

SELECTMEN'S MEETING (ZOOM) - TUESDAY, FEBRUARY 16, 2021

5:00 PM – WORKSHOP with Chamber of Commerce regarding move to the Train Station.

6:00 PM – SELECTMEN'S MEETING

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

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

SPECIAL PRESENTATIONS

1. Energy Committee: Present via ZOOM Energy Committee members Joe Hardy, Willian Franks, Beth Widmeyer and Karina Graeter.

The Energy Committee has been receiving bids for solar power for Town Hall and the schools. After reviewing the 27 bids, five finalists were chosen. Bids were separated into with Renewable Energy Credits (RECs) and without RECs. The project is expected to generate 250 RECs per year. The recommendation is to award the bid to Revision Energy with RECs and split the energy 2/3 to the schools and 1/3 to Town Hall. Once the Selectmen and School Board choose a vendor, construction can begin this spring with power delivered by the end of the year. In addition to the environmental benefit, the Town will save a significant amount of money.

Mr. Ekstedt asked what would happen if a company is bought out. That can be negotiated and written into the contract. Nexamp is already a subsidiary owned by Mitsubishi. Having a substation in Wells would benefit the Town. At present the nearest ones are in Ogunquit and North Berwick.

2. FY22 Budget Proposal Presentation

Town Manager Larissa Crockett and Finance Director Jodie Sanborn presented the proposed FY22 Budget to the Board.

Mr. Ekstedt asked for an explanation of the CIP proposals where the department head's request was not approved by the Town Manager.

The proposed FY22 Budget will now be reviewed by the Budget Review Committee and back to the Selectmen for final review in early April.

MUNICIPAL OFFICERS WORKSHOP / BUSINESS / PUBLIC HEARINGS

1. Sean D. Brown, dba: Brown's Clam Shanty, 198 Post Road, application for a full-time Beer and Wine Liquor License. (R)

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

2. Robert D. Callioras, dba: Litchfield's Bar and Grill, 2135 Post Road, application for a full-time Beer, Wine and Spirits Liquor License. (R)

AND

3. Robert D. Callioras, dba: Litchfield's Bar and Grill, 2135 Post Road, application for a Special Entertainment Permit. (R)

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

4. Mike Dinardo, dba: The New England House Seafood & Sports Bar, LLC, 124 Post Road, application for a full-time Beer, Wine and Spirits Liquor License. (R)

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

5. The Steak Co., Inc., dba: The Steakhouse, 1205 Post Road, application for a full-time Beer, Wine and Spirits Liquor License. (R)

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

6. Joanna Galutas, dba: Pizza Market of Wells, 75 Wells Plaza, application for a full-time Malt, Wine and Spirits Liquor License. (R)

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

7. Oscar Wilkins, dba: Shipyard Waste Solutions LLC, 434 Dow Highway, Eliot, application for a Solid Waste Disposal License. (R)

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

8. Maple Leaves Garden, Inc., dba: Maple Leaves Garden, 2063 Post Road, Wells, application for a full-time Malt, Wine and Spirits Liquor License. (R)

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

9. Trailblazers Inc., dba: Trailblazers Family Club, 102 Bills Lane, Wells, application for a full-time Malt, Wine and Spirits Liquor License. (R)

AND

10. Trailblazers Inc., dba: Trailblazers Family Club, 102 Bills Lane, Wells, application for a Special Entertainment Permit. (R)

Motion by Mrs. Chase, seconded by Mr. T. Roche, to close the public hearing and grant the license and permit. Passed 4-0-1 with Mrs. Chase abstaining.

11. Lafayette Wells, Inc., dba: Forbes Seafood Restaurant, 427 Mile Road, application for a full-time Malt, Wine and Spirits Liquor License. (R)

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

12. Wells Chamber of Commerce, 136 Post Road, Wells, application for a Mass Gathering Permit for a Pow-Wow on July 17 & 18, 2021 at Wells Harbor Community Park. (N)

AND

13. Wells Chamber of Commerce, 136 Post Road, Wells, application for a Mass Gathering Permit for a Silent Auction at HarborFest on July 31, 2021 at the Wells Harbor Community Park. (N)

AND

14. Wells Chamber of Commerce, 136 Post Road, Wells, application for a Mass Gathering Permit for a Chili-Fest on August 28, 2021 at Wells Junior High School. (N)

AND

15. Wells Chamber of Commerce, 136 Post Road, Wells, application for a Mass Gathering Permit for a Family Jamboree on October 2, 2021 at Wells Harbor Community Park. (N)

AND

16. Wells Chamber of Commerce, 136 Post Road, Wells, application for a Mass Gathering Permit for a Veterans 5K Road Race on November 13, 2021 at the Wells Elks Lodge. (N)

AND

17. Wells Chamber of Commerce, 136 Post Road, Wells, application for a Mass Gathering Permit for the Christmas Parade on December 12, 2021 on Route One. (N)

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

18. Good News

~The Parks & Recreation Department held another successful family skating night. The Department rents skates, snowshoes and skis for people who wish to use the facility at other times.

~The Wells Library held an on-line magic show.

~Ms. Crockett thanked the members of our citizens' committees for the amount of work they do and the money they save the Town that would have been spent on consultants' fees.

~Mr. Ekstedt thanked the PWD for a great job plowing after the recent storm.

~Mrs. Chase reported on the Days of Warming at the Senior Center. Thank you to everyone who helped serve the lunches: Town employees, Fire Department and Police Department.

19. Open to the Public**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 General Warrant dated February 2, 2021 in the amount of \$933,825.59. Passed unanimously.

There is a General Assistance Warrant dated February 2, 2021 in the amount of \$967.90 consisting of \$768 General Assistance and \$199.90 Special Fuel Fund.

Motion by Mrs. Chase, seconded by Mr. T. Roche, to approve and sign the General Assistance Warrant dated February 2, 2021 in the amount of \$967.90. Passed unanimously.

Motion by Mrs. Chase, seconded by Mr. T. Roche, to approve and sign the General Assistance Warrant dated February 16, 2021 in the amount of \$2,361,932.59. Passed unanimously.

There is a General Assistance Warrant dated February 16, 2021 in the amount of \$2,587.27 consisting of \$1,673 General Assistance, \$414.27 Special Fuel Fund and \$500 We Are Wells Fund.

Motion by Mrs. Chase, seconded by Mr. T. Roche, to approve and sign the General Assistance Warrant dated February 16, 2021 in the amount of \$2,587.27. Passed unanimously.

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

- a) **Discussion and action to schedule a public hearing to review the Spring Thaw Road Policy for posted roads in compliance with Town Code Chapter 212-4. The period for posting is March 8, 2021 to April 16, 2021.**

Motion by Mrs. Chase, seconded by Mr. S. Roche, to schedule a public hearing on March 2, 2021 at 6PM via Zoom, regarding the spring posting of roads. Passed 4-0.

b) ***Discussion and action to schedule a Public Hearing on 2021 Lodging Licenses.***

Motion by Mrs. Chase, seconded by Mr. T. Roche, to schedule a public hearing on March 2, 2021 at 6PM via Zoom, regarding reviewing and approving the 2021 Lodging Licenses. Passed unanimously.

c) ***Discussion and action on Hall Easement. Present via ZOOM: Keith Fletcher and Owen Grumbling.***

There is a 550 acre parcel of land located at Route 109 and Wire Road near other conservation lands. Howard Hall plans to develop 50 acres and donate the rest to the Town. A conservation easement would remove some restrictions we don't want on part of the parcel that was used as mitigation credits. Mr. Hall's subdivision will be workforce housing.

Motion by Mrs. Chase, seconded by Mr. T. Roche, to accept the conservation easement from Highpine Properties LLC to the Wells Conservation Commission. Passed unanimously.

d) ***Discussion and Update on Harbor Road FLAP project. Present: Town Engineer/Planner Mike Livingston.***

FLAP grants are awarded to provide public access to federal lands. The Harbor Road project will allow greater access to the Rachel Carson Reserve. The final design and permitting are complete. There is an 80/20 split, 80% Federal funds and 20% Town. The Town has reserved \$175,000 for Harbor Road paved sidewalk and \$75,000 for Furbish Road. MDOT and the Federal Highway Department are reviewing the bids. The construction period would be April-May for the sidewalk and June-August for the rest of the work.

e) ***Discussion and action on use of Town-owned land on Route 109. Present: Town Engineer/Planner Mike Livingston.***

This parcel of 14.49 acres had been purchased for the fire substation. The Town attempted twice to sell it after the substation was relocated. One option is to retain it as conservation land because of the proximity to several large conservation parcels. If the property is sold, there could be 5 dwellings and MDOT has approved one driveway. Mr. Ekstedt said we shouldn't sell it for less than we paid to acquire the property. If it can't be sold, we can put it on the ballot for conservation land. The Town Manager will contact some realtors.

f) ***Discussion and action on award of Recreation Parking Lot Bid. The need for additional parking at the Parks & Recreation location on 9A has been a long-standing issue. Several events held there during the year exceed the on-site parking lots forcing vehicles to park along Route 9A. Eight bids were received for this project Present: Town Engineer/Planner Mike Livingston. Present via ZOOM: Recreation Director Tina Leblanc.***

Eight contractors submitted proposals and the low bidder was US Site Solutions. The expansion will provide 62 more parking spaces and room to install electric charging stations. Since the Town doesn't

have the material the contractor will supply it. Any excess loam will belong to the Town and the contractor will haul it to the PWD garage.

Motion by Mrs. Chase, seconded by Mr. T. Roche, to award the Recreation Parking Lot bid to US Site Solutions in the amount of \$212,388.50 and to authorize the Town Manager to sign the contract. Passed unanimously.

g) *Discussion and action on award of Passenger Vans Bid for the Recreation Department. Present via ZOOM: Recreation Director Tina LeBlanc.*

The recommendation is to award the bid to Arundel Ford for \$62,792 after deducting the trade-ins. Mr. Ekstedt asked if the department has an equipment replacement fund, similar to the PWD. Ms. LeBlanc said they have the CIP and an enterprise fund.

Motion by Mrs. Chase, seconded by Mr. T. Roche, to award the bid for two Ford Transit 15 Passenger Vans to Arundel Ford for the bid price of \$ 62,792. Passed unanimously.

h) *Discussion on FY'21 Work Plan.*

The work plan items have passed. CIP Budget items and Enterprise Funds projects were reviewed.

i) *Discussion and action to schedule a public hearing on the creation of a workshop in the 1710 House barn for facilities management use. Present via ZOOM: Harbor Master Mike Yorke.*

The High Pine fire station is no longer available as a workshop. This is a central location and the most cost effective solution. The old highway garage is not available.

Motion by Mrs. Chase, seconded by Mr. T. Roche, to schedule a public hearing on March 2, 2021 at 6PM via Zoom, regarding the release of reserve funds to create a workshop for facilities management use. Passed unanimously.

j) *Discussion and action to approve the MOU Agreement with the City of Sanford regarding use of their Ladder Truck. Present via ZOOM: Chief Mark Dupuis*

Our ladder truck is being repaired and is expected back in several weeks. Chief Dupuis spoke with several area departments and was able to arrange the loan of Sanford's truck. It is being stored in our station for a month. Everyone who will be using the truck has been trained on it. Three of our fire fighters are CDL qualified.

Motion by Mrs. Chase, seconded by Mr. T. Roche, to approve the Memorandum of Understanding Agreement with the City of Sanford regarding use of their Ladder Truck. Passed unanimously.

k) ***Central Maine Power Company, application for a Pole Location permit for 59 poles located 8,000 ft. westerly along Route 9B starting at the Corner of Abenaki Trail. This is an upgrade for the new solar farm at Abenaki Trail and consists of 35 replacement poles, and 24 new poles.***

Motion by Mrs. Chase, seconded by Mr. T. Roche, to approve the Pole Location Permit. Passed unanimously.

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

1. Donation of two Carbon Monoxide Detectors from Todd and Cheri Stacy to the Wells Fire Department.
2. \$300.00 from St. Francis of Assisi to the Town of Wells for the Fuel Assistance Program Fund.
3. \$1,000.00 from Congdon's Donuts to the Town of Wells for the Fuel Assistance Program Fund.
4. \$28.00 from Various Library Users to the Wells Public Library.
5. Acceptance of a bequest of \$53,382.74 from the Estate of Dr. Carol Kingston to the Wells Public Library.
6. Acceptance of a \$1,650 anonymous donation to the Town of Wells.
7. Acceptance of a \$300 anonymous donation to the Town of Wells for the Fuel Assistance Program Fund.
8. Acceptance of six \$50 Hannaford Gift cards from an anonymous donor to the Town of Wells.
9. \$5,121.00 from Fidelity Charitable and Forbes Family Foundation to the Wells Parks & Recreation for equipment and sports programs.
10. \$10,121.00 from Fidelity Charitable and Forbes Family Foundation to the Town of Wells for General Assistance Food and Fuel.
11. \$300.00 from Patrons Oxford Insurance Company to the Town of Wells for the We are Wells Fund.

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.

m) ***Discussion and action on approving minutes of January 19, 2021 Selectmen's meeting.***

Motion by Mrs. Chase, seconded by Mr. T. Roche, to approve the January 19, 2021 Selectmen's meeting minutes. Passed unanimously.

NEW BUSINESS

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

~Happy birthday to Brandon from Mr. S. Roche.

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

~The Town receives a lot of complaints about plows knocking/ down mailboxes. Boxes are often in the Town’s ROW and have to be accessible for the mail carriers. When a plow pushes the snow, the snow pushes the post over.

~Ms. Crockett is looking for ways to meet the residents. She is setting up an Instagram Account, will be reading at the elementary school, and has participated in a reading group at the Library.

~Mr. T. Roche suggested that the Selectmen do a lunch at the Senior Center.

3. *Adjournment*

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

Respectfully submitted,

Accepted by,

Cinndi Davidson,
Meeting Recorder