

SELECTMEN'S MEETING –TUESDAY, APRIL 26, 2016

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

Presentation by the Jr. High Odyssey of the Mind Team and Request for Support to attend Nationals at Iowa State University.

Motion by Mr. Clark, seconded by Mr. Roche, to donate \$1,000 from the Selectmen's Contingency Fund toward the team's travel expenses. Passed unanimously.

MUNICIPAL OFFICERS BUSINESS/PUBLIC HEARINGS

1. Public hearing for authorization to add an article to the June 14, 2016 Annual Town Meeting Warrant for funding and purchase of the Cumberland Farms Parcel abutting the Public Safety Complex at Wells Corner.

Cumberland Farms is moving to a site across Route One and the Town will purchase their old site. Cumberland Farms will take down the building, remove the tanks and clean up the site. The cost of the property is \$275,000.

Public comment was solicited and there was none.

Motion by Mr. Clark, seconded by Mrs. Chase, to close the public hearing and add the question to the Warrant. Passed 4-1 with Mr. Chase opposed.

Motion by Mr. Clark, seconded by Mr. Roche, to recommend that the article pass. Passed 4-1 with Mr. Chase opposed.

2. Continuation of Joint Public Hearing with the Budget Committee on the proposed FY'17 budget and the proposed financial Warrant Articles which will be voted by referendum ballot on June 14, 2016.

Mr. Carter described the process of developing the FY'17 budget and CIP for the fiscal year starting in July. The Town Meeting Warrant booklets will be mailed to residents soon, and the Selectmen will hold two informational public hearings on May 3 and May 17. Salaries have increased 2-3%, CIP has increased, General Assistance is unchanged. The beach cleaners will now be paid out of the Beach Enterprise Fund. Three land purchases will be voted on: a small parcel on Route 109 adjacent to the Town-owned land for the new fire sub-station, a conservation land purchase on Route 109 that will connect other conservation lands with walking trails to the Recreation Center and The Heath, and the purchase of the Cumberland Farms property. There are four zoning referendum questions.

Public comment was solicited and there was none.

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

Mr. Ekstedt thanked the members of the Budget Committee for their time and hard work.

3. *Tudisco Corporation, dba: The Bull n Claw Restaurant, 2270 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. Chase, seconded by Mr. Clark, to close the public hearing and grant the license. Passed unanimously.

4. *RFD#2, Inc., dba: Joshua's, 1637 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. *Ri Teng Li, dba: East Restaurant, 636 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.

6. *Kathleen Wilson, dba: Maine Advanced Spinal Care, 1662 Post Road, Unit 3A, Wells, application for a Massage 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.

7. *Cheryl and Robert Banfield, dba: Lovelight Illuminations, 2089 Post Road, Wells, application for a Massage Therapist/Establishment 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. *Phil Herron, dba: L & B Charters, 18 Shamrock 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. *Melanie Tamposi and Lauren Tamposi, dba: Blended Bliss LLC, 147 Ocean Avenue, Wells, application for a Lunch Wagon 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. Good News

~Mr. Carter received an e-mail from a grateful resident who had a minor traffic accident on Route One and was helped by members of the Public Works Department.

~Making It At Home is now being mailed to residents instead of being thrown onto lawns and driveways in orange plastic bags.

11. Open to the Public

Chief Putnam announced that the Drug Take Back Day will be held 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 26, 2016.

There is a Warrant dated April 26, 2016 for expenses of \$604,610.74, school payment of \$1,511,461.25, net payroll for the week ending 4/7/2016 in the amount of \$76,128.65, net payroll for the week ending 4/14/16 in the amount of \$73,116.86, net payroll for the week ending 4/21/2016 in the amount of \$72,898.41 and state and federal withholding taxes, plus FICA, Medicare and federal taxes filed electronically in the amount of \$99,124.57 for total expenses of \$2,437,340.48.

Motion by Mr. Clark, seconded by Mrs. Chase, to approve and sign the Warrant dated April 26, 2016 in the amount of \$2,437,340.48. Passed unanimously.

There is a General Assistance Warrant dated April 26, 2016 in the amount of \$1,650.69 including \$650.00 of General Assistance and \$1,000.69 from the Special Fuel Fund.

Motion by Mr. Clark, seconded by Mr. Roche, to approve and sign the General Assistance Warrant dated April 26, 2016 in the amount of \$1,650.69. Passed unanimously.

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

a. Discussion and action to certify the Referendum Articles for the June 14, 2016 ballot.

Motion by Mr. Clark, seconded by Mr. Roche, to certify the Referendum Articles. Passed unanimously.

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

Motion by Mr. Clark, seconded by Mr. Roche, to sign the Warrant. Passed unanimously.

c. Discussion of further direction to the Town Manager and Town Attorney following mediation of the pending litigation and MPERS case between the Town of Wells and Daniel Moore.

Motion by Mr. Roche, seconded by Mrs. Chase, to give the Town Manager and Town Attorney direction to sign the settlement agreement between the Town and Daniel Moore. Passed 4-1 with Mr. Clark opposed.

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

A bond issue is planned for the November ballot. The recommendation is to keep the police and fire stations at Wells Corner with a new fire sub-station on Town land at the intersection of Meetinghouse Road and Route 109. The sub-station will consolidate and replace the Highpine and Branch stations. A brochure outlining the project has been mailed to residents and videos of the facilities are on the web site and Facebook pages. Open houses for the public are planned. There is a question on the June ballot to amend building height in the GB District for government and school facilities.

e. Discussion and action on setting a public hearing for the release of up to \$60,000 from the Seawall Repair Account 0708 to undertake repairs to the Casino Square Apron Wall and steps and sections of seawall along Webhannet Drive from the former Beach Fire Station to Eldridge Road damaged by storms during the past winter.

Civil Consultants has inspected the damage to the seawalls and access stairs. The estimate is \$60,000 for the necessary repairs.

Motion by Mr. Clark, seconded by Mrs. Chase, to schedule a public hearing for 7PM on May 17. Passed unanimously.

Mr. Chase asked about the timeline with the Memorial Day holiday approaching. The bid documents will be prepared so they can be sent out immediately after the public hearing.

f. Discussion and action on participating with the Town of Kennebunk in a MaineDOT Planning Partnership Initiative (PPI) Grant on the surveying of a segment of the Eastern Trail.

Unitil has authorized the towns to survey the portion of Eastern Trail on the gas line corridor. The PPI Grant provides \$30,000 and Wells and Kennebunk will each pay a minimum of \$25,000 for the survey as far as Meetinghouse Road. An RFP will solicit firms to do the survey. This is a CIP project with Wells voters approving \$30,000 in FY'15. Each town is responsible for the maintenance of its section of the trail.

Mr. Chase felt that Eastern Trail should raise more of the funds for the project, and was opposed to using taxpayer money.

Motion by Mr. Clark, seconded by Mr. Roche, to accept the PPI Grant, allow the Town to spend up to \$30,000 from the CIP account and authorize the Town Manager to sign any required documents. Passed 4-1 with Mr. Chase opposed.

g. Discussion and action on the renewal of the VOIP Service Agreement with BayRing Communications.

The three year agreement with BayRing is up for renewal. Proposals were received from BayRing, FairPoint and GWI. The GWI proposal was later withdrawn. The low proposal was from BayRing and will save us approximately \$18,000 over the next three years.

Motion by Mr. Clark, seconded by Mrs. Chase, to accept the proposal from BayRing and authorize the Town Manager to sign the agreement. Passed unanimously.

h. Discussion and action on acceptance of a Wellness Grant from York Hospital for \$250.00 for the Employee Wellness Program.

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 to approve Quitclaim Deeds for the following:

Gail Joyner & Debra O'Donnell. Parcel number 0060/028-028.T. Payment was received to pay FY 13 taxes on April 6, 2016.

Motion by Mr. Clark, seconded by Mr. Roche, to approve and sign the Quitclaim Deed to release the lien recorded in YCRD Book 16694 Page 17. Passed unanimously.

j. Discussion and action on Personnel and Committee Assignments, resignations and Issues:

i. Selectmen

Motion by Mr. Clark, seconded by Mr. Chase, to appoint Michael Curry to the PAC, term to expire in April 2019. Passed unanimously.

ii. Town Manager

- a) Promotion of Police Officer Timothy Cetrano to the rank of Corporal.
- b) Promotion of Police Officer Scott Perron to the rank of Sergeant.
- c) Promotion of Police Officer Chad Arrowsmith to the rank of Sergeant.

k. 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. Chase, to accept the donation. Passed unanimously.

l. Discussion and action on approving the minutes of the April 5, 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

Chief Putnam announced the retirement lunch for Cpl. Roger Green on Friday, May 13 from 11 AM-1 PM at the Activity Center.

2. Town Manager’s Report

a) Over 500 replies have been received for the Comprehensive Plan survey. The due date for completing and returning the survey is May 13. The Committee is meeting again Thursday, April 28 at 5 PM at the Library.

b) The National Day of Prayer will be Thursday, May 5. A local group has asked to hold a service in front of Town Hall from 12-12:30 PM.

c) The Friends of the Library need to move the books they are collecting for their summer book sale and are looking for temporary storage space. Mr. Carter recommended the vacant former Cole house behind the police and fire stations.

d) Mr. Chase announced the Patriot Riders of Maine Ride for the Troops. The ride will be held May 1, starting at 10:45 AM at York High School and riding to Acton.

3. Adjournment

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

Respectfully submitted,

Accepted by,

Cinndi Davidson,
Meeting Recorder

