

## ***SELECTMEN'S MEETING –TUESDAY, APRIL 3, 2018***

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

Excused: Selectman Kathy Chase

### ***WORKSHOPS***

#### ***1. Executive Session***

Motion by Mr. Hobbs, seconded by Mr. Roche, to go into Executive Session with the Town Labor Attorney to discuss the settlement of a personnel issue by the Town Manager per 1 M.R.S.A. §405(6)(A). Passed unanimously.

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

#### ***Workshop #1: Public Safety Complex Update and Request: Also present Ron LaMarre, Chief Jo-Ann Putnam, Chief Wayne Vetre***

Ron discussed the bidding process and the impact of proposed tariffs on construction materials, particularly rebar and steel. Landry-French plans to stay with the original bid date, open the bids on Friday and sign the contracts ASAP. Drywall, electrical and mechanical bids are coming in slowly because of the busy season. Demolition of the outbuildings has been completed. Karl asked what could be cut if the project goes overbudget. Plans for the main building have been cut as much as possible; if costs become an issue they will relook at the substation. Ron said that Landry-French has a good reputation and they are busy with projects in the Portland area, but not overextended.

Jon and Ron reviewed the schedule. The bids will be opened this week and Landry-French will have until April 23 to review them. The Selectmen can approve the bids on May 1.

#### ***Workshop #2: Recreation Scholarship. Also present Recreation Director Tina LeBlanc.***

The Recreation Commission would like to offer a recreation scholarship to a graduating senior at Wells High School.

#### ***Workshop #3: Fire Department Update on Engine 1 Sale. Also present Chief Wayne Vetre.***

Engine 1 was taken out of service when we bought the new truck. Scarborough Public Works has listed it for sale but there are a lot of used vehicles on the market now and the bids are low. We were hoping for a \$12,000 minimum which was the amount of the appraisal, and now are considering lowering the price. The offers are running about \$4,500. Sale proceeds will go back into the General Fund. The consensus was to lower the price and try selling it at \$6,000.

***Workshop #4: Renewal of the York 911 PSAP Agreement***

York is the lowest price of the 3 programs that are available to us. Fees would increase from \$2.50 to \$2.75 per capita for FY19, \$3.00 for FY20 and \$3.25 for FY21. Based on a population of 9,974 people, the FY19 budget would be \$27,428.50. The current amount is \$24,737.50. The consensus was to approve the agreement.

***Workshop #5: Library Sidewalks***

Howard Hall is covering the cost of the landscaping for the Library and Public Safety Building. The Planning Board approval requires sidewalks along Route One in front of the Library. Granite curb and pavers would cost \$27,991.00. Walkways around the building can be replaced with bituminous curb and imprinted paving for \$14,687.00. The funds in the Sidewalk Account have already been appropriated.

***Workshop #6: Review of Draft FY'17 Town Report Dedication***

The Board previously chose to dedicate the report in memory of Bob Bohlmann. Bob had an extensive career in Public Safety with the Wells Fire Department and EMA positions at the local, state and federal levels. The dedication was written by our former Interim Fire Chief Sherman Lahaie.

Three bids for printing the report were received:

|               |            |
|---------------|------------|
| Xpress Copy   | \$1,852.00 |
| RAM Companies | \$1,883.86 |
| Edison Press  | \$4,486.15 |

The recommendation is to accept the low bid from Xpress Copy who printed the report for us before, and to approve the dedication as written.

***Workshop #7: Selectmen Meeting Procedures***

Jon presented a draft based on the Charter with input from our attorneys. Tim asked if more of the workshop topics could be addressed during the meeting instead of in workshops that aren't televised. The public would have a better understanding if the items were fully discussed on the air, and much repetition could be eliminated.

Jon is also working with Leah and Ben on changes to the Wells Economic Development Corp. and an advisory committee.

***SELECTMEN'S MEETING******MUNICIPAL OFFICERS BUSINESS/PUBLIC HEARINGS***

**1. Joint public hearing with the Budget Committee on the proposed FY'19 budget and the proposed financial warrant articles which will be voted by referendum ballot on June 12, 2018. Also present: Finance Director Jodie Sanborn, Budget Committee Chairman Ron Schneider and Member Marisa Caputo.**

Gross salaries increased by 7.51%, including the train station and transfer station employees, union contracts and non-union salary increases. Gross Operating expenses are up 23.91% with bond debt for the public safety building and the transfer and train station expenses. CIP is down 7.29%. Revenue is up by 14.97%. The net budget increase is 8.36% and we are under LD1. Warrant articles include an open space purchase, another School Resource Officer, improvements to the Recreation Department field, LED street lights, and utility easements for the public safety building and fire substation. The tax rate will increase by \$0.33, with the overall rate including school and county up by \$0.40 per \$1,000 assessed valuation.

Thank you to Jodie and her staff and the Budget Committee for their hard work.

Public comment was solicited and there was none.

Motion by Mr. Hobbs, seconded by Mr. Roche, to close the Public Hearing and move the FY'19 Municipal Budget and Financial Warrant Articles, including the Utility Easement article, to the certification and Warrant signing phase for the June 12<sup>th</sup>, 2018 Town Meeting ballot. Passed unanimously.

**2. Nolette's Pizza Inc., dba: Home Town Pizza, 1517 Post Road, Unit 9, Wells, application for a full-time Malt and Vinous Liquor License. (N )**

Public comment was solicited and there was none.

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

**3. Wells Beach Lobster Pound Inc., dba: Wells Beach Lobster Pound, 321 Webhannet Drive, Wells, application for a full-time Malt and Vinous Liquor License. (R )**

Public comment was solicited and there was none.

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

**4. William H. Irish, dba: For the Love of Food & Drink, 1677 Post Road, Wells, application for a full-time Malt, Vinous and Spirituous Liquor License. (N )**

This is the location of the former Seaberry's. The plan is to open the restaurant by May 1 for breakfast and lunch.

Public comment was solicited and there was none.

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

**5. William H. Irish, dba: For the Love of Food & Drink, 1677 Post Road, Wells, application for a Special Entertainment Permit. (N )**

Public comment was solicited and there was none.

Motion by Mr. Hobbs, seconded by Mr. Roche, to close the public hearing and grant the permit. Passed unanimously.

**6. Costas Galatas, dba: Pizza Market of Wells, 75 Wells Plaza, Unit 5, Wells, application for a full-time Malt and Vinous Liquor License. (R )**

Public comment was solicited and there was none.

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

**7. Jeffrey A. Simpson, dba: Jeffrey A. Simpson Inc., 281 Jagger Mill Road, Sanford, application for a Solid Waste Disposal License. (R )**

Public comment was solicited and there was none.

Motion by Mr. Hobbs, seconded by Mr. Roche, to close the public hearing and grant the license. Passed 3-0-1 with Mr. Ekstedt abstaining.

**8. Waste Management of Maine, dba: Waste Management of Maine, 2000 Forest Avenue, Portland, application for a Solid Waste Disposal License. (R )**

Public comment was solicited and there was none.

Motion by Mr. Hobbs, seconded by Mr. Roche, to close the public hearing and grant the license. Passed 3-0-1 with Mr. Ekstedt abstaining.

**9. Good News**

~The Police Department received a thank you note from a driver who went off the road into a snow bank. He thanked Sgt. Arrowsmith for his assistance.

~WEMS received a thank you note from an Emergency Room physician at York Hospital. She complimented the crew for their actions in stabilizing a patient en route to the hospital.

**10. Open to the Public**

Public comment was solicited and there was none.

**CURRENT AGENDA ITEMS****1. Review and action on Accounts Payable and Payroll Warrants.**

There is a Warrant dated April 3, 2018 with expenses of \$476,879.96, no school payment, net payroll for the week ending 3/22/18 in the amount of \$77,498.27, net payroll for the week ending 3/29/18 in the amount of \$73,088.73, and state and federal withholding taxes, plus FICA, Medicare and federal taxes filed electronically in the amount of \$61,250.81 for total expenses of \$688,717.77.

Motion by Mr. Hobbs, seconded by Mr. Roche, to approve and sign the Warrant dated April 3, 2018 in the amount of \$688,717.77. Passed unanimously.

There is a Warrant dated April 3, 2018 in the amount of \$1,156.96 from the Special Fuel Fund. The balance in the fund is \$43,650.82.

Motion by Mr. Hobbs, seconded by Mr. Roche, to approve and sign the Warrant dated April 3, 2018 in the amount of \$1,156.96. Passed unanimously.

**2. Update, discussion and action on Committees, Projects, Issues, Purchases and Personnel:****a. Update, discussion and action on FY 2019 Annual Town Meeting Warrant Articles.**

The entire budget is based on the Town, County and School budgets. Based on the Public Hearing, the Selectmen agreed to move the warrant into the next phase of signing it.

Motion by Mr. Hobbs, seconded by Mr. Roche, to sign the FY2019 Annual Town Meeting Warrant and finalize the Town Meeting Warrant Book for mailing. Passed unanimously.

**b. Discussion and action on setting Public Informational Hearings on the FY'19 Municipal Budget and Warrant Articles.**

State law requires the paperwork to be completed 60 days before the vote. There will be three informational meetings for the public before the Town Meeting.

Motion by Mr. Hobbs, seconded by Mr. Roche, to set the Town Meeting Warrant Informational Hearings at 7 PM on May 1, 15 and June 5, 2018 in the Littlefield Meeting Room of Town Hall. Passed unanimously.

**c. Discussion and action on funding the Library Sidewalk and walkway project.**

As part of the Library expansion there will be a sidewalk along Route One and new walkways around the building.

Motion by Mr. Hobbs, seconded by Mr. Roche, to release up to \$43,000 from the past year's sidewalk appropriations to undertake the Library sidewalk along Route One and the replacement of the walkways around the building. Passed unanimously.

***d. Discussion and action on signing the Renewal York Emergency PSAP Agreement.***

We have an agreement with York for handling E-911 calls. There are 23 PSAP centers in the State; Sanford is closest but the York center is less expensive. Fees are based on a population of 9,974.

Motion by Mr. Hobbs, seconded by Mr. Roche, to authorize the Town Manager to sign the Renewal of the York 911 PSAP 3 year agreement that will cost Wells in FY19 \$27,428.50, in FY20 \$29,922.00 and FY21 \$32,415.50. Passed unanimously.

***e. Discussion and action to amend and approve a new date for the Mass Gathering Permit for the BrewFest from June 16, 2018 to July 14, 2018 at Wells Harbor Community Park.***

There are several brewfests and other events in Southern Maine on June 16 and the promoter recommends changing the date. Chief Putnam had no problem with the new date. There will be satellite parking and the trolleys will be available. The event will be from Noon-4PM and will be over before the concert.

Motion by Mr. Hobbs, seconded by Mr. Roche, that we amend and approve the Mass Gathering Permit for the BrewFest to be held at Wells Harbor Community Park from June 16, 2018 to the new date of July 14, 2018. Passed unanimously.

***f. Discussion and action to approve Quitclaim Deeds for the following properties that have a foreclosure date of March 2, 2018. The 60 day buy back period for the properties ends May 1, 2018.***

***~Emery, Frank M. III. Property is known as parcel number 0105/046-000. Payment was received to pay FY16 and a portion of FY17 on March 23, 2018.***

***~Hubbard, Patrick John. Property is known as parcel number 0049/031-002. Payment was received to pay FY16 on March 20, 2018 and FY17 on March 23, 2018.***

***~Randy Roberts, Trustee of Randy Roberts Revocable Trust of 2013. Property is known as parcel number 0034/009-011. Payment was received to pay FY16, FY17 and FY18 on March 28, 2018.***

***~Taranto, Donald. Property is known as parcel number 0043/006-008. Payment was received o pay FY16, FY17 and FY18 on March 26, 2018.***

***~Vazquez, Ramon & Vazquez, Theresa. Property is known as parcel number 0139/035-00F.2. Payment was received to pay FY16, FY17 and FY18 on March 27, 2018.***

Motion by Mr. Hobbs, seconded by Mr. Roche, to approve and sign the Quitclaim Deeds to release the liens on the properties listed above. Passed unanimously.

***g. Discussion and action on bid awarding for printing of the FY2017 Annual Town Report.***

The recommendation is to award the bid to Xpress Copy, the low bidder who has printed the report for us in the past.

Motion by Mr. Hobbs, seconded by Mr. Roche, to award the printing of the Town Report to Xpress Copy for the price of \$1,852.00. Passed unanimously.

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

***i. Selectmen***

a) Motion by Mr. Hobbs, seconded by Mr. Roche, to reappoint Everett Leach as a member to the Clam Conservation Commission with term to expire March 2021. Passed unanimously.

b) Motion by Mr. Hobbs, seconded by Mr. Roche, to reappoint Douglas Knox as a member to the Clam Conservation Commission with term to expire March 2021. Passed unanimously.

***i. Discussion and action to accept donations and bequests.***

***i. \$587.08 donation from Eric and Elisabetta DiMarco to the Webhannet Cemetery Fund.***

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

***ii. \$1,480.00 donation from the Wells Public Library Foundation Inc. to the Wells Public Library representing distributions from the Sauter, Stackhouse, Nelson and Gordon Funds.***

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

***iii. \$30.00 donation from Various Library Users to the Wells Public Library.***

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

- iv. \$50.00 donation from the Maine Diner to the Wells Parks and Recreation for their wrestling program in memory of Tom Bickford.*

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

- j. Discussion and action on approving the minutes of the March 20, 2018 Selectmen's meeting.*

Motion by Mr. Hobbs, seconded by Mr. Roche, to accept the March 20, 2018 minutes as written. Passed unanimously.

## **NEW BUSINESS**

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

~Theoretical physicist Stephen Hawking, the former Lucasian Professor of Mathematics at Cambridge, and long-time ALS survivor, died recently at the age of 76. This is an excellent teaching opportunity, especially for the STEM classes, to get our students excited about science. His life is a lesson for all of us in patience, endurance and persistence.

~This Friday is the kick-off for Bikes for Books at Wells Elementary School. The Wells Masons of Ocean Lodge and corporate sponsors will award 50 bikes to the winners in June.

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

~Two public servants died last week. Barbara Daly formerly chaired the Wells-Ogunquit Selectmen and Jeff Cole headed Cole-Harrison Insurance.

~The Public Safety Project is making progress. The Planning Board has approved it and bids will be opened Friday for three items. Other bids will be opened later in April.

~Furbish Road culvert: All the permits have been issued. The new floor will be installed, the area dewatered and additional concrete added over the sewer line. The culvert will be wider to improve pedestrian safety. Target date for completion is May 1. The Sanitary District was contacted about helping with the cost; they refused.

~Storm Damage: we have estimates for the road repairs and need the figures for the seawall. Chief Vetre is giving the numbers to FEMA. The Maine Geological Survey reported on the beach damage. We are hoping for an emergency bill to avoid waiting 90 days for a permit to be issued.



~Earth Day April 21: the Blue Ocean Society , HAC and commercial fishermen are organizing a beach clean-up. Volunteers should meet at 10 AM at the Activity Center. Trash bags and supplies will be provided. Trash will be weighed and a report submitted to the State.

**3. *Adjournment***

Motion by Mr. Hobbs, seconded by Mr. Roche, to adjourn. Passed unanimously.

Respectfully submitted,

Accepted by,

\_\_\_\_\_  
Cinndi Davidson,  
Meeting Recorder

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_