

SELECTMEN'S MEETING –TUESDAY, JANUARY 16, 2018

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

EXECUTIVE SESSION

Motion by Mrs. Chase, seconded by Mr. Roche, to go into Executive Session to review and discuss the Town Manager's annual evaluation and compensation 1 M.R.S.A. §405(6)(A). Passed unanimously.

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

WORKSHOPS

1. Preliminary Blizzard Damage to the Harbor.

Harbor Master Chris Mayo described the damage at the harbor, primarily due to the tide surge. The storm and high winds coincided with the full moon and high tide. Chunks of ice crushed many of the structures. The insurance adjuster thinks that much of the damage would be covered. Chris got some quotes and estimates that the total damage is \$40,500. The launch ramp floats are part of a State grant program. They may be replaced through the program, or it might be preferable to replace them with more rugged, salt-water marine floats built for the harbor. The Harbor Advisory Committee is meeting on January 25 and will discuss the damage and repairs. Two pilings were also lost, and we should consider piling off the western floats instead of replacing the helical anchors. Custom floats would cost about \$26,000. Replacement value of the western floats is \$32,000-34,000. The 2 pilings that were lost cost approximately \$2,000 each. The company is working in Kennebunk and will move on to Eliot. If we can get them to come here this spring we can save on mobilization costs. Chris is getting estimates. The consensus was to go for higher quality replacement structures and reduce later maintenance costs. Replacing the helixes with pilings will make the dredge preparations easier. Chris has been budgeting through CIP each year for regular maintenance and replacements. Mr. Roche asked if we can do anything in the fall to prevent winter damage. Chris said he does regular fall preparations, but the storms are more frequent and more damaging and the sea level is rising. Putting the floats on piles will reduce the maintenance requirements and improve their chance of surviving a storm.

2. To review the State of Maine Aquaculture lease application of Erin Gott for continued oyster farming work in the Webhannet River of 5 tracts totaling 3 acres located between Mile Road Bridge and east of Popes Creek.

Chris said Erin is doing a great job with the oyster farming. There have been some phone calls, but they were inquiries rather than complaints. People are pleased when they learn that they can buy fresh oysters. Everett Leach and Ryan Liberty also supported Erin's lease application.

3. *Preliminary Blizzard damage to the Furbish Road Culvert.*

Public Works Director Andy Bouchard was present. The culvert was ripped out by the ice during the storm. Geoff Aleva of Civil Consultants inspected the damage and agreed that the road should stay closed until the repairs are completed. The water flowing underneath is undermining the structure. Geoff recommends lifting the culvert, cementing the sewer line, manufacturing a new floor and reinstalling the culvert at the correct depth and extending it by 4' to allow for a pedestrian walkway. The estimated replacement cost is \$150,000.

Options for the repair are:

- 1) Create a footbridge only. However, evacuations and emergency access would be difficult.
- 2) Redo the repairs for \$150,000.
- 3) Put the bridge on pilings. More expensive, but a more durable repair.

Mr. Ekstedt said the Sewer Department has to be involved in planning and designing the repairs. The sewer line has to be installed properly before any more work is done. Chief Vetre was concerned about emergency evacuations and supported keeping the road open. Mr. Carter said that we are permitted for a culvert that is 4x the size of the existing one. Insurance will probably cover damage at the harbor, but probably not cover the bridge repair.

4. *To review Bypass Road Feasibility Study Scope of Work.*

Funds have been budgeted to study the summer traffic problems on Route One. Tom Reinauer of SMPDC has been meeting with Mr. Carter and Mike Livingston and presented a proposed scope of work. The Turnpike Authority and DOT would want a definition of the problems and current traffic data. CMP also needs to be involved. Poles would have to be moved back to widen the road. One proposal is a limited interchange at 9B with a northbound off ramp and southbound on ramp. Mr. Carter said the project can start in late winter and go through the fall. The study can include the feasibility of synchronizing the traffic lights. We need to determine how much traffic is local and how much goes through town.

The consensus was to advance the \$5,000 estimated cost of the research.

5. *To review the 2018 Beach Parking Pass Policy.*

Finance Director Jodie Sanborn presented the recommendation to maintain last season's fee structure. The meters accept credit and debit cards, tokens and coins. Some of the motels still have tokens for their guests. Upgrading the meters is planned for this year. Chief Putnam reviewed the policy. She said that active duty military members temporarily stationed in this area don't have to register their vehicles in Maine. We have always treated them as residents if they live in town. This will be added to the policy before the public hearing. The Police Department will manage the parking lots and there will be more enforcement this year. Mr. Ekstedt asked for a discussion of beach-related issues well in advance of the season. People need to realize that buying a sticker doesn't guaranty a parking spot at the beach. Spots are first come, first served. Revenue from the stickers and meters is about \$200,000.

SELECTMEN’S MEETING

Chairman’s Update:

Mr. Ekstedt summarized this evening’s workshops.

MUNICIPAL OFFICERS BUSINESS/PUBLIC HEARINGS

1. Public Hearing to amend Chapter 212 “An Ordinance to Amend Chapter 212 (Vehicles and Traffic) of the Code of the Town of Wells to Clarify and Amend Regulations Pertaining to the Restrictions on Vehicle Weights on Posted Streets.”

This law provides exceptions for fuel trucks, emergency vehicles and public utilities when the roads are posted. The operators of other vehicles can apply to the Public Works Department for a permit if road conditions allow. The Town ordinance is being modified to comply with the State’s list of exempt vehicles.

Public comment was solicited and there was none.

Motion by Mrs. Chase, seconded by Mr. Roche, to close the public hearing and amend Chapter 212 (Vehicles and Traffic) of the Code of the Town of Wells to Clarify and Amend Regulations on Vehicle Weights on Posted Streets. Passed unanimously.

2. Public Hearing to amend Chapters 150 and 212- “An Ordinance to Amend Chapter 150 (Licensing) and 212 (Traffic) of the Code of the Town of Wells to Clarify Requirements Regarding Food Trucks and Ice Cream Trucks.”

This amendment clarifies our definitions of ice cream trucks and food trucks. Food trucks are not allowed to park on public ways. They are regulated by a site plan on private land or by a mass gathering permit for special events. Ice cream trucks are single purpose vehicles. They can stop no longer than 15-30 minutes on public roads.

Public comment was solicited and there was none.

Motion by Mrs. Chase, seconded by Mr. Roche, to close the public hearing and amend Chapters 150 (Licensing) and 212 (Traffic) of the Code of the Town of Wells to Clarify Requirements Regarding Food Trucks and Ice Cream Trucks. Passed unanimously.

3. Good News

~The January 4 blizzard didn’t bring as much snow as predicted. But the bad news is the extent of damage from high tides and ice flows. Teamwork by our public safety departments, public works personnel and private citizens kept the damage at a minimum.

~There is a group called Safe Homes that rates communities for safety based on crime rates. Wells was rated #3 in Maine for low crime.

~Avery Hubbard was awarded his Eagle Scout rank on January 14. He is a sophomore at Wells High School. Congratulations to Avery on this accomplishment and all the hard work. We had 3 Eagle Scout ceremonies in 2017.

4. Open to the Public

~Cindy Adamsky, Volunteer and Events Coordinator, described the 1st annual Taste of Wells to be held Sunday, February 25 from 12 noon – 4 PM at Johnson Hall. Tickets are \$10 apiece. Many local food and beverage providers are participating and Cindy has several spots available. This is a benefit for the Energy Assistance Program and Project Graduation.

~Wells resident Doris Adams Nunnemacher passed away recently at the age of 94. Doris was well known for her athletic ability: skiing, tennis, golf and kayaking. She was a founding member of Laudholm Trust/ Wells Reserve and very active in environmental activities in Maine and Bermuda.

CURRENT AGENDA ITEMS

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

There is a Warrant dated January 16, 2018 with expenses of \$472,940.81, school payment of \$1,610,295.06, net payroll for the week ending 1/4/18 in the amount of \$69,966.25, net payroll for the week ending 1/11/18 in the amount of \$87,397.43, and state and federal withholding taxes, plus FICA, Medicare and federal taxes filed electronically in the amount of \$66,275.51 for total expenses of \$2,306,875.06.

Motion by Mrs. Chase, seconded by Mr. Roche, to approve and sign the Warrant dated January 16, 2018 in the amount of \$2,306,875.06. Passed unanimously.

There is a General Assistance Warrant dated January 16, 2018 in the amount of \$3,038.95 including General Assistance of \$750.00 and \$2,288.95 from the Special Fuel Fund. The balance in the fund is \$42,311.97.

Motion by Mrs. Chase, seconded by Mr. Roche, to approve and sign the General Assistance Warrant dated January 16, 2018 in the amount of \$3,038.95. Passed unanimously.

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

a. Discussion and Recommendation on the State of Maine Aquaculture lease application of Erin Gott for continued oyster farming work in the Webhannet River of 5 tracts totaling 3 acres located between Mile Road Bridge and east of Popes Creek.

Erin has been working the oyster farm since 2010-2011. He has applied to the State to renew his leases for 10 years.

Motion by Mrs. Chase, seconded by Mr. Roche, to approve the State of Maine lease application of Erin Gott for his continued oyster farm aquaculture of 5 tracts totaling 3 acres located between the Mile Road Bridge and east of Popes Creek in the Webhannet River. Passed unanimously.

b. Discussion and action on proceeding with a By-Pass Road/Traffic Improvement Study by the Southern Maine Planning and Development Commission.

We have allocated \$5,000 in this year's CIP for an analysis of the Route One traffic congestion. SMPDC has submitted a proposal to study a possible by-pass road and develop solutions to the congestion.

Motion by Mrs. Chase, seconded by Mr. Roche, to approve the Scope of Work for the By-Pass Road Traffic Improvement Study. Passed unanimously.

c. Discussion and action on scheduling a Public Hearing on accepting the proposed 2018 Beach Parking Pass Policy.

We are not recommending a fee increase this year. This policy covers obtaining beach passes, the use of the meters, and the regulations for the parking lots. Last year 6,000 passes were sold. Mr. Howarth said that people need to be aware that having a pass does not guaranty a parking space; parking is first come, first served.

Motion by Mrs. Chase, seconded by Mr. Roche, to schedule a public hearing for 7 PM on February 6 regarding accepting the 2018 Beach Parking Pass Policy. Passed unanimously.

d. Discussion and action on the Town Manager's Annual Evaluation and Compensation.

The Selectmen are charged with providing an annual review and feedback to the Town Manager. Mr. Carter has been doing a great job, and the Board recommends a 2% salary increase and 1% increase in retirement benefits.

Motion by Mrs. Chase, seconded by Mr. Roche, to take the appropriate action based on the earlier Executive Session. Passed unanimously.

e. Discussion and action on increasing the mileage reimbursement from 53.5 cents to the new IRS level for 2018 of 54.5 cents effective February 1, 2018 and after on travel reimbursement.

Motion by Mrs. Chase, seconded by Mr. Roche, to approve the Town's travel reimbursement rate based on the recent IRS mileage reimbursement rule change from 53.5 cents to 54.5 cents effective with employee travel on February 1, 2018 or thereafter. Passed unanimously.

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

i. Town Manager: None

ii. Selectmen: None

g. Discussion and action to accept donations and bequests:

1. \$150.00 donation from St. Francis of Assisi 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.

2. \$110.00 from the Wells Rotary to the Wells Public Library for the purchase of children's books.

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

h. Discussion and action on approving the minutes of the January 2, 2018 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

Town Assessor Tanya Freeman will be honored at a retirement party, Thursday, January 18 from 6-9 PM at Johnson Hall. She will receive a chair from the Selectmen and the Town.

3. Adjournment

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

Respectfully submitted,

Accepted by,

Cinndi Davidson,
Meeting Recorder

