daniel Durgin, dba: Sea-Gar Charters, 17 Clifford Lane, Wells, application for a Commercial Recreation Business 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.

14. Good News

~The Maine Odyssey of the Mind competitions were held this past weekend. Wells entered several teams, and the middle school team took first place in the State in their division. They are going to nationals later this spring.

~We received a letter from the publisher of Making It At Home. Copies will be mailed starting with the April 14 edition, and they are making an effort to pick up the copies in plastic bags all over Town.

15. Open to the Public

Police Chief Jo-Ann Putnam reported that another drug take-back day will be held on Saturday, April 30 from 10 AM-2 PM at the Wells ERgent Care.

CURRENT AGENDA ITEMS

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

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

There is a Warrant dated April 5, 2016 for expenses of \$652,661.12, no school payment, net payroll for the week ending 3/24/2016 in the amount of \$76,792.67, net payroll for the week ending 3/31/16 in the amount of \$69,241.55, and state and federal withholding taxes, plus FICA, Medicare and federal taxes filed electronically in the amount of \$64,487.32 for total expenses of \$863,182.66.

Motion by Mr. Clark, seconded by Mr. Roche, to approve and sign the Warrant dated April 5, 2016 in the amount of \$863,182.66. Passed unanimously.

There is a General Assistance Warrant dated April 5, 2016 in the amount of \$871.22.

Motion by Mr. Clark, seconded by Mrs. Chase, to approve and sign the General Assistance Warrant dated April 5, 2016 in the amount of \$871.22. Passed unanimously.

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

a. Discussion and action on WEMS request for reconsideration on trading the fourth ambulance in during their new ambulance purchase.

At the September 1, 2015 meeting, the Selectmen approved a bid from LifeLine Ambulance for the purchase of a new ambulance replacing the 2007 Ford. The decision was made to keep the fourth ambulance as potential back-up rather than trading it in for \$4,000. All transporting ambulances need a State license and must have all the required equipment. Since WEMS has equipment for only 3 ambulances, keeping the fourth one as back-up would involve purchasing another set of equipment at a cost of approximately \$72,500-\$77,500 in addition to \$5,000-8,000 of repairs.

Members of the WEMS Board were present, and recommended either trading in the 2007 Ford or keeping it and not using it as an ambulance. Mr. Chase recommended keeping the ambulance for the Facility Manager's use. Mr. Clark proposed keeping it as a back-up ambulance. A storage site would have to be found, and if another ambulance broke down the equipment would have to be transferred and a State license obtained.

The consensus of the Board was that, preferably, the Town should keep the fourth ambulance if we can use it. If it isn't suitable for the Facility Manager, it should be traded in at \$4,000.

***b. Discussion and action to certify the Referendum Articles for the June 14, 2016 ballot.
AND***

c. Discussion and action on signing the 2016 Annual Town Meeting Warrant.

These are the zoning articles dealing with building height in the GB District, cleaning up section numbers in ordinances, performance standards for residential subdivisions, and amending the reviewing authority chart. The recommendation is to table this item to April 26 and include Article 17.

Motion by Mr. Chase, seconded by Mr. Roche, to table certifying the articles and signing the Warrant to April 26. Passed unanimously.

d. Discussion and action on setting two Public Informational Hearings on the 2016 Town Meeting Warrant.

e.

Motion by Mr. Clark, seconded by Mrs. Chase, to schedule public hearings for 7 PM on May 3 and May 17, 2016. Passed unanimously.

f. Discussion and action on issuing a Quit Claim deed on taxes paid.

i. James Brevigleiri, Parcel number 0043/005-302. Payment was received to pay FY'14.

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

ii. Linda Busch, Parcel number 0050/021-005.T. Payment was received to pay FY'13 and FY'14.

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

g. Discussion and action on the award of the Municipal Audit Services.

<u>Audit Proposal Bid</u>	<u>Auditing Firm</u>	<u>Auditing Firm</u>
3.25.16	RHR Smith	RKO
FY'16 Single Year	\$10,000.00	\$18,500.00
Alt 5 Year		
2016	\$10,000.00	\$17,500.00
2017	\$10,000.00	\$17,950.00
2018	\$10,000.00	\$18,400.00
2019	\$10,000.00	\$18,850.00
2020	\$10,000.00	\$19,300.00
<u>Total</u>	<u>\$50,000.00</u>	<u>\$92,000.00</u>

Audit 2015 \$11,500.00

Last year we awarded a one year contract for the audit and we went out to bid for FY'16 with an option to bid on the next 5 years' audits. Two bids were received. RKO was going to put in 10 more hours than RHR Smith. The recommendation is to award the 5 year bid to RHR Smith.

Motion by Mr. Clark, seconded by Mrs. Chase, to accept the proposal from RHR Smith for 5 years at \$50,000. Passed unanimously.

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

The recommendation is to keep the Police and Fire Departments in their current location, while consolidating the Branch and Highpine substations in a new facility on the 14 acre parcel the Town purchased. The Public Awareness Committee prepared a brochure to be mailed to residents, outlining the problems with the current facility. Open houses will be held for the public. Videos are being made about the Police and Fire Departments which will run on Channel 3 and the web site. Mrs. Chase urged everyone to read the brochure and become aware of the need for upgraded facilities.

i. Discussion and action on entering into three-party Partnership Agreement for the Route 109 Transportation Study.

Maine DOT and the MTA approved our request for a study of the Route 109 corridor from Route 9A to Spencer Drive. Traffic is heavy in that section, especially during the morning and evening commutes, and the number of accidents has increased. The three parties will share the funding of \$60,000 or \$20,000 apiece. Our share is included in the FY'17 budget.

Motion by Mr. Chase, seconded by Mr. Clark, to authorize the Town Manager to sign the Partnership Agreement. Passed unanimously.

j. Discussion and action on moving the date of the second Selectmen's meeting in April.

The second meeting is scheduled for school vacation week. The Town Manager will be on vacation and several Selectmen may be away.

Motion by Mr. Chase, seconded by Mrs. Chase, to move the second April meeting to April 26. Passed unanimously.

k. Discussion and action on Personnel and Committee Assignments, Resignations and Issues:***i. Selectmen:***

1. Motion by Mr. Clark, seconded by Mr. Roche, to reappoint Bruce Bjork to the Budget Committee, term to expire April 2019. Passed unanimously.
2. Motion by Mr. Clark, seconded by Mrs. Chase, to reappoint Robert Subilia to the Budget Committee, term to expire April 2019. Passed unanimously.

ii. Town Manager:

1. Retirement of Reno L. LeBlanc from the Wells Police Department at the end of the school year.

l. Discussion and action to accept donations and bequests:

i. \$1,470.00 distribution from Maine Community Foundation to the Wells Public Library for endowment from Sauter, Stackhouse, Nelson and Gordon funds.

Motion by Mr. Clark, seconded by Mr. Roche, to acknowledge the endowment and distribution of funds from the Maine Community Foundation to the Library and send them a letter of thanks. Passed unanimously.

ii. \$3,075.00 from Friends Supporting Wells Public Library to the Wells Public Library.

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

m. Discussion and action on approving the minutes of the March 15, 2016 Selectmen's meeting.

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

NEW BUSINESS

1. Open to the Public

Shelley Wigglesworth of the York County Coast Star asked about the outcome of the discussion on the WEMS ambulance. The Town owns all the ambulances and is keeping the fourth one for use by a Town employee. It isn't cost effective to equip it and have it licensed as a fourth ambulance after the new one arrives.

2. Town Manager's Report

a. The Farmers' Market will remain at the Town Hall parking lot for one more year (May-October 2016) while the organizers continue to search for another location.

b. Town Hall renovations are proceeding well. The General Office will move downstairs at the end of the week; starting Monday they will be open for business on the first floor. The second floor is being converted to meeting facilities with a small conference room where the Finance Director's office is now. If the TV studio isn't ready by April 26, the Selectmen's meeting will be at the Activity Center.

3. Adjournment

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

Respectfully submitted,

Accepted by,

Cinndi Davidson,
Meeting Recorder
