

SELECTMEN'S MEETING –TUESDAY, JULY 19, 2016

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

Special Presentation-Chris Chase

Mr. Ekstedt presented a plaque to Mr. Chase recognizing his service on the Board of Selectmen and his contributions to the Town. Mr. Roche thanked Mr. Chase for his generosity in helping to pay for the annual employees' Christmas party.

Special Presentation on RES (Amateur Radio Emergency Services) Radio/Internet Capabilities during a disaster-Dave Johnson

Mr. Johnson serves as the Assistant Emergency Coordinator for ARES, which is activated by EMA during emergencies when communication is disrupted. Recent events where ARES was involved include Hurricane Katrina, Hurricane Sandy and the ice storms. All members are volunteers and are federally licensed. The network can operate on every type of band and frequency. The next public demonstration of the operations will be held July 30 at the beach and the public is welcome to attend.

Special Presentation to the Southern Maine Veterans' Memorial Cemetery Association

This is the first year the Town is giving a grant to the Veterans' Cemetery in Springvale. Mr. Ekstedt presented a check to Ron Rivard of the Association. Mr. Rivard thanked the Town for the generous donation.

Mr. Ekstedt recalled the recent events in Dallas and Baton Rouge and sent our thoughts and prayers to the families. We have been fortunate that we haven't had to deal with a similar tragedy in Wells.

MUNICIPAL OFFICERS BUSINESS/PUBLIC HEARINGS

1. Public Hearing 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".

The police have encountered people sleeping in cars and campers at the beach locations, and neighbors have been complaining. The Town Attorney has drafted a §F to the chapter on parking vehicles to prohibit overnight sleeping in vehicles. Chief Putnam said the police don't want tired drivers on the road and they direct people to a safe place where they can rest.

The Pow-Wow is held each summer at Harbor Park and the vendors camp there for the weekend. Mr. Carter said the event application indicates they will be camping. Mr. Ekstedt suggested amending §F to include "unless special provisions are made in advance."

Public comment was solicited and there was none.

Motion by Mrs. Chase, seconded by Mr. Roche, to close the public hearing and accept restriction F of Chapter 212 subsection 212-6 as amended. Passed unanimously.

2. *Public Hearing on Winter Road Closings.*

There are several roads that we close each year to winter maintenance, and the State allows closures for multiple years. The recommendation is to close Laudholm Road, Hilton Lane Extension and Jennie Boston Road for the next five winters from December 1-April 15, 2016-17, 2017-18, 2018-19, 2019-20 and 2020-21.

Public comment was solicited and there was none.

Motion by Mrs. Chase, seconded by Mr. Roche, to close the public hearing and approve the winter road closings as proposed. Passed unanimously.

3. *Public Hearing on the elimination of the Commercial Yard Waste Permit and Fee.*

Only 5 permits were outstanding with commercial landscapers. With the scale now operational, the recommendation is to eliminate the permit and \$250 fee. Brush can be weighed and charged 8 cents per pound to cover the cost of chipping. There is no charge for leaves and grass clippings which go into compost development. All the permits expired on June 30 and were not renewed. Public comment was solicited and there was none.

Motion by Mrs. Chase, seconded by Mr. Roche, to close the public hearing, to eliminate the Commercial Yard Waste Permit and Fee effective July 1, 2016, and to charge 8 cents per pound for brush. Passed 4-0-1 with Mr. Ekstedt abstaining.

4. *Public Information Hearing on the Public Safety Project.*

Ron LaMarre of LaVallee Brensinger discussed the plans for construction of the new facilities. A Florida-based company that specializes in public safety projects has also been involved in the planning. Consolidating the High Pine and Branch fire stations in one new building will mean one less building for the Town to maintain. The new facilities are intended to meet the Town's needs for the next 50 years; they will be energy-efficient and have lower operating costs per square foot. Phasing is planned to avoid temporary relocation costs. Phase 1 (9-12 months) would be the construction of the fire sub-station and moving the main fire station into it. The police station would remain in place. Phase 2 would include the demolition of the existing fire station and construction of the new combined facility. Then fire and police would move in and the current police station would be demolished. In Phase 3 the fire station would move into the new facility and the two sub-stations would relocate to their new building. The total cost is estimated at \$19 million including a contingency. Mr. LaMarre reviewed renderings of the projects.

Mr. Howarth asked if these are the best locations for public safety facilities. The Florida consultant considered various sites in Town and recommended these locations based on growth and development patterns.

The Selectmen are working with our Bond Counsel on the best way to finance the project.

Mr. Roche asked about a hose tower at the sub-station. Interim Fire Chief Lahaie said there will be a permanent, safe, indoor training tower that also provides a place to hang the hoses. Allowing them to dry properly will extend the life of the hoses. Mr. Roche asked about the number of people bunking in the building. Mr. LaMarre said the build-out is for 50 years. The

fire service is currently undersized and, assuming the community continues to grow, staffing needs will increase. If York Hospital decided to move EMS out of their building, they could relocate to the fire station. Mrs. Chase asked about the interim use of the potential EMS space; it would be used for storage. Mrs. Chase said many people are concerned about the cost. Mr. LaMarre said that changes such as eliminating one truck bay wouldn't save much. This is a public safety facility with requirements for technology, communications, etc. and it has to be a survivable building in case of storms and natural disasters. Mr. Roche asked about parking. There will be secure areas for police and fire with public parking in front of the building. The owner of the strip mall will allow police parking in his lot during construction.

Public comment was solicited. Former Selectman Richard Clark has been on the project team. Various locations for the facility were considered and the conclusion was that the main fire station needs to be east of the Turnpike to serve the most populated area. He urged the voters to support the bond this November, as construction costs will increase each year. The most recent capital projects in Town were the salt shed and new public works garage. Constructing a new sub-station will help us recruit and retain our call force. The voters have already approved the zoning change and land purchases for this project; he asked the voters to approve the bond in November.

5. *Rotary Club of Wells, P.O. Box 203, Wells, application for a Liquor License for the Wells Beer & Bean Fest 2016 to be held at Wells Harbor Community Park on July 29, 2016 from 5:00-8:00 P.M. (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.

6. *Good News*

~There were severe storms throughout the State yesterday. The good news is that Wells was not seriously impacted.

~We are having a good summer in Wells. The lifeguards and bike patrols are doing a great job.

7. *Open to the Public*

~Chief Putnam thanked everyone for their support. These are difficult days for police departments in this country.

~Condolences to the family of Dr. Lyman Page, pediatric endocrinologist from Kennebunkport, who passed away recently.

CURRENT AGENDA ITEMS

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

a. *Discussion and action on approving the warrants dated July 19, 2016. (FY'16 and FY'17)*

There is a Warrant dated July 19, 2016 with FY16 expenses of \$421,300.67, FY17 expenses of \$1,817,601.57, (total warrant \$2,238,902.24), school payment of \$1,564,966.84, net payroll for the week ending 7/7/16 in the amount of \$96,371.05, net payroll for the week ending 7/14/16 in the amount of \$89,811.33 and state and federal withholding taxes, plus FICA, Medicare and federal taxes filed electronically in the amount of \$81,702.82 for total expenses of \$4,071,754.28.

Motion by Mrs. Chase, seconded by Mr. Roche, to approve and sign the Warrant dated July 19, 2016 in the amount of \$4,071,754.28. Passed unanimously.

There is a General Assistance Warrant dated July 19, 2016 in the amount of \$1,300.00.

Motion by Mrs. Chase, seconded by Mr. Roche, to approve and sign the General Assistance Warrant dated July 19, 2016 in the amount of \$1,300.00. Passed unanimously.

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

a. *Discussion and action on accepting the recommendations of the Personnel Advisory Committee and Town Manager for the adjustments to the Non-Union Compensation Plan and employee compensation increases and adjustments for FY'17.*

The recommended Plan includes an average increase of 2.2% for full and part time employees over the FY'16 salaries and an additional 1.2% in market adjustments and merit bonuses. We participated in a compensation survey conducted by the Town of Gorham, which allowed us to receive the full survey results. This provided the base for our plan. The total cost of the adjustments is \$53,127.00 for a 3.4% increase over last year. Thank you to HR Director Stephanie Weaver, Finance Director Jodie Sanborn and the PAC for their efforts.

Motion by Mrs. Chase, seconded by Mr. Roche, to accept the Non-Union Compensation Plan for FY'17 as recommended. Passed unanimously.

b. *Discussion and action on awarding the FY'17 Heating Oil Bid.*

We received 6 bids for #2 oil and K-1 fixed and #2 oil and K-1 for General Assistance. The low bid for #2 fixed was Garrett-Pillsbury at \$1.649 per gallon with the contract running from October 2016-October 2017. The low bid for K-1 kerosene fixed was C. N. Brown at \$1.983. We are presently paying \$2.249 for #2 and \$2.749 for K-1. Two years ago we paid \$3.25 for #2 and \$3.75 for K-1.

Motion by Mr. Roche, seconded by Mrs. Chase, to award the bids to Garrett-Pillsbury at \$1.649 for #2 oil, and to C.N. Brown at \$1.983 for K-1. Passed unanimously.

c. *Discussion and action on signing the Public Works Mutual Aid Agreement.*

This agreement allows us to share personnel and equipment with other communities during weather events and other emergencies.

Motion by Mrs. Chase, seconded by Mr. Roche, to authorize the Town Manager to sign the York County Maine Public Works Mutual Aid and Assistance Agreement. Passed unanimously.

d. Discussion and action on voting for the Maine Municipal Association (MMA) Executive Committee members and Vice President.

The candidates are Linda Cohen, Councilor, South Portland for Vice-President and for Directors with 3 year terms: James Gardner, Jr., Town Manager of Easton, Christine Landes, Town Manager of Bethel and Mary Sabins, Town Manager of Vassalboro.

Motion by Mrs. Chase, seconded by Mr. Roche, to vote for the slate of candidates as presented. Passed unanimously.

e. Update and discussion on the proposed Public Safety Facilities Replacement project.
This was covered earlier in Mr. LaMarre's presentation during the public informational hearing.

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

i. Selectmen:

1. Update on the Fire Chief search.

We have received 37 applications and the reviewing committee interviewed 15 candidates. The Selectmen will hold an Executive Session to consider those candidates.

2. Motion by Mrs. Chase, seconded by Mr. Roche, to reappoint Michael Livingston as the employee representative to the Personnel Advisory Committee, term to expire July 2019. Passed unanimously.

g. Discussion and action to accept donations and bequests:

i. \$100.00 from the Ladies Benevolent Society to the Town of Wells for the Fuel Assistance Program Fund.

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

ii. \$50.00 from Paquin & Carroll Insurance to the Wells Fire Department in memory of Gerald Mills.

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

h. Discussion and action on approving the minutes of the July 5, 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

~The Route One paving is now complete. We will paint the crosswalks that DOT didn’t do. DOT will not do sidewalks that don’t have landings on each side, so the Town will handle that work. Atlantic Avenue has been striped and 95% of the road is drained.

~A firefighter’s funeral with a procession to the cemetery was held for our former firefighter Gerald Mills. The Kennebunk Fire Department provided coverage.

3. Executive Session

Motion by Mrs. Chase, seconded by Mr. Roche, to go into Executive Session to consult with the Fire Chief Interview Committee pursuant to 1 M.R.S.A. §405(6)(A) on reviewing the interviewed Fire Chief candidates and determining a possible finalist. Passed unanimously.

Motion by Mrs. Chase, seconded by Mr. Roche, to come out of Executive Session. Passed unanimously.

4. Adjournment

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

Respectfully submitted,

Accepted by,

Cinndi Davidson,
Meeting Recorder

