

## ***SELECTMEN'S MEETING - TUESDAY, MARCH 5, 2019***

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

Excused: Selectman John Howarth

### ***5:00 PM WORKSHOPS***

***Executive Session: Pursuant to 1 M.R.S. § 405(6)(C), to confer with solar developer on terms and conditions of an offer for leasing land from the Town for a solar array project.***

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.

***Executive Session: Pursuant to 11 M.R.S. § 405(6)(E), to confer with legal Counsel and Staff on Personal Property Tax Collection issues.***

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.

***Workshop # 2 – Review of the Status of FY'17 Property Tax Foreclosure March 1, 2018. Also present Finance Director Jodie Sanborn.***

The 40 properties with impending foreclosure are now down to 12. The taxpayers have until April 30 to redeem their property.

***Workshop # 3 – Workshop on the FY'20 Budget reviewed by the Budget Committee and proposed Warrant Articles. Also present Finance Director Jodie Sanborn.***

The Budget Committee has been working with Jon and Staff and a summary memo is in tonight's packets. The net budget increase was only 0.41%. The proposed municipal tax rate increase is 1.64%. Some of the grants are actually operational and were moved to the departments where they belong. Warrant articles are down 38.35% even with the additional fire fighter position. CIP is up 45.91% for Police and Fire Department projects. The total funded by taxes is up 9.22% and revenue is up 18.65%. Paving was reduced by \$500,000. The recommendation from our consultant is \$800,000 - \$1 million to keep our pavement as good as it is now or better. WEMS is requesting a release of \$42,000 which won't affect taxation.

The reconciliation meeting with the Selectmen and Budget Committee will be held on March 19.

***Workshop #4 – Request to upgrade the Town’s beach cleaning equipment through the Beach Enterprise Fund. Also present Finance Director Jodie Sanborn and Public Works Director Carol Murray.***

Our equipment is 17 years old. We now have the piping plover protection program, and cleaning with this equipment is difficult. Carol recommends leasing a tractor similar to the one used in Ogunquit. The beach can be cleaned at different times of the day, cleaned faster with the required plover spotters, and with the enclosed cab it can be used in bad weather. We would lease the tractor and buy a reconditioned surf rake. The new equipment is more efficient; the bucket can collect more seaweed before the load has to be dumped. There is a push box attachment that can be used in winter. The consensus was to approve the lease and purchase through the Beach Enterprise Fund.

***Workshop #5 – Annual Report Dedication.***

The list of annual report dedications is in tonight’s packets. The Hall Family Foundation was proposed.

***7:00 PM – SELECTMEN’S MEETING***

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

***1. Joseph Ryan, dba: Feile Restaurant & Pub, 1619 Post Road, Wells, application for a full-time Malt, Spirituous, and Vinous Liquor License. (R)***

***AND***

***2. Joseph Ryan, dba: Feile Restaurant & Pub, 1619 Post Road, Wells, application for a Special Entertainment Permit. (R)***

Public comment was solicited and there was none.

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

***3. No Bad Days Inc., dba: Merriland Farm Cafe’, 545 Coles Hill Road, Wells, application for a full-time Malt & Vinous Liquor License. (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***

~The Public Works, Police and Fire Departments were complimented for their good work during the recent storm.

~Our Fire Department provided mutual aid during the recent tragic fire in Berwick.

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

There was a comment about a frost heave on Bragdon Road and heavy trucks driving on the road. Commissioner Murray makes the call on road posting each morning and notifies dispatch. If the temperature is sustained below 32 degrees trucks can use the roads. Cracks in the pavement can't be filled now with the freeze/thaw cycle. Mr. Hobbs asked Ms. Murray about the large crack in front of this resident's house. There are several spots that need to be repaired this spring. The number of axles on the logging trucks actually helps to distribute the load. Mr. Ekstedt asked Ms. Murray to post the frost heaves.

## ***CURRENT AGENDA ITEMS***

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

There is a Warrant dated March 5, 2019 with expenses of \$428,546.40, no school payment, net payroll for the week ending 2/21/19 in the amount of \$77,093.04, net payroll for the week ending 2/28/19 in the amount of \$75,186.33, and state and federal withholding taxes, plus FICA, Medicare and federal taxes filed electronically in the amount of \$63,095.62 for total expenses of \$643,921.39.

Motion by Mrs. Chase, seconded by Mr. Roche, to approve and sign the Warrant dated March 5, 2019 in the amount of \$643,921.39. Passed unanimously.

There is a General Assistance Warrant dated March 5, 2019 in the amount of \$487.46 including General Assistance of \$104.96 and \$382.50 from the Special Fuel Fund .The Fuel Fund balance is \$32,625.42.

Motion by Mrs. Chase, seconded by Mr. Roche, to approve and sign the General Assistance Warrant dated March 5, 2019 in the amount of \$487.46. Passed unanimously.

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

#### **a) *Discussion and action on scheduling a Public Hearing on March 19, 2019 at 7PM on the proposed zoning amendments to Chapter 145 (Land Use) of the Code of the Town Wells for the 2019 Town Meeting.***

The Planning Board has held a public hearing on the proposed amendments. The Town Planner/Engineer will be here to discuss the changes and information will be posted on the Town web site.

Motion by Mrs. Chase, seconded by Mr. Roche, to schedule a public hearing on March 19, 2019 at 7 PM in the Littlefield Meeting Room, 208 Sanford Road, Wells, on amending Chapter 145 (Land Use) regarding proposed Zoning Amendments for the 2019 Town Meeting. Passed unanimously.

b) ***Discussion and action on scheduling a Public Hearing on March 19, 2019 at 7PM on the Memorandum of Understanding (MOU) with Walden Renewables regarding their right to investigate on town owned parcels the feasibility to develop, pending Town Meeting approval, for the Board of Selectmen to lease land for utility grade solar array project(s).***

Our Energy Committee has been working with a developer to review several parcels in Town with the potential for a solar array.

Motion by Mrs. Chase, seconded by Mr. Roche, to schedule a public hearing on March 19, 2019 at 7 PM in the Littlefield Meeting Room, 208 Sanford Road, Wells, on the proposed MOU) with Walden Renewables regarding their right to investigate on town owned parcels the feasibility to develop, pending Town Meeting approval, for the Board of Selectmen to lease land for utility grade solar array project(s). Passed unanimously.

c) ***Discussion and action on setting a Public Hearing on March 19, 2019 at 7PM for the purpose of releasing up to \$51,000 from the Beach Enterprise Fund for the purchase of a new tractor and Beach Surf Rake to replace the existing 17 year old tractor and surf rake currently in use.***

The Board held a workshop with the Public Works Director on improving the beach cleaning and making the process more efficient.

Motion by Mrs. Chase, seconded by Mr. Roche, to schedule a public hearing on March 19, 2019 at 7 PM in the Littlefield Meeting Room, 208 Sanford Road, Wells, for the purpose of releasing up to \$51,000 from the Beach Enterprise Fund for the purchase of a new John Deere Utility model 5100 tractor with loader and a reconditioned Barber Surf Rake 600HD model to replace the existing 17 year old tractor and Barber 400HD surf rake currently in use and to trade in the existing surf rake to reduce the cost on the reconditioned Barber 600HD surf rake to be purchased. Passed unanimously.

d) ***Discussion and action on setting a Public Hearing on March 19, 2019 at 7PM on an Ordinance to Amend Chapter 80 (Beaches) and 86 (Animals) to bring consistency to Penalty Provisions for Failure to Properly Dispose of Animal Waste.***

There have been complaints from residents along Atlantic Avenue about the amount of animal waste on the pathway to the beach. The Animal Control officer has increased the number of patrols there. Animal waste is addressed in two ordinances, Beaches and Animals, and they are not consistent. The Town Attorney has revised the language.

Motion by Mrs. Chase, seconded by Mr. Roche, to schedule a public hearing on March 19, 2019 at 7 PM in the Littlefield Meeting Room, 208 Sanford Road, Wells, on an Ordinance to Amend Chapter 80 (Beaches) and 86 (Animals) to bring consistency to Penalty Provisions for Failure to Properly Dispose of Animal Waste. Passed unanimously.

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

1. Town Manager

- i. Town of Wells Safety Committee Statement. The Committee is asking the Selectmen to review and vote to adopt it.

Motion by Mrs. Chase, seconded by Mr. Roche, to accept the newly proposed and updated Town of Wells Safety Committee Statement. Passed unanimously.

2. Selectmen

- i. Motion by Mrs. Chase, seconded by Mr. Roche, to accept Frank Parillo's resignation from the Harbor Advisory Committee. Passed unanimously.
- ii. Motion by Mrs. Chase, seconded by Mr. Roche, to reappoint Owen Grumbling as a regular member to the Conservation Commission, with term to expire March 2022. Passed unanimously.
- iii. Motion by Mrs. Chase, seconded by Mr. Roche, to reappoint Linda Littlefield Grenfell as an alternate member to the Conservation Commission, with term to expire March 2022. Passed unanimously.
- iv. Motion by Mrs. Chase, seconded by Mr. Roche, to reappoint Kenneth Lowell as a member to the Clam Commission with term to expire March 2022. Passed unanimously.

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

1. \$100.00 from Mary Perkins in the name of Steve Bogue to the Wells Fire Department in appreciation of their services.

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

g) ***Discussion and action on approving minutes of February 19, 2019 Selectmen's meeting.***

Motion by Mrs. Chase, seconded by Mr. Hobbs, to approve the minutes as written. Passed 3-0-1 with Mr. Roche abstaining.

***NEW BUSINESS***

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

~Residents were reminded of Sally Morse’s closet of home medical equipment. If you need any of this equipment, or if you have any equipment that it no longer being used, please see Sally. This is a wonderful service she provides for our residents.

2. ***Town Manager’s Report***

~The Meals on Wheels program has a “Ride Along” once a year. Our Selectmen are invited to ride with them on March 19 as they deliver meals.

~A meeting was held with the engineers on the FLAP grant for Harbor Road and Furbish Road.

~Thanks to our Fire Chief and Public Works Director for their continued work on the FEMA flood reimbursement.

~The street light project is about 85% complete.

~The Fire Department is about to receive their new tanker truck.

~Thanks to our Fire Department for helping Berwick with coverage and participating in the procession when Cpt. Barnes’ body was brought to the funeral home.



3. ***Adjournment***

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

Respectfully submitted,

Accepted by,

  
Cinndi Davidson,  
Meeting Recorder

  
  
Daniel J. Hobbs  
Kathleen J. Chase  
