

SELECTMEN'S MEETING –TUESDAY, JULY 5, 2016

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

MUNICIPAL OFFICERS BUSINESS/PUBLIC HEARINGS

1. Michael McDermott and Linda McDermott, dba: Mike's Clam Shack, 1150 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 Mrs. Chase, seconded by Mr. Roche, to close the public hearing and grant the license. Passed unanimously.

2. Michael McDermott and Linda McDermott, dba: Mike's Clam Shack, 1150 Post Road, Wells, application for a Special Entertainment Permit. (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 permit. Passed unanimously.

3. Deborah Leech, dba: Richard's Take-Out, 1732 North Berwick Road, Wells, application for a full-time Malt and Vinous Liquor 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. Seaglass Village Condominium Association, 1 Old County Road, Wells, application for a full-time Malt, Spirituous and Vinous Liquor 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.

5. Seaglass Village Condominium Association, 1 Old County Road, Wells, application for a Special Entertainment Permit. (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 permit. Passed unanimously.

6. *Divine Cuisines LLC, dba: Divine Cuisines, LLC, 231 Post Road, Wells, application for a full-time Malt, Spirituous and Vinous Liquor License. (N)*

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.

7. *Troy Dachowski, dba: Salon by the Sea, 913 Post Road, Suite 3B, Wells, application for a Massage Therapist License. (N)*

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.

8. *Good News*

~Mr. Carter received an e-mail from a resident whose truck broke down at the Transfer Station and was grateful for the assistance provided by an employee.

~Harbormaster Chris Mayo rescued a person who was thrown overboard by a breaking wave.

~Mr. Ekstedt noted the amount of traffic in Town over the holiday weekend which was good for business. Chief Putnam reminded everyone to watch out for pedestrians.

~Mr. Carter said the State's paving project is finished except for the striping.

9. *Open to the Public*

Mr. Ekstedt and Mrs. Chase reminded the public that the Selectmen welcome feedback, especially about the Public Safety Facility.

CURRENT AGENDA ITEMS

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

a. *Discussion and action on approving the Warrant dated July 5, 2016. (FY16 & FY17)*

There is a Warrant dated July 5, 2016 with FY16 expenses of \$129,099.05, FY17 expenses of \$157,941.08, (total warrant \$287,040.13), no school payment, net payroll for the week ending 6/23/16 in the amount of \$93,154.53, net payroll for the week ending 6/30/16 in the amount of \$101,401.77 and state and federal withholding taxes, plus FICA, Medicare and federal taxes filed electronically in the amount of \$86,469.29 for total expenses of \$568,065.72.

Motion by Mrs. Chase, seconded by Mr. Roche, to approve and sign the Warrant dated July 5, 2016 in the amount of \$568,065.72. Passed unanimously.

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

a. Discussion and action on awarding the Eastern Shore Harbor Slip Gangway and Float Bid.

<i>Company</i>	<i>Custom Floats</i>	<i>PROCK Marine</i>	<i>Maritime Construction</i>	<i>Chesterfield Associates</i>
<i>12'x24' float section with bottom skids</i>	<i>\$9,220.00</i>	<i>\$12,885.00</i>	<i>\$19,300.00</i>	<i>\$14,032.00</i>
<i>4'ODx44' long aluminum gangway</i>	<i>7,848.00</i>	<i>11,360.00</i>	<i>8,850.00</i>	<i>16,985.00</i>
<i>Transition plates top & bottom</i>	<i>720.00</i>	<i>500.00</i>	<i>870.00</i>	<i>1,358.00</i>
<i>Attachment hardware for new float & ramp</i>	<i>680.00</i>	<i>1,600.00</i>	<i>485.00</i>	<i>500.00</i>
<i>Labor-Installation of float & gangway</i>	<i>1,500.00</i>	<i>5,460.00</i>	<i>6,350.00</i>	<i>5,600.00</i>
<i>Total Project</i>	<i>\$19,968.00</i>	<i>\$31,805.00</i>	<i>\$35,855.00</i>	<i>\$38,475.00</i>

The Harbor Advisory Committee recommended installing a ramp and float because of the steepness of the gangway at low and mid tide. The ramp and float would lessen the slope going out to the slip system. The recommendation is to award the bid to Custom Floats at \$19,968.00.

Motion by Mrs. Chase, seconded by Mr. Roche, to award the bid to Custom Floats for \$19,968.00. Passed unanimously.

b. Discussion and action on accepting and implementing the FY'17 Work Plan.

This was put together based on items, projects and purchases that were approved at Town Meeting, and will be updated quarterly.

Motion by Mrs. Chase, seconded by Mr. Roche, to accept the FY17 Work Plan Document. Passed unanimously.

c. Discussion and action to adopt the annual Disbursement Warrant Policy.

This authorizes the BOS Chairman or Vice Chairman to disburse the payroll warrants.

Motion by Mrs. Chase, seconded by Mr. Roche, to adopt the FY17 Disbursement Warrant Policy. Passed unanimously.

d. Discussion and action on signing the annual Maine DOT Local Road Assistance Program Certification.

This certifies to MDOT that the LRAP funds we receive will be used for the approved projects.

Motion by Mrs. Chase, seconded by Mr. Roche, to authorize the Town Manager to sign the MDOT LRAP certification. Passed unanimously.

e. Discussion and action on "An Ordinance to Amend Chapter 212 (Vehicles and Traffic) of the Code of the Town of Wells to Add Provisions Prohibiting Individuals from Sleeping in

Motor Vehicles on Public Ways and in Town Parking Lots” and to set a public hearing for July 19, 2016 at 7 PM in the Littlefield Meeting Room on the amendment.

The Town Attorney recommended this amendment to the ordinance. Chief Putnam said the police will use common sense to prevent accidents in cases of driver fatigue. The Highway Department is considered a ”Town facility”, not a parking lot, and can be used by tractor-trailers.

Motion by Mrs. Chase, seconded by Mr. Roche, to schedule a public hearing for 7 PM on July 19, 2016. Passed unanimously.

f. Discussion and action on setting a public hearing on the elimination of the Commercial Yard Waste Permit and Fee.

Public Works Director Terry Oliver and Transfer Station Manager Mark Webster recommend eliminating the current policy since it isn’t working. Landscapers pay \$250 for a permit to bring in brush, and there are only 3-4 permit holders. Chipping the brush is the expensive part of the operation. Leaves and grass would be accepted for free since they are used to make compost, and the charge would be for brush.

Motion by Mrs. Chase, seconded by Mr. Roche, to schedule a public hearing for 7 PM on July 19, 2016. Passed 4-0-1 with Mr. Ekstedt abstaining.

g. Discussion and action on setting a public hearing on Winter Road Closing.

State law allows the Selectmen to close the roads to winter maintenance for multiple years. Mr. Carter recommended closing them for the next 5 winters.

Motion by Mrs. Chase, seconded by Mr. Roche, to schedule a public hearing for 7 PM on July 19, 2016. Passed unanimously.

h. Discussion and action on casting the Board of Selectmen vote on the Ballot for Election to the MMA’s Legislative Policy Committee.

The two candidates for our area are Richard Morin, Selectman for Kennebunk, and Larissa Crockett, Finance Committee Chair from Acton.

Motion by Mrs. Chase, seconded by Mr. Roche, to cast the votes for Richard Morin and Larissa Crockett. Passed unanimously

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

The Selectmen will be holding a workshop with the Bond Counsel. Public comment on this project is being solicited.

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

Selectmen

1. Motion by Mrs. Chase, seconded by Mr. Roche, to accept the resignation of William Comeau from the Harbor Advisory Committee and send him a letter of thanks for his service. Passed unanimously.
2. Motion by Mrs. Chase, seconded by Mr. Roche, to appoint Ed Beecher to the Harbor Advisory Committee, term to expire August 2019. Passed unanimously.
3. Motion by Mrs. Chase, seconded by Mr. Roche, to appoint Robert Hobbs to the Harbor Advisory Committee, term to expire August 2019. Passed 4-0-1 with Mr. Hobbs abstaining.
4. Motion by Mrs. Chase, seconded by Mr. Roche, to appoint Marisa Caputo to the Budget Committee, term to expire April 2017. Passed unanimously.
5. Motion by Mrs. Chase, seconded by Mr. Roche, to appoint Kathleen Burke to the WEMS Board of Directors. Passed unanimously.

k. Discussion and action to approve and authorize the Police Chief to sign an Agreement between Municipal Law Enforcement Agencies in York County and the York County Sheriff's Office, per M.R.S.A. 30-A, §2674.

This agreement allows the towns to share resources such as K-9 units, accident reconstruction experts and drug testing technicians.

Motion by Mrs. Chase, seconded by Mr. Roche, to authorize the Police Chief to sign the agreement. Passed unanimously.

l. Discussion and action on approving the minutes of the June 21, 2016 Selectmen's meeting.

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

NEW BUSINESS

1. Open to the Public

Public comment was solicited and there was none.

2. Town Manager's Report

~Condolences to the family of our longtime firefighter Gerald Mills who died yesterday. Services will be held Thursday.

~We have received full payment for the transfer station fire, and there is no cost to the taxpayers. Our insurance premium did increase because of several recent claims: the fire, the library roof collapse, and the police vehicle accident on the Turnpike.

~We have received 37 applications for Fire Chief. Interviews will be held next week.

~Mr. Howarth noted that Gerry Mills was a member of the Wells Lodge and there will be a Masonic service Thursday evening. Condolences to the family of Peggy Margeson, widow of former Selectman Harry Margeson.

3. Adjournment

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

Respectfully submitted,

Accepted by,

Cinndi Davidson,
Meeting Recorder
