

SELECTMEN'S MEETING (ZOOM) - TUESDAY, JANUARY 5, 2021

Present via ZOOM: Chairman Karl Ekstedt, Selectmen Kathy Chase, Tim Roche, John MacLeod, Sean Roche, Town Manager Larissa Crockett

Present: Police Chief Jo-Ann Putnam, WEMS Director Jim Lapolla

6:00 PM – SELECTMEN'S MEETING

MUNICIPAL OFFICERS WORKSHOP / BUSINESS / PUBLIC HEARINGS

1. Public Hearing on Purchase and Sale Agreements for Bragdon and Matthews Parcels. Also present via ZOOM Dr. Owen Grumbling, Chairman of the Conservation Commission and Attorney Rick Shinay.

At Town Meeting the voters approved the purchase of these conservation lands and we have signed purchase and sale agreements with the owners. The closings were expected to be held in December, but public hearings are required. The contracts now call for closings in one week, which may need to be extended to January 19. The Matthews property on Bald Hill Road has a purchase price of \$135,000. The Bragdon property on Bills Lane has a purchase price of \$70,420. The family requests a ROW easement from the Town to access their other property, and the voters approved it. Dr. Grumbling and Conservation Committee member Keith Fletcher had no objection to extending the closing date.

Motion by Mrs. Chase, seconded by Mr. S. Roche, to approve the purchase and sales agreements, to grant permission to the Town Manager to execute the agreements and to extend the closing dates to January 19. Passed unanimously.

Dr. Grumbling noted that we received a \$10,000 Project Canopy grant for forest management in our conservation lands which will improve the health of the woodlands and the habitats.

2. Waste Management of Maine, 2000 Forest Ave., Portland, application for a Solid Waste Disposal License. (R)

There were no public comments.

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

3. Troiano Waste Services Inc., 10 Filmike Way, So. Portland, application for a Solid Waste Disposal License. (R)

There were no public comments.

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

4. Good News

We received thank you notes from two residents, one for a great job grooming the trails at the Recreation Center, and one for plowing a small corner in her neighborhood off a side street; it really helps the residents.

5. Open to the Public: None**CURRENT AGENDA ITEMS****1. Review and action on Accounts Payable and Payroll Warrants.**

Motion by Mrs. Chase, seconded by Mr. T. Roche, to approve and sign the Warrant dated January 5, 2021 in the amount of \$843,734.05. Passed unanimously.

The General Assistance Warrant consists of \$1,050 General Assistance, \$1,381.50 Special Fuel Fund and \$1,465.80 We Are Wells Fund.

Motion by Mrs. Chase, seconded by Mr. T. Roche, to approve and sign the General Assistance Warrant dated January 5, 2021 in the amount of \$3,897.30. Passed unanimously.

2. Update, discussion and action on Committees, Projects, Issues, Purchases and Personnel:**a) Presentation of the FY20 Audit. Present via ZOOM Ron Smith, CPA, and Finance Director Jodie Sanborn.**

Mr. Smith reported that, despite a difficult year for coastal and tourist communities, the Town is in good shape with \$9 million in undesignated funds. The Transfer Station deficit is being reduced; it will be eliminated in 2 more years. There has been considerable investment in the Town's infrastructure. Ms. Sanborn said the receivables match last year's figure. There are 44 properties on the foreclosure list.

Thanks to Ms. Sanborn and her staff for a great job managing the Town's finances and their cooperation during the audit process.

Motion by Mrs. Chase, seconded by Mr. T. Roche, to accept the audit as presented. Passed unanimously.

b) Discussion and action on Open Space Conveyance. Present via ZOOM Town Engineer/Planner Mike Livingston.

A residential subdivision proposed for North Berwick Road has received preliminary approval from the Planning Board. The developer proposes to convey 19 acres of open space to the Town for conservation land, walking trails and a community garden. The consensus was to allow the applicant to proceed with the final plan application and to bring this back to the Selectmen for a vote when the deed is prepared.

c) Discussion and action on determining course of action for recently discovered town lot. Present via ZOOM Town Engineer/Planner Mike Livingston.

An abutter to a proposed subdivision provided documentation that a lot conveyed to the Town in 1911 is not represented on our tax maps. A survey is needed to determine the boundaries. Options for the lot include selling it as a buildable lot, retaining it as conservation land or offering it for sale to an abutter after having it appraised. The consensus was to start with a boundary survey.

d) ***Approval of Paid Leave Policy.***

Under Maine State Law effective January 1, 2021, employees are entitled to one hour of paid leave for every 40 hours worked. The PAC has reviewed the draft policy and recommends approval.

Motion by Mrs. Chase, seconded by Mr. T. Roche, to approve the policy. Passed unanimously.

e) ***Discussion and action on Updates, Personnel and Committee Assignments, Resignations and Issues:***

1. ***Town Manager***

i. ***Resignation of Sue Winslow, Part-time Assessing Clerk***

2. ***Selectmen***

i. ***Appointment of Marisa Caputo as a regular member to the Board of Assessment Review, term to expire July, 2022.***

Motion by Mrs. Chase, seconded by Mr. T. Roche, to appoint Marisa Caputo as a regular member to the Board of Assessment Review with term to expire July, 2022. Passed 4-0-1 with Mr. T. Roche abstaining.

ii. ***Appointment of Marilyn Falzone as a regular member to the Board of Assessment Review, term to expire July, 2023.***

Motion by Mrs. Chase, seconded by Mr. S. Roche, to appoint Marilyn Falzone as a regular member to the Board of Assessment Review with term to expire July, 2023. Passed 4-0-1 with Mr. T. Roche abstaining.

f) ***Discussion and action on accepting donations and bequests:***

1. ***\$100.00 from Susan Freeman to the Wells Fire Department in memory of Edgar Moore.***
2. ***\$30.00 from Michael and Roxanne Nest to the Wells Fire Department in memory of Edgar Moore.***
3. ***\$50.00 from Dianne Barbour to the Wells Fire Department.***
4. ***\$100.00 from Joanne Tomao to the Wells Fire Department.***
5. ***\$100.00 from Mary Jane Quake to the Wells Fire Department.***
6. ***\$100.00 from Mary Jane Quake to the Wells Police Department.***

7. ***\$200.00 from William and Carolyn Parks to the Town of Wells for the Fuel Assistance Program Fund.***
8. ***Donation of smoke detectors from Jane Smith and Martin Smith to the Town of Wells.***

Motion by Mrs. Chase, seconded by Mr. T. Roche, to accept the above generous donations and to write letters of thanks to the donors. Passed unanimously.

g) Discussion and action on approving minutes of November 24 and December 15, 2020 Selectmen's meetings.

Motion by Mrs. Chase, seconded by Mr. T. Roche, to approve the November 24 and December 15, 2020 Selectmen's meeting minutes. Passed unanimously.

NEW BUSINESS

1. Open to the Public

~Can we provide access to the private beaches for elderly residents?

Moody Beach is not Town property.

~What will happen with the parcel of land that was recently found?

There are several options. The first step is to obtain a boundary survey.

~ A resident thanked WEMS, Wells FD and Wells PD for their heroic efforts when his wife took ill. Fortunately they were able to resuscitate her.

~Can we have a community garden? Good idea.

2. Town Manager's Report

~People can bring their Christmas trees to the Transfer Station at no charge.

~We have started working on next year's budget.

~There will be neighborhood meetings on ZOOM with the Town Planner, Code Officer, PWD and the engineers to update residents about infrastructure projects. The meeting on Swamp John Road will be on Wednesday, January 25 and the meeting on Robinson Road/Pine Ledge Drive will be on February 3.

~The Town Manager is also responsible for economic development. She is looking for ways to introduce new businesses to the community.

~Chief Putnam and WEMS Director Lapolla reported that our first responders have received the first round of the COVID vaccine. Residents over 75 are the next priority. We are considering how to reach those people and conduct the vaccination clinic. There are 600 members of the Senior Center and that building is a possible site. We can also reach out to the neighborhood associations such as the beach neighborhoods, HOA's at subdivisions and the Wells Branch Association.

~The Town Hall hours are 8 AM -4 PM Monday-Friday. When we go off the Team A & B rotation, we will resume 8-6 on the first and third Tuesdays.

~Mr. T. Roche thanked everyone for decorating; the Town looked wonderful for the holidays.

3. *Adjournment*

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

Respectfully submitted,

Accepted by,

Karl Ekstedt

Stephan D Chase

Cinndi Davidson,
Meeting Recorder

