

## ***SELECTMEN'S MEETING - TUESDAY, JANUARY 7, 2020***

Present: Chairman Karl Ekstedt, Selectmen Kathy Chase, Sean Roche and John MacLeod and Town Manager Jon Carter.

Excused: Selectman Tim Roche.

### ***5:00 PM: CPUC Interviews***

***5:45 PM: Executive Session. Discussion on appointment to the Comprehensive Plan Update Committee per 1 MRS section 405(6)(A).***

Motion by Mrs. Chase, seconded by Mr. Roche, to go into Executive Session. Passed unanimously.

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

***Followed by***

### ***6:00 PM – SELECTMEN'S MEETING***

#### ***MUNICIPAL OFFICERS BUSINESS / PUBLIC HEARINGS***

1. ***Presentation of the FY'19 Audit – Auditor Bill Hall of RHR Smith, Finance Director Jodie Sanborn and Town Manager Jon Carter.***

Congratulations to Ms. Sanborn and her team on a successful audit. Mr. Hall reviewed their unqualified opinion, that the auditor has confidence in the accuracy of the figures. Assets, liabilities, revenues and expenditures were computed as of June 30, 2019. Statements for the enterprise funds (Beach Operations and Recreation Department) are included. Our reserve accounts are being managed well and the Town is investing carefully in buildings, equipment and infrastructure to protect our assets.

Motion by Mrs. Chase, seconded by Mr. Roche, to accept the FY'19 Audit and Management Letter. Passed unanimously.

2. ***Public Hearing on the proposed amendments to Chapter 124 – Harbor and review and approval of the 2020 Harbor Fee Schedule. Also present Harbor Master Mike Yorke.***

The Harbor Advisory Committee recommends adding a provision to the ordinance to deal with abandoned vessels and tighten the management of the harbor. Mr. Ekstedt asked if there is any liability if the Town removes a vessel and damage occurs. The change in the ordinance puts the liability on the owner of the vessel.

October 1 is the deadline to have recreational boats out of the water when the harbor closes. November 30 is the deadline for commercial vessels. If they are actively fishing they can stay in the water during the winter for \$50 per month. People have been abusing the harbor and using it as free wet storage over the winter.

Public comment was solicited. There was one comment that the registered commercial fishermen should be able to stay during the winter whether or not they are fishing. Mr. Yorke said they are putting the town docks at risk and should tie up at the moorings.

Motion by Mrs. Chase, seconded by Mr. Roche, to close the public hearing and amend Chapter 124 as submitted at the public hearing and to accept the harbor fee schedule for the 2020 boating season. Passed unanimously.

**3. *Wells Elks Lodge 2738, 356 Bald Hill Road, Wells, application for a Blanket Letter of Approval to operate a game of chance. (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***

~Our Public Works Department, public safety personnel and the private contractors did an excellent job dealing with the recent storms. This included 26 hours of plowing and numerous back to back rescue calls.

~Best wishes to Selectman Tim Roche for a speedy recovery.

**5. *Open to the Public***

~WEMS Director Jim Lapolla discussed a recent incident involving 3 patients. Our EMS, Fire Department and Police Department responded quickly and professionally and did an excellent job.

***CURRENT AGENDA ITEMS***

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

There is a Warrant dated January 7, 2020 with expenses of \$450,191.81, no school payment, net payroll for the week ending 12/19/19 in the amount of \$78,148.90, net payroll for the week ending 12/26/19 in the amount of \$78,760.36, net payroll for the week ending 1/2/2020 in the amount of \$78,613.25 and FICA, Medicare, state and federal withholding taxes filed electronically in the amount of \$97,434.47 for total expenses of \$783,148.79.

Motion by Mrs. Chase, seconded by Mr. Roche, to approve and sign the Warrant dated January 7, 2020 in the amount of \$783,148.79. Passed 3-0-1 with Mr. MacLeod abstaining.

There is a General Assistance Warrant dated January 7, 2020 in the amount of \$1,129.62 including \$890.00 for General Assistance and \$239.62 from the Special Fuel Fund. The balance in the fund is \$40,102.76.

Motion by Mrs. Chase, seconded by Mr. Roche, to approve and sign the General Assistance Warrant dated January 7, 2020 in the amount of \$1,129.62. Passed unanimously.

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

**a) Discussion and direction to HR Director on Town Manager Recruitment Process.**

HR Director Marcy Faucher prepared a recruitment timeline. The ad should go out by this Friday with an applicant deadline of February 20. The search committee will review the applicant pool during the week of February 27. Interviews will be scheduled during the first weeks of March depending on the number of applicants and committee members’ availability. (Budget Committee work will be going on at the same time.) The search is starting in New England; if necessary we will go nationwide. The job description hasn’t been updated recently and should match the Town Charter.

**b) Discussion and direction to Town Manager on restarting the Fire Substation Project. Fire Chief Mark Dupuis and architect Ron Lamarre were also present.**

Funding for the substation was part of the bond issue and approximately \$1.3 million is available. The Planning Board has approved the site at the Public Works Department. We have considered a pre-engineered building vs. a wood frame building and are now looking into a tensile structure from the RUBB Company in Sanford. MDOT required modification of the entrance on Route 9 and the access for the abutting property owner.

**c) Discussion and action on awarding the lease bid for two pick-up replacement vehicles.**

The following bids were received:

**Vehicle #1 4x2 for the Facility Manager**

Vendor	Manufacturer	Model/Yr.	Per Month/36 Months
Prime Toyota	Toyota	Tacoma/2019	\$196/\$7,056.00
Vehicle Leasing Assoc.	Dodge/Marc Motors	RAM 1500/2020	\$388.59/\$13,989.24
ACME Auto Leasing	Chevrolet	Colorado/2020	\$440/\$15,840.00

**Vehicle #2 4x4 for the Harbor Master**

VLA	Dodge-MARC Motors	RAM 1500/2020	\$388.59/\$13,984.20
Prime Toyota	Toyota	Tundra/2020	\$395/\$14,220.00
ACME Auto Leasing	Chevrolet	Silverado/2020	\$450/\$16,200.00

Motion by Mrs. Chase, seconded by Mr. Roche, to award the lease bid of the two pickup trucks to Prime Toyota for vehicle #1 Tacoma and VLA for vehicle #2 RAM 1500. Passed unanimously.

d) ***Discussion and action on setting a public hearing on amending Chapter 86 (Beaches) as it pertains to the use of shading devices and to prohibit camping on beaches.***

There were numerous complaints last summer about shading devices being left on the beach overnight and people staking out their spots on the beach. This type of ordinance is common in the south where the beach season is longer.

Motion by Mrs. Chase, seconded by Mr. Roche, to schedule a public hearing to amend Chapter 86 (Beaches) as it pertains to the use of shading devices and to prohibit camping on beaches for 6 PM January 21, 2020 in the Littlefield Meeting Room, 208 Sanford Road, Wells. Passed unanimously.

e) ***Discussion and action on setting a public hearing to release up to \$60,000 with half from the Public Safety Bond Project Fund (0840) and the other half from the Facility Maintenance and Repair Fund to proceed with crushing operations of a large pile of materials from project sites around Wells including an amount from the Public Safety Complex Site that has been placed in the Highway Garage Pit.***

A large amount of material has accumulated from the demolition of the old public safety buildings and tailings from road work. Funds for crushing are in CIP and we would like to start using this material for various road projects. Mr. Ekstedt asked if the Public Safety Bond Fund could be reserved for the substation and use other funds for crushing. Mr. Carter said that at the public hearing, the Board can change the source of the funds.

Motion by Mrs. Chase, seconded by Mr. Roche, to schedule a public hearing for 6 PM on January 21, 2020 in the Littlefield Meeting Room, 208 Sanford Road, Wells to release up to \$60,000 with half from the Public Safety Bond Project Fund (0840) and the other half from the Facility Maintenance and Repair Fund to proceed with crushing operations of a large pile of materials from project sites around Wells including an amount from the Public Safety Complex Site that has been placed in the Highway Garage Pit. Passed unanimously.

f) ***Central Maine Power Company, application for a Pole Location Permit for one pole to be located 125 feet Northeasterly on Allen Road.***

Motion by Mrs. Chase, seconded by Mr. Roche, to approve the pole location permit request. Passed unanimously.

g) ***Discussion and action on Updates, Personnel and Committee Assignments, Resignations and Issues.***

1. ***Town Manager***

- a) Resignation of Professional Firefighter Wayne Ham who has taken a job with a larger community. We congratulate him on this career move.

**2. Selectmen**

a) Discussion, review and action on proposed Fire Department Warrant Article on a proposed position enhancement of Deputy Chief replacing the daytime firefighter position.

In June 2019 the voters approved hiring one additional daytime firefighter. Elevating the daytime position to Deputy Chief position would require another town meeting action. We need 4 people on the day shift, and federal law requires 2 in and 2 out at the scene of a fire. The Deputy Chief would serve as the fourth firefighter during the day and provide back-up to the Chief. Funds paid to call firefighters for coverage last year would be applied to the additional cost of a Deputy Chief, and the extra funds paid to the captains for covering during Chief Vetre’s illness would partially offset the cost of a vehicle for the Deputy Chief. Overtime funds in the operating budget would be moved to cover the new position. Mr. Ekstedt was concerned about staffing and scheduling. Chief Dupuis said that we can’t violate the union contract provisions for hours and overtime. Union negotiations are starting now, and we need to weigh the department’s manpower needs and total cost of salaries and benefits. Mrs. Chase asked about promoting from within. Mr. Ekstedt asked for more information for the Board prior to the discussions with the union.

HR Director Marcy Faucher said that she and Chief Vetre had discussed the schedule for the 40 hour position. They concluded that Thursday-Sunday is not a desirable schedule and the pay at \$15 per hour is too low for a fulltime person. That rate would be more appropriate for a per diem person.

b) Motion by Mrs. Chase, seconded by Mr. Roche, to appoint Michael Yorke as an alternate member on the Shellfish Conservation Commission, term to expire March 2023. Passed unanimously.

c) Motion by Mrs. Chase, seconded by Mr. Roche, to appoint Ryan Liberty as an alternate member on the Shellfish Conservation Commission, term to expire March 2023. Passed unanimously.

d) Motion by Mrs. Chase, seconded by Mr. Roche, to appoint the following individuals to the Wells Comprehensive Plan Update Committee with terms of appointment:

Carol Desjardins	3 years
Christopher Chase	2 years
David MacKenzie	2 years
Ina Toth	2 years
Jason Vennard	1 year
Jonathan Moody	3 years
Linda Littlefield Grenfell	3 years
Martin Morse	1 year
Timothy Gowen	1 year
Robert Sullivan	3 years
Steve Koeninger	2 years

The motion passed unanimously. Mr. Ekstedt thanked all the residents who volunteered, there were 27 applicants for the committee.

h) ***Discussion and action to accept donations and bequests.***

1. ***Receipt of a donated level 2 Electric Vehicle Charger from Nissan North America, Inc. through Revision Energy Inc. grant program.***

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

2. ***Receipt of \$100 from Mary Jane Quake to the Wells Police Department.***

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

3. ***Receipt of \$100 from Mary Jane Quake to the Wells Fire Department.***

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

4. ***Receipt of \$30.00 donation from Various Library Users to the Wells Public Library.***

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

5. ***Receipt of \$10.00 from Sarah Windle 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 write a letter of thanks to the donor. Passed unanimously.

6. ***Receipt of \$300 from Bill Anlyan to the Town of Wells for upkeep and repair of memorial bench dedicated to Constance Lucien Anlyan.***

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

7. ***Receipt of \$45,000 from the Hall Family Foundation to the Town of Wells for landscaping at the new Public Safety Building complex. (Amended 1-21-2020)***

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

i) ***Discussion and action on approving minutes of December 17, 2019 Selectmen's meeting***

Motion by Mrs. Chase, seconded by Mr. Roche, to approve the December 17, 2019 Selectmen's meeting minutes. Passed unanimously.

***NEW BUSINESS***

***1. Open to the Public***

Public comment was solicited and there was none.

***2. Town Manager's Report***

~It's almost time for the annual report and Mr. Carter asked the Selectmen to think about this year's dedication.


~On Saturday, January 4 our Animal Control Officer and personnel from the YCCC veterinary program conducted a rabies vaccination clinic at the College. 98 pets were vaccinated, mostly dogs and some cats.

***3. Adjournment***

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

Respectfully submitted,

Accepted by,

  
Cinndi Davidson,  
Meeting Recorder

