

## ***SELECTMEN'S MEETING –TUESDAY, FEBRUARY 20, 2018***

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

### ***5:00 p.m. Workshops***

#### ***1. Workshop - Discussion with the Recreation Department / Commission, PWD Director on the repair to the Multipurpose Field and financial plan to pay for it.***

The field is about 25 years old and not draining properly. It can be used only in the summer when it is dry. Tina hired Sebago Technics to develop a cost estimate. Andy reviewed it and feels that the cost can be reduced from \$500,000 to \$300,000 by using Town resources and labor. The goal is to have it ready for the fall season. The fence and irrigation need to be removed this spring once the ground thaws. Funding would come from Tina's Program CIP Enterprise Fund with a warrant article at Town Meeting. We can borrow up to \$300,000 from surplus and have her pay it back @\$50,000 per year over 6 years. Summer camp starts at the end of June and they can play at the other end of the field. There will be no construction during camp. A public hearing will be set for the March 6 Selectmen's meeting.

#### ***2. Workshop - Discussion with the Energy Committee regarding installation of a large solar array on the 9B Brownfield site.***

##### ***a) Solar panels at the Library:***

The machinery is inside the building and the panels will be installed once the building is finished.

##### ***b) LED lights on Route One:***

The lights have been installed from Cumberland Farms to the Library. We welcome feedback from anyone who is driving in that area at night and has comments about the lights. The Energy Committee is recommending either the 3,000 or 2,700 unit lights rather than the blue ones, except at intersections. There are health issues with the 4,000 unit blue lights. The vendor is revising the estimate based on CMP's pricing. There will be a warrant article re: borrowing from ourselves to purchase the lights.

##### ***c) Solar array at the 9B Brownfield site:***

The Committee is considering whether a solar company should give us a power purchase agreement vs. leasing the site to a company to build their own solar array. Jon favors leasing the site. The project is on hold, wait and see what the governor and legislature do about solar. Kathy and John recommended leasing the land and not investing in the equipment. The consensus was to focus on the Library and LED lights for now and postpone action on the 9B project.

#### ***3. Workshop – Presentation of the draft negotiated 3 year renewal of the Ogunquit Dispatch Agreement with Wells.***

Jon renegotiated the contract with the Ogunquit Town Manager. The first year payment to Wells stays at \$95,000, \$100,000 for the second year and \$105,000 for the third year. This helps cover the cost of the new dispatch center, the additional person and the equipment. There is a provision for an additional \$10,000 per year from Ogunquit's CIP if we need it. The consensus was that the agreement is acceptable.

#### **4. *Kennebunk Train Station***

There has been some discussion about building a seasonal train station in Kennebunk with funds from the State and their CIP. Alternatively, they might ask us to rename our station the Wells-Kennebunk station and share the cost with us. The Kennebunk Selectmen are divided on the issue. The consensus was that a name change would be acceptable if the arrangement was financially feasible.

#### **5. *Workshop on Police Car Bids***

We did 3 bids for Tahoes and a Ford Interceptor. The 2008 Taurus we expected to trade in was hit on the day the bids were opened. There were no injuries and the other driver's insurance will cover it. The revised plan is to accept the low bid without the trade in. Wayne's vehicle has 30,000 miles on it and Jo-Ann will take it. Wayne will get a Tahoe. The larger vehicle can tow trailers and serve as a command center. He will be able to do incident management and personnel accountability electronically and carry more equipment to the scene. He is often out before the roads are plowed and has to handle off-road events. The Interceptor will be used for traffic, parking enforcement and as a police utility vehicle in winter. The Police Department is taking over responsibility for the beach parking and meters. The recommendation was to award the Interceptor bid to Starkey Ford and the Tahoe bids to Quirk Chevrolet.

#### **6. *Update on Blizzard***

We are close to an insurance settlement for the Harbor damage, still need a price for the marine pilings. Geoff Aleva, Andy Bouchard and Mike Livingston are working on plans for the Furbish Road culvert. The culvert will be raised, the sewer line will have a cement cover, and the culvert will be widened on each side to create a safer pedestrian walkway. The staff at Rachel Carson won't object if the work goes into May. The Federal Highway Administration may increase the grant money for Furbish Road.

#### **7. *FY'19 Municipal Budget Status and Selectmen Process to review—Jodie Sanborn and Casey Welch***

Department operations and CIP were reviewed together this year. Jodie prepared a spreadsheet, there were a few minor issues and everything else was approved in a block. The Committee cut \$20,000 off Jon's budget and we now have an LD safety layer of \$44,000. Some of the CIP items were moved to Operations. There were no questions about the grants. A workshop will be scheduled with the Chamber to review our agreement. Selectmen will hold a reconciliation meeting with the Budget Committee in March.

#### **8. *Annual Report Dedication***

The list of possible nominees was reviewed. First choice was Bob Bohlmann.

#### **9. *2018 FEDCAP AGREEMENT***

Volunteer and Events Coordinator Cindy Adamsky described the program. This replaces the Aspire program for TANF recipients who are working to earn their welfare funds and need job retraining. In previous years we had workers from the women's pre-release program in Alfred. The program provides transportation for the workers, and their Workers' Comp. insurance is covered by the State. The Town will get free labor for projects such as painting, office work and road and beach cleaning.

**7:00 p.m. – SELECTMEN’S MEETING**

**Chairman’s Update:** Mr. Ekstedt reviewed this evening’s workshops.

**MUNICIPAL OFFICERS BUSINESS / PUBLIC HEARINGS**

**1. Public Hearing to review the Spring Thaw Road Policy for posted roads in compliance with Code Chapter 212-4.**

The recommendation is to post the roads from March 13-April 16, 2018. An exemption form is available for any overweight vehicles that need to use the roads while they are posted. The Public Works Director can remove the signage if the roads thaw before April 16.

Public comment was solicited and there was none.

Motion by Mrs. Chase, seconded by Mr. Roche, to close the public hearing and approve the Spring Thaw Road Policy for posted roads for March 13-April 16, 2018. Passed unanimously.

**2. Public hearing to review the annual Lodging Licenses for 2018.**

Public comment was solicited and there was none.

Motion by Mrs. Chase, seconded by Mr. Roche, to close the public hearing and issue the lodging licenses to the listed lodging establishments on the Public Hearing Notice conditionally until all permit fees and any Code Violations are resolved. Passed unanimously.

**3. Public Hearing regarding the release of up to \$25,000 from the Beach Enterprise Fund for the purposes of upgrading the beach parking meters.**

The 11 meters we purchased in 2012 need updating. The vendor CALE has an update kit that will make the transactions faster and improve the meters for the customers.

Public comment was solicited and there was none.

Motion by Mrs. Chase, seconded by Mr. Roche, to close the public hearing and grant the release of up to \$25,000 from the Beach Enterprise Fund for upgrading the beach parking meters. Passed unanimously.

**4. Public Hearing to release up to \$27,000 from the Float Replacement Fund (0013) for the replacement of Harbor floats damaged during the Blizzard.**

The tide surge during the blizzard wiped out the boat launch floats. We expect to be reimbursed by the insurance company.

Public comment was solicited and there was none.

Motion by Mrs. Chase, seconded by Mr. Roche, to close the public hearing and grant the release of up to \$27,000 from the Float Replacement Fund (0013) for replacement of Harbor floats. Passed unanimously.

5. ***Public Hearing the release of up to \$40,000 from the Fire Truck Reserve Fund (0703) to apply with a trade of Engine 2 for a new E-ONE-FREIGHTLINER PUMPER-TANKER for the valued price of \$315,000.***

This is identical to our other pumper-tanker truck and provides better firefighting ability in the rural parts of Town.

Public comment was solicited and there was none.

Motion by Mrs. Chase, seconded by Mr. Roche, to close the public hearing and grant the release of up to \$40,000 from the Fire Truck Fund (0703) to apply with the trade of Engine 2 for the new Pumper Tank truck, and authorize the Town Manager to sign the agreement. Passed unanimously.

6. ***Wells Chamber of Commerce, 136 Post Road, Wells, application for a Mass Gathering Permit for a Pow-Wow to be held at Wells Harbor Community Park on July 21 & 22, 2018.***

***AND***

7. ***Wells Chamber of Commerce, 136 Post Road, Wells, application for a Mass Gathering Permit for a Silent Auction to be held at Wells Harbor Community Park on July 28, 2018.***

***AND***

8. ***Wells Chamber of Commerce, 136 Post Road, Wells, application for a Mass Gathering Permit for a Chili-Fest to be held at Wells Junior High School on August 25, 2018.***

***AND***

9. ***Wells Chamber of Commerce, 136 Post Road, Wells, application for a Mass Gathering Permit for a Family Jamboree to be held at Wells Harbor Community Park on September 15, 2018.***

***AND***

10. ***Wells Chamber of Commerce, 136 Post Road, Wells, application for a Mass Gathering Permit for a Veterans Day 5K Road Race to be held at the Wells Elks Lodge on November 10, 2018.***

***AND***

11. ***Wells Chamber of Commerce, 136 Post Road, Wells, application for a Mass Gathering Permit for a Christmas Parade to be held on Post Road on December 9, 2018.***

Mr. Hobbs asked Chamber Director Eleanor Vadnais if there have been any complaints about the Pow-Wow. The New Hampshire Inter-Tribal group hasn't raised the issue with her. The Pow-Wow is run by a for-profit organization.

Public comment was solicited and there was none.

Motion by Mrs. Chase, seconded by Mr. Roche, to close the public hearings and grant the permits for the list previously read. Passed unanimously.

## 12. *Good News*

~Wells hosted the Class B wrestling championship last Saturday. 25 teams participated and we won the State championship. Mrs. Chase has received good feedback about the conduct of the Wells teams and fans.

~Our boys' basketball team is #1 in Southern Maine. They will play Gray-New Gloucester Thursday at 7:30 at the Cross Arena. Congratulations to Troy Brown who was named Class B Coach of the Year.

~The girls' basketball team played at Freeport today, losing by 4 points despite a great effort.

## 13. *Open to the Public*

~There was a question about the Furbish Road repair. The original design has been improved with a new, wider culvert. The sewer line will be deeper and encased in concrete to eliminate the hump in the road.

## ***CURRENT AGENDA ITEMS***

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

There is a Warrant dated February 20, 2018 with expenses of \$426,569.34, school payment of \$1,610,295.00, net payroll for the week ending 2/8/18 in the amount of \$76,421.62, net payroll for the week ending 2/15/18 in the amount of \$76,144.09, and state and federal withholding taxes, plus FICA, Medicare and federal taxes filed electronically in the amount of \$62,972.87 for total expenses of \$2,252,402.92.

Motion by Mrs. Chase, seconded by Mr. Roche, to approve and sign the Warrant dated February 20, 2018 in the amount of \$2,252,402.92. Passed unanimously.

There is a General Assistance Warrant dated February 20, 2018 in the amount of \$3,375.24 including General Assistance of \$1,600.00 and \$1,775.24 from the Special Fuel Fund. The balance in the fund is \$39,096.86.

Motion by Mrs. Chase, seconded by Mr. Roche, to approve and sign the General Assistance Warrant dated February 20, 2018 in the amount of \$3,375.24. Passed unanimously.

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

**a) Discussion and action on awarding the 2018 Public Safety Vehicles Bids.**

Bids were received from 4 dealers. The 2008 Taurus that was going to be traded in was involved in an accident.

Bid #1	Yankee Ford	Starkey Ford
	\$31,995.00	\$30,552.00

For a 2018 Ford Interceptor without the 2008 Taurus trade-in.

Bid #2	Quirk Chevrolet	Dover Chevrolet
	\$33,977.00	\$38,786.74

For a Chevy Tahoe PPV with trade-in of a 2010 Tahoe.

Bid #3	Quirk Chevrolet	Dover Chevrolet
	\$34,300.00	\$39,181.49

For a Chevy Tahoe SSV.

Motion by Mrs. Chase, seconded by Mr. Roche, to award the bids to Starkey Ford for the Interceptor and to Quirk Chevrolet for both Tahoes. Passed unanimously.

**b) Discussion and action on scheduling Public Hearing date for the release of up to \$300,000 from the Recreation Department Enterprise Fund for repair of the Multipurpose Field.**

The Recreation Department and Public Works Department have been working with Sebago Technics on a plan to repair the field. The Recreation Commission and Budget Committee recommend approving the plan and financing. The estimate has been reduced from \$500,000 to \$300,000. There will be a Warrant Article at Town Meeting in June. This will use funds in existing accounts, not tax money, and will be paid for by program fees.

Motion by Mrs. Chase, seconded by Mr. Roche, to schedule a public hearing for 7 PM on March 6, 2018 for the release of up to \$300,000 from the Recreation Department Enterprise Fund for repair of the Multipurpose Field. Passed unanimously.

**c) Discussion and action on accepting the three year renewal of the Ogunquit Public Safety Dispatch Agreement 2018-2021.**

This item was tabled.

**d) Discussion and action on Finance Director's request to waive a Tax foreclosure; three abatements and direction on handling an additional tax foreclosure.**

**1. Trailer located at 750 Sanford Road #5 on rented land owned by Linda Busch.**

The structure is in poor condition. If we foreclose, we would have to pay lot rent to the park owner.

Motion by Mrs. Chase, seconded by Mr. Roche, to waive the 2016 property tax foreclosure on the trailer at 750 Sanford Road #5 owned by Linda Busch at the recommendation of the Code Enforcement Officer. Passed unanimously.

**2. Re: abatements on three parcels**

*~Fortier, Norm. Parcel 0105/014-000. Amount for abatement request is \$113.87. Travel trailer was removed and there is a new trailer with a new owner.*

*~Mortensen, Mary. Parcel 0110/001-25.T (2016 year) and 0110/001-00A.25T (2017 year). Amount for abatement request is \$413.79. Travel trailer was removed and the owner has passed away.*

*~Pelkey, Joan. Parcel 0154/036-000. Amount for abatement is \$343.31. Parcel has been turned over to the US Department of the Interior.*

Motion by Mrs. Chase, seconded by Mr. Roche, to abate the above taxes for the reasons cited. Passed unanimously.

**3. Dena Tufts White and Adam A. White, Jr. property is located at 57 Burnt Mill Road. The White's were divorced in 2013. The Town has a tax lien for 2016 and 2017. Dena is asking the Town for a payment plan. Adam is asking for a quit claim deed after the 60-day buy-back period. Outstanding taxes are at least \$8,745.00.**

The Town Attorney found that a deed has been filed removing the husband's name. The consensus was that the Town can waive the foreclosure for now and still have the tax lien in place. There is \$200,000 equity in the house and we can foreclose next year if necessary.

Motion by Mrs. Chase, seconded by Mr. Roche, to waive the 2016 tax foreclosure. Passed unanimously.

**e) Discussion and action on authorizing the Town Manager to sign the Volunteer FEDCAP 2018 Agreement.**

This is a State program for people receiving TANF and trying to develop work experience and new skills. Volunteer labor will be available to the Town for special projects.

Motion by Mrs. Chase, seconded by Mr. Roche, to authorize the Town Manager to sign the 2018 FEDCAP Agreement. Passed unanimously.

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

**1) Town Manager**

At the last meeting, the appointment of a new Deputy Assessor was announced. When she gave her notice at her previous employment, she received a generous counteroffer, which she accepted. We have now hired our #2 candidate, Nick Cloutier, who will start in early March.

**NEW BUSINESS****1. Open to the Public**

~Condolences to Cindy Adamsky and her family on the recent high school shootings in Florida. The family moved to Wells from Florida several years ago and her son had attended that high school. Two of his close friends were killed on February 14. Thank you to everyone at Wells High School who is supporting Dylan during this painful time.

~Condolences to the family of Al Laude, owner of Alfredo's Pizza, who passed away recently. Al has been a long time supporter of the Town and schools and was well known for his kindness.

**2. Town Manager's Report**

~The WEMS audit was done recently and they received a good report. The Town owns the WEMS Corporation.

~There will be a retirement party for Terry Oliver at noon on March 1 at the Activity Center.

~The Taste of Wells is this Sunday at the Activity Center from noon-4 PM. Tickets are \$10 apiece to benefit the Fuel Assistance Program and Project Graduation.

~Earth Day is April 21. The Blue Ocean Society and Wells Police Department are conducting a beach clean-up.

~The Winter Weed-Out continues until February 28.

~Hometown Pizza is opening this Thursday at Wells Plaza next to the Dairy Queen.

~Meals on Wheels Leadership Day will be held on March 20. They are asking Town leaders to help deliver meals.

~Two candidates have announced for Rep. Bob Foley's House seat, Republican John Howarth and Democrat Dan Hobbs.

~The Recreation Department is holding a Family Feud Night at the Activity Center, 7 PM on March 16. Tickets are \$10. Teams will be the Fire Department vs. the Police Department, Ledgemere vs. Molly Trolley, and two families from the Haunted Hayride.



~The Shellfish Commission would like to install one or two vending machines at the Harbor near the Harbor Master's office. Revenue will help with their shellfish fundraisers. Board members had no objections.

3. *Adjournment*

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

Respectfully submitted,

Accepted by,

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Cinndi Davidson,  
Meeting Recorder

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