

SELECTMEN'S MEETING –TUESDAY, JUNE 21, 2016

Present: Chairman Karl Ekstedt, Selectmen Tim Roche, Kathy Chase, Daniel Hobbs and John Howarth, Town Manager Jon Carter.

Welcome New Selectmen:

Mr. Ekstedt welcomed Mr. Hobbs and Mr. Howarth to the Board and thanked Selectmen Richard Clark and Chris Chase for their years of service.

MUNICIPAL OFFICERS BUSINESS/PUBLIC HEARINGS

1. Annual Election of Officers to the Board of Selectmen

Motion by Mrs. Chase, seconded by Mr. Roche, to nominate Karl Ekstedt as Chair. Passed unanimously.

Motion by Mr. Howarth, seconded by Mrs. Chase, to nominate Tim Roche as Vice Chair. Passed unanimously.

2. WMH Enterprises, dba: Hobbs Harborside, 352 Harbor 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. Roche, seconded by Mrs. Chase, to close the public hearing and grant the license. Passed 4-0-1 with Mr. Hobbs abstaining.

3. Gerald Sterritt, dba: Northeast Ice Cream LLC, 44 Rigby Road, South Portland, application for a Lunch Wagon License.(R)

Public comment was solicited and there was none.

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

4. Good News

~At the recent Town Meeting all the warrant articles and budget items passed.

~WOCSD Superintendent Jim Daly sent an e-mail about the Wells High School seniors visiting the Elementary School in their caps and gowns. The WES teachers were thrilled to see their former students coming through as graduating seniors. Mr. Roche said there were 106 graduates last Sunday, and this is the second year in a row that we had a 100% graduation rate.

~Congratulations to Library Director Devin Burritt and his wife on the birth of their son Henry.

~The Employee Appreciation and Recognition Luncheon was held at the Activity Center on June 9th. Almost 75 employees attended. Selectmen Roche and Clark were the chefs in charge of the grill.

5. *Open to the Public*

Public comment was solicited and there was none.

CURRENT AGENDA ITEMS

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

a. *Discussion and action on approving the Warrant dated June 21, 2016.*

There is a Warrant dated June 21, 2016 for expenses of \$390,580.81, no school payment, net payroll for the week ending 6/9/16 in the amount of \$77,326.72, net payroll for the week ending 6/16/16 in the amount of \$77,424.36 and state and federal withholding taxes, plus FICA, Medicare and federal taxes filed electronically in the amount of \$68,106.21 for total expenses of \$613,438.10.

Motion by Mrs. Chase, seconded by Mr. Roche, to approve and sign the Warrant dated June 21, 2016 in the amount of \$613,438.10. Passed unanimously.

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

a. *Discussion and action on ratifying the Wells and South Berwick town line project outcome.*

The Selectmen met this evening with the South Berwick Council Chair and Town Manager. The Towns have done a boundary survey and agreed that the occupation line which has existed for over 200 years is the correct border and needs to be ratified by the two communities. A Wells resident felt that he was being overcharged by South Berwick because his property straddles the line and he wanted the line verified. Corner Post Surveying was hired to do the survey and their findings will be ratified.

Motion by Mrs. Chase, seconded by Mr. Roche, to find that the existing line of occupation is the best representation of the common boundary line. Passed unanimously.

b. *Discussion and action to authorize the Town Clerk to grant an extension for a liquor license which has expired and is scheduled for a public hearing at the next Selectmen's meeting.*

Motion by Mrs. Chase, seconded by Mr. Howarth, to authorize the Town Clerk to grant the extension. Passed unanimously.

c. *Discussion and action to authorize the Town Clerk to sign applications for Special Permits for catering privileges.*

Motion by Mrs. Chase, seconded by Mr. Roche, to authorize the Town Clerk to sign the applications. Passed unanimously.

d. Discussion and action on adopting the amended WEMS By-Laws.

This was a joint project of the Town Manager, Town Attorney and WEMS leadership. The By-Laws were last amended in 1990.

Motion by Mrs. Chase, seconded by Mr. Roche, to accept the amended WEMS By-Laws as presented. Passed unanimously.

e. Discussion and action on adopting the 2016 Season Employee Pay Adjustments.

The pay rates for new and returning seasonal workers were reviewed in workshop with the HR Director. Mr. Ekstedt thanked the PAC members and staff for their efforts.

Motion by Mrs. Chase, seconded by Mr. Roche, to accept the seasonal pay adjustments as recommended. Passed unanimously.

f. Discussion and action on renewing the Comprehensive Plan Update Review Committee authorization until September 30, 2016.

The Committee will not complete their review by the June 30 sunset date. The results of the second survey will be published. The Committee is meeting on June 30 with representatives from the State and SMRPDC on the Plan revisions. The final draft will be submitted to the Selectmen with recommendations for a public awareness campaign. The Committee expects to complete this work by September 30. Mr. Howarth asked if the work can be completed by September 30. Mr. Carter said the September 30 date can be met if people are willing to meet through the summer for a final review of the draft and the development of a communications plan.

Motion by Mrs. Chase, seconded by Mr. Roche, to extend the authorization of the Committee to September 30, 2016. Passed unanimously.

g. Discussion and action to approve Corrective Quitclaim Deeds for the following:

~Langill, Clayton G. Jr. Property is known as parcel number 0026/015-00D. The Quitclaim Deed was previously recorded on May 23, 2016 in Book 17238 Page 545. The correct book and page reference for the tax lien mortgage certificate is Book 16887 Page 131.

Motion by Mrs. Chase, seconded by Mr. Roche, to approve and sign the Corrective Quitclaim Deed to release the lien recorded in Book 16887 Page 131. Passed unanimously.

~Langill, Clayton G. Jr. Property is known as parcel number 0026/015-00E. The Quitclaim Deed was previously recorded on May 23, 2016 in Book 17238 Page 546. The correct book and page reference for the tax lien mortgage certificate is Book 16887 Page 132.

Motion by Mrs. Chase, seconded by Mr. Roche, to approve and sign the Corrective Quitclaim Deed to release the lien recorded in Book 16887 Page 132. Passed unanimously.

h. Discussion and action on appointing an Acting Town Manager during the Town Manager's vacation from July 20-July 31, 2016.

Motion by Mrs. Chase, seconded by Mr. Roche, to appoint Police Chief Jo-Ann Putnam as Acting Town Manager from July 20-31, 2016. Passed unanimously.

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

Three items were approved at the recent Town Meeting: 1) a zoning change to allow a higher building for the new police and fire station at Wells Corner, 2) voters approved the purchase of the Cumberland Farms site to be used as green space for the project, 3) voters approved the purchase of a parcel adjacent to the consolidated fire station site.

The project is estimated at about \$19 million and will be on the November ballot for bonding.

There are virtual tours of the police and fire stations on the Town website. Mrs. Chase recommended another public hearing for people to ask questions about the brochure. Mr. Ekstedt invited people to speak when the Selectmen hold Open to the Public. Information about the cost per household should be provided.

j. Discussion and action on rental and installation of an Office Trailer for the Lifeguard Squad for the 2016 season.

There are 29 lifeguards hired for this season, with one facility at the Eastern Shore parking lot to house equipment and the lifeguards' lockers. Mr. Carter and Mr. Oliver recommend renting a 10' x 36' office trailer to give the lifeguards more space. The monthly rental is \$280 to be charged against the Beach Enterprise Fund.

Motion by Mrs. Chase, seconded by Mr. Roche, to authorize the rental and installation of the trailer. Passed unanimously.

k. Discussion and action to sign an acknowledgement of annual appointments made by the Board of Selectmen.

Motion by Mrs. Chase, seconded by Mr. Roche, to approve the annual appointments as listed. Passed unanimously.

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

i. Selectmen:

Motion by Mrs. Chase, seconded by Mr. Roche, to accept the resignation of Joan Goodrich from the Budget Committee with regret and send her a letter of thanks for her service. Passed unanimously.

ii. Board of Selectmen Committee Assignments

Mr. Howarth will serve on the Lodging/Condo Committee, Recreation Commission and Wells Emergency Medical Services.

Mr. Hobbs will replace Mrs. Chase on the Harbor Advisory Committee and Eastern Trail Management District, and will also serve on the Recycling Committee and as Library Liaison.

Mr. Ekstedt will represent the Board at Wells Reserve.

Motion by Mrs. Chase, seconded by Mr. Roche, to accept the changes as made. Passed unanimously.

m. Discussion and action to accept donations and bequests:

- i. \$3,075.00 from Friends Supporting Wells Public Library to the Wells Public Library.*

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

- ii. \$40.00 from Various Library Users to the Wells Public Library.*

Motion by Mrs. Chase, seconded by Mr. Roche, to accept the generous donation. Passed unanimously.

n. Northern New England Telephone Operations, LLC and Central Maine Power Company, application for a Pole Location Permit for one pole to be located on Quarry Road approximately 1055' Southwesterly of Bald Hill Road.

Motion by Mrs. Chase, seconded by Mr. Hobbs, to approve and sign the pole permit. Passed 3-2 with Mr. Ekstedt and Mr. Roche opposed.

o. Discussion and action on approving the minutes of the June 7, 2016 Selectmen's meeting.

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

NEW BUSINESS

1. Open to the Public

A comedy night fundraiser for the Wells Library will be held at Jonathan's in Ogunquit on June 26. Mr. Ekstedt has some tickets available.

Mr. Howarth congratulated the first and second grade students. Last Thursday 9 boys and 9 girls were awarded bicycles through the Bikes for Books program. Bikes were donated by the Wells Masons.

Mr. Howarth extended his sympathy to the family of Harold Hilton, a former Town employee who passed away recently.

2. Town Manager’s Report

~Mr. Carter noted that Harold Hilton had worked for the Town for over 10 years.

~Mr. Carter, Mr. Livingston and Mr. Oliver met with the State to discuss upcoming DOT projects. Five nodes will be studied: Route 9A & Crediford Road, North Berwick Road and the subdivisions, Exit 19, Spencer Press Drive and Chapel Road. T. Y. Lin will have recommendations by September with a public hearing in October. The project should be completed by December.

~The fire chief position has been advertised and there are 10 applicants. The committee will meet on Wednesday June 29 to review the applications and rank them for interviews. Mr. Ekstedt said that all the Selectmen are welcome to participate. Mr. Roche asked to read the applications before the meeting. Mr. Carter will have packets available at Town Hall Monday morning for the committee members to review.

~Mr. Roche asked for an update on the Route 1 paving project. MDOT is doing the project through Shaw Brothers and other contractors. A fine layer of asphalt is being put on to preserve the surface. Milling and shimming will be done in the daytime, while the crack filling, paving and striping will be done at night. The new traffic lights at 9B, Hannaford Plaza and Mile Road operate on a camera and computer sensor system. There are delays with the lights because of lane shifting to accommodate the construction. We hope to have the project finished by mid-July. The next project for preservation will be Port Road/ Route 9 from Cozy Corner into Kennebunk.

3. Adjournment

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

Respectfully submitted,

Accepted by,

Cinndi Davidson,
Meeting Recorder

