

## ***SELECTMEN'S MEETING –TUESDAY, MAY 1, 2018***

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

Excused: Chairman Karl Ekstedt

***Workshop:*** Meet and greet Interim Public Works Director Carol Murray PE and HR Director Martha Sumner.

***Executive Session: Discussion with Town Attorney on settlement of two land use potential litigation matters per 1 M.R.S.A. 405(6)(E).***

Motion by Mrs. Chase, seconded by Mr. Hobbs, to go into Executive Session. Passed unanimously.

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

### ***Workshops:***

~ ***Review of the 2018 options for Beach Barrel Waste Collection.*** Also present: Carol Murray, Interim Public Works Director and Paula Green, Public Works Representative.

Jodie calculated that last year we spent \$67,000 collecting beach trash using Town employees and equipment. This year we put it out to bid and received bids from two contractors. With Town disposal, the trash will be brought to the Transfer Station. With contractor disposal, the contractor will dispose of it. We will supply the bags. Call out is a special call for overloaded barrels. The low bid was from Oceanside Rubbish.

Seasonal workers will continue to handle the mowing, cemetery maintenance, etc. and the people who did the trash pickup will move into other slots. Jon researched vehicle costs; a lease would cost the same or more than last year. Jon talked with Ogunquit about sharing their truck; that was not feasible because of pick up schedules. The union is OK with outsourcing seasonal work.

~Jon introduced Ann Charlton who is working as a free-lance reporter for the York County Coast Star and covering events in Wells.

~***Economic Development Corporation and Advisory Committee.*** Also present: Ben McCall, Esq.

Draft Articles of Amendment and Bylaws for the Advisory Committee are in tonight's packets. The Corporation held the revenue bonds to fund Spencer Press and after the bonds were paid off the Selectmen kept the Corporation going. This is a non-profit 501C(3) corporation apart from the Town. Ben researched economic development corporations in area communities.

“Industrial” is being deleted and the reconvened corporation would focus on economic development in general. If the corporation failed it would be responsible for its liabilities. Any assets would go to the Town.

Jon and Ben thought it would be helpful to have a separate Advisory Committee created by the BOS. §3.1 was discussed and the consensus was that Committee members should be legal residents of the Town. Amending the charter requires a vote at Town Meeting. The charter will be up for review in 2019. The Board of Selectmen has to meet as the Board of the Corporation and vote on the amendment and bylaws.

### ***SELECTMEN’S MEETING***

***Special Presentation***—State Rep. Foley read a Legislative Sentiment in honor of Eric Blanchard who was named Maine Game Warden of the Year.

***Chairman’s update:*** Condolences to the family and colleagues of Cpl. Gene Cole who was killed in the line of duty last week in northern Maine. Thank you to our firefighters and police officers for their dedication to our community.

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

1. ***Public hearing for the purpose of releasing emergency funds from the Infrastructure Reserve Fund to undertake March Storm related repairs to Coastal Roads, Town Parking Lots and Seawalls.***

March Storm repairs:

Roads & parking lots	\$158,890
Webhannett seawall replacement	\$100,000
Seawall repair work est.	\$ 40,000
Total	\$298,890

The Town Manager recommends proceeding with the repairs using funds in the Infrastructure Reserve Fund. The Selectmen are authorized to use these funds for emergency repairs following a public hearing. When we are reimbursed by FEMA and the State the funds will be replaced in the Infrastructure Reserve Fund

Public comment was solicited and there was none.

Motion by Mrs. Chase, seconded by Mr. Hobbs, to close the public hearing and authorize from the Infrastructure Reserve Fund an amount up to \$300,000 to make identified repairs to roads, parking lots and seawalls that were damaged from the early March storm. Passed unanimously.

2. ***June 12<sup>th</sup> Town Meeting and FY’19 Municipal Budget Informational Hearing.***

The booklet has been mailed to the residents. There will be three informational hearings before the Town Meeting (also on May 15 and June 5). Gross salaries are up 7.51%; the Transfer Station enterprise fund has been rolled into the operating budget. Train station employees will become part of the budget, and there are increases for union and non-union employees. Operating expenses are up 23.19% reflecting the Transfer Station and Train Station moves and the debt for the new public safety building. The CIP is down by 7.29%. Revenues increased by 15% and we are under the State's LD1 tax cap by \$44,774.

Warrant articles will be paid for out of surplus, including the purchase of the Hobbs Farm parcel open space, additional SRO's, LED street lights, repairs to the Recreation Department field, and utility easements for the public safety buildings.

There was one question about the SRO's. If Ogunquit doesn't vote to fund one officer, which two schools would get the officers? That decision would be up to the school district.

Motion by Mrs. Chase, seconded by Mr. Hobbs, to close the public hearing. Passed unanimously.

3. ***RFD#2, dba: Joshua's, 1637 Post Road, Wells, application for a full-time Malt, Spirituous and Vinous Liquor License. (R)***

Public comment was solicited and there was none.

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

4. ***Las Olas Maine LLC, dba: Las Olas Taqueria, 1517 Post Road, Wells, application for a full-time Malt, Spirituous and Vinous Liquor License. (R)***

Public comment was solicited and there was none.

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

5. ***Cindi Neale, dba: What-A-Wrap, 17 Casey Lane, Kennebunk, application for a Food Truck License. (N)***

The food truck applications on tonight's agenda are restricted to Congdon's project which is before the Planning Board.

Public comment was solicited and there was none.

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

6. ***Brian Grossman, dba: Farm to Coast Mobile Kitchen, 126 Washington Avenue, Portland, application for a Food Truck License. (N)***

Public comment was solicited and there was none.

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

**7. Donato Giovine, dba: Gorgeous Gelato, 434 Fore Street, Portland, application for a Food Truck License. (N)**

Public comment was solicited and there was none.

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

**8. Patricia Owen, dba: Tasting Maine Food Truck, 599 Morrill's Mill Road, North Berwick, application for a Food Truck License. (N)**

Public comment was solicited and there was none.

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

**9. Cheryl Banfield, dba: Lovelight Illuminations, 2089 Post Road, Wells, application for a Massage Establishment License. (R)**

Public comment was solicited and there was none.

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

**10. Cori Michele Goff, dba: Lovelight Illuminations, 2089 Post Road, Wells, application for a Massage Therapist License. (R)**

Public comment was solicited and there was none.

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

**11. Rebecca Upham-Davis, dba: Lovelight Illuminations, 2089 Post Road, Wells, application for a Massage Therapist License. (R)**

Public comment was solicited and there was none.

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

**12. Kathleen Wilson, dba: Maine Advanced Spinal Care, 1662 Post Road, Wells, application for a Massage Therapist License. (R)**

Public comment was solicited and there was none.

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

**13. Edward Flood, dba: Salon By The Sea Spa & Wellness Center, 913 Post Road, Suite 3B, Wells, application for a Massage Establishment/Therapist License. (R)**

Public comment was solicited and there was none.

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

**14. Kristen Dyer, dba: Your Body Works, 1516 Post Road, Wells, application for a Massage Therapist License (N)**

Public comment was solicited and there was none.

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

**15. Gary Leech, dba: Congdon's Donuts, 1100 Post Road, Wells, application for a Vinous, Malt and Spirituous Liquor License. (R )**

Public comment was solicited and there was none.

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

**16. Good News**

~ WEMS received a thank you letter for numerous calls to a home and taking the resident to the hospital.

~The State held a Drug Take Back Day last weekend. The total statewide collection was 28,560 lbs. of unused drugs. We don't have the total for Wells yet.

~Earth Day was last week and there was a beach cleanup coordinated by the Blue Ocean Society, the Maine Marine Mammal Rescue and Volunteer Coordinator Cindy Adamsky. We had 100 people sign up and 178 participated. They were finished in 2 hours, collecting 2,210 lbs. of waste and 985 heavy items such as lobster traps.

~Sunday May 6 at 2 PM there will be a ribbon cutting ceremony for the new home built by Habitat for Humanity, 743 Quarry Road.

~Mr. Howarth said the WEMS subscriptions are going out this week. They now have 4 people on a crew and are running 24 hours. We received a thank you letter from a firefighter whose family was helped by WEMS.

~Summer camp sign up at the Recreation Department will begin soon.

~The high school A Cappello group recently sang at a competition in New York and are finalists to sing with Foreigner at a concert in Bangor.

**17. Open to the Public**

Kudos to WEMS and the Wells PD for their swift, efficient and compassionate care when a woman was injured at the Soup’s On community lunch recently. It was impressive to see the teamwork and professionalism.

**CURRENT AGENDA ITEMS**

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

There is a Warrant dated May 1, 2018 with expenses of \$276,254.74, no school payment, payroll for the week ending 4/19/18 in the amount of \$76,901.88, net payroll for the week ending 4/26/18 in the amount of \$68,415.76 and state and federal withholding taxes, plus FICA, Medicare and federal taxes filed electronically in the amount of \$59,347.63 for total expenses of \$480,920.01.

Motion by Mrs. Chase, seconded by Mr. Howarth, to approve and sign the Warrant dated May1, 2018 in the amount of \$480,920.01. Passed unanimously.

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

**a) Discussion and action on award of Summer Beach Barrel Waste Collection Bid.**

Seasonally there are 70 barrels of waste collected daily and two collections on weekends and holidays. We usually have seasonal hires and last year we rented a garbage truck. The cost was about \$75,000 for wages, bags, truck rental, etc. We are considering two options: leasing/purchasing a garbage truck, or hiring a third party. The contractor may or may not use Town disposal at the Transfer Station. The two bids were opened on April 26.

<u>Bid Year One</u>	<u>Oceanside Rubbish</u>	<u>Beacon Waste Services</u>
With Town disposal	\$35,700	\$62,000
With contractor disposal	\$45,950	
Call out -2 hour	\$250	\$320

<u>Bid Year One</u>	<u>Oceanside Rubbish</u>	<u>Beacon Waste Services</u>
With Town disposal	\$38,199	\$65,000
Contractor disposal	\$49,166.50	
Call out-2 hour	\$250	\$320

The recommendation is to award the bid to Oceanside and have them arrange for the disposal. We will supply the 50 gallon bags and compare our cost to theirs for the bags.

Motion by Mrs. Chase, seconded by Mr. Hobbs, to award the bid to Oceanside Rubbish for two years with contractor disposal (\$45,950 the first year and \$49,166.50 the second year) and \$250 call out for 2 hours). Passed unanimously.

**b) *Discussion and action to approve Quitclaim Deeds for the following properties that had a foreclosure date of March 2, 2018.***

~Distefano, Michael. Property is known as parcel number 0045/006-021.L. Payment was received to pay FY 16 on April 20, 2018.

~Seal Harbor LLC. Property is known as parcel number 0027/003-0B1. Payment was received to pay FY 16, FY 17 and FY 18 on April 24, 2018.

~Seal Harbor LLC. Property is known as parcel number 0027/003-0B2. Payment was received to pay FY 16, FY 17 and FY 18 on April 24, 2018.

~Seal Harbor LLC. Property is known as parcel number 0027/003-0B3. Payment was received to pay FY 16, FY 17 and FY 18 on April 24, 2018.

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

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

**ii. *Town Manager***

**1. *Appointment of Heather Coleman as full-time dispatcher***

**2. *Appointment of Nicole Richard as full-time dispatcher***

Both individuals were recommended by Chief Putnam.

**3. *Appointment of Martha Sumner as the full-time HR Director.***

Martha's appointment was recommended by the PAC. She has 2 decades of HR experience including G.H. Bass, the City of Biddeford, Westbrook City and School District, and Cumberland County. We received 21 applications and selected 4 candidates to interview. Many thanks to Interim HR Director Betsy Oulton for her leadership and skills.

**iii. *Selectmen***

Motion by Mrs. Chase, seconded by Mr. Hobbs, to appoint Jessica Keyes as Warden for the June 12, 2018 Primary, Annual Town Meeting and School Elections. Passed unanimously.

Motion by Mrs. Chase, seconded by Mr. Hobbs, to appoint Kerri Van Schaack as Deputy Warden for the June 12, 2018 Primary, Annual Town Meeting and School Elections. Passed unanimously.

Motion by Mrs. Chase, seconded by Mr. Hobbs, to appoint Michael Vigue as a regular member to the Recreation Commission, term to expire April 2021. Passed unanimously.

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

1. \$5,418.00 donation from the Fidelity Charitable Foundation Fund (Karen Darling-Forbes Foundation) to the Wells Recreation Department for recreation department equipment and sports programs.

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

2. York County Community Action Transportation Program donation of three bicycle stands and a used bus shelter to be placed at the Wells Transportation Center.

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

3. \$50.00 donation from Kennebunk Savings Bank Community Promise program to the Wells Public Library in recognition of their employee Patrick Theriault for his volunteer efforts in the community.

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

e) ***Discussion and action on approving the minutes of the April 17, 2018 Selectmen's meeting.***

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

***NEW BUSINESS***

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

Public comment was solicited and there was none.

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



~The State is removing the blinkers at Drakes Island Road and Laudholm Farm Road and will replace them with newer lights. The consensus was that a public hearing isn't necessary.

~Furbish Road update: The new floor is in and the extenders are on the culvert. The coffer dam is being installed. Next week the sewer line will be inspected and the culvert reinstallation will start. That may take about 2 weeks.

~Public safety complex update: We are working with the construction team to come up with a final figure that agrees with the bond amount. The construction management company will guarantee that price. The Planning Board held a site walk for the fire substation and a public hearing will be scheduled.

~The federal land project on Harbor Road and Furbish Road is progressing. MDOT is a partner in the grant. This is for a trail to extend from Route One along Harbor Road and to improve the causeway through the marsh on Furbish Road to the Rachel Carson viewing stand.

~The SHIP grant has been awarded to redo the main pier at Wells Harbor. Our share of the project is \$85,000 and is already funded.

~Library addition: The Library will be closed from May 14-19 to move the books and stacks. Brex is putting in the new water and sewer lines and doing the paving.

~Mr. Howarth reminded everyone about the Bikes for Books program at the elementary school. 50 bikes will be awarded to students in K-4.

Motion by Mr. Howarth, seconded by Mr. Hobbs, to donate \$100 from the Selectmen's Fund to help support the program. Passed unanimously.

3. *Adjournment*

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

Respectfully submitted,

Accepted by,

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Cinndi Davidson,  
Meeting Recorder

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