

SELECTMEN'S MEETING (ZOOM) - TUESDAY, MAY 5, 2020

5:00 PM Executive Session: To hold an executive session, pursuant to 1 M.R.S. section 405(1)(E), to consult with the town attorney regarding the Board's legal rights and duties regarding issues relating to COVID-19, including the enactment of emergency ordinances and orders.

Motion by Mrs. Chase, seconded by Mr. T. Roche, to hold an executive session, pursuant to 1 M.R.S. section 405(1)(E), to consult with the town attorney regarding the Board's legal rights and duties regarding issues relating to COVID-19, including the enactment of emergency ordinances and orders. Passed unanimously.

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

6:00 PM – SELECTMEN'S MEETING

Present via ZOOM: Chairman Karl Ekstedt, Selectmen Tim Roche, Kathy Chase, Sean Roche, John MacLeod, Fire Chief Mark Dupuis, Town Attorney Leah Rachin, Social Media Consultant Brittany DiCapua

Present: Town Manager Jon Carter, Police Chief Jo-Ann Putnam, EMS Director Jim Lapolla Finance Director Jodie Sanborn

MUNICIPAL OFFICERS BUSINESS / PUBLIC HEARINGS

1. Town COVID 19 Update – Update from Town Manager on Town COVID 19 issues from last meeting and BOS continued discussion of Federal and State COVID 19 policies and directions.

a. Update on Governor Mills Orders- Quarantine and Lodging issues

We have been receiving e-mails and calls about when lodging facilities and seasonal homes can reopen.

We drafted an e-mail referring people to the FAQ section of the Maine CDC web site and the Governor's 4 stage opening plan. The Commissioner of Economic Development is reviewing the plan and will meet with the Maine Municipal Association to consider the quarantine issues. Quarantine means staying inside where you are and bringing enough supplies with you, since you cannot leave for 14 days.

b. Short term Rental registration Program

We are working with the property owners and Town Attorney on an ordinance that will be consistent with other communities and the Host Program we are subscribing to.

c. Re-opening the Community discussion of concerns and ideas from the business community

i. Discussion on re-opening - Beach Parking Lots

ii. Coastal Community Collaboration

We are talking with affected communities from New Hampshire to Bar Harbor about when the beaches can be reopened. Mr. Ekstedt reported on the discussion from tonight's Executive Session, that the beaches can be safely opened for walking, swimming, surfing and fishing on May 11. The Police Department is authorized to deal with violations of safety procedures and social distancing. The Public Works Department will be removing the barriers at the parking lots and mats at the rights-of-ways.

Motion by Mrs. Chase, seconded by Mr. T. Roche, to open the beaches in Wells for fishing, walking, swimming and surfing during regular beach hours, starting Monday, May 11, 2020. Passed unanimously.

The beach sticker system is on line through the Town web site. Stickers will be ordered on line and mailed to the purchasers. There is no charge for parking from May 11 to the start of the Memorial Day holiday. The stickers and parking meters will be enforced starting the Saturday of Memorial Day Weekend.

iii. Update on Town Facilities Re-opening

There will be orientation for staff about new safe working procedures. Town Hall has size limits; we are working toward an appointment process for people who need to come inside. There are 4500 car registrations to be renewed and we encourage people to do them on line

d. Update COVID 19 –We Are Wells Fund

2. Good News

~The beaches are open starting Monday!

~There is a lot of community spirit and people helping others. If you aren't receiving the help you need, call Town Hall and we will assist you.

~A shout out to the restaurants that are helping the Senior Center with meals. The procedure varies with the day of the week. Call in advance to order your meal so they know how much to prepare. Mondays and Thursdays the meals are from Stonewall Kitchen. Call the Senior Center to order and pick it up there. Tuesdays it's Billy's Chowder House. Order from Billy's and pick it up at the restaurant. Fridays it's Varano's - call Varano's and pick up at the restaurant. There is no charge for the meals, but donations are gratefully accepted.

~Thank you to the people who are providing gift cards to the Police and Fire Departments and teachers to use at Wells restaurants.

~Selectman S. Roche and his fiancée' are starting a raffle of gift baskets to raise funds for local businesses. Information will be on their Facebook page about collecting baskets and buying raffle tickets. All the proceeds will go back to our local businesses who have always been there for us and need our help now. Over 50 baskets have already been collected.

3. *Open to the Public*

~Will there be an influx of people when we reopen the beaches? Wells and York are letting the other towns know. Each municipality in Maine decides for itself. In New Hampshire beach access is controlled by the governor. Old Orchard Beach already has outdoor food stands open. Walking is permitted, but people cannot sit and sunbathe or congregate. Police will be monitoring the beach for crowds of 10 or more. We don't expect crowds Mondays-Fridays, but weekends may be a problem. We will monitor the parking lots. Mr. T. Roche said we are opening the beaches for people who are here now. It is not the Governor's plan to let other people come up here. Ms. Rachin said the Governor's 14 day quarantine for people entering Maine is still in effect. Anyone who comes up to use the beach and then goes home is in violation. Class D crimes carry a penalty of \$1,000 or 6 months in jail. The Governor's order is about the quarantine. She didn't close the beaches, the municipalities did.

~Is quarantine only for stages 1 & 2 or also 3 & 4? Probably for all stages, but the situation is fluid. Watch for regular updates. Quarantine means you are confined to the space where you are staying. Bring up your groceries, prescriptions, etc. for the 14 days when you cannot go out. You cannot quarantine out of state.

~Essential workers are defined in the Governor's order and are not required to quarantine.

~People cannot move into their seasonal homes/campsites/properties, etc. until June 1.

~When will Town Hall re-open? Hopefully mid-May. There will be more information next Tuesday. People should do as much business as possible on line. There is a secure drop box by the side door for applications, tax payments, building permits, vehicle registrations, etc. Absentee ballots for the July 14 election can be requested on line.

~WEMS Director Jim Lapolla reported that many people who are seriously ill have been avoiding the ambulance and hospitals because of fears of the virus. WEMS is seeing cases that have become critical because people waited too long to call. The hospital emergency departments have separate entrances for COVID 19 patients and other patients. The ambulances and hospitals are safe places, staffs are well trained and facilities are thoroughly cleaned. If you have a medical issue, call WEMS sooner rather than later.

CURRENT AGENDA ITEMS

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

There is a Warrant dated May 5, 2020 with expenses of \$298,276.92, no school payment, net payroll for the week ending 4/23/2020 in the amount of \$77,543.36, net payroll for the week ending

4/30/2020 in the amount of \$76,134.78, and FICA, Medicare, state and federal withholding taxes filed electronically in the amount of \$ 61,835.58 for total expenses of \$513,790.64.

Motion by Mrs. Chase, seconded by Mr. T. Roche, to approve and sign the Warrant dated May 5, 2020 in the amount of \$513,790.64. Passed unanimously.

There is a General Assistance Warrant dated May 5, 2020 in the amount of \$1,600.00.

Motion by Mrs. Chase, seconded by Mr. T. Roche, to approve and sign the General Assistance Warrant dated May 5, 2020 in the amount of \$ 1,600.00. Passed unanimously.

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

a) ***Discussion and action on awarding the Site Plan development for Public Safety Communication Tower at the Public Works Route 9 Location site. The Town Planner on behalf of the Police Department issued a Request for Proposals for the development of a site plan for the proposed public safety communication tower to be located on the Public Works Garage Parcel Map 40-Lot 9.***

Four proposals were submitted:

Sebago	\$14,625
Walsh	\$20,850
ATTAR	\$9,575
Civil Consultants	\$7,975

Mr. MacLeod asked if we had used Civil Consultants for the Gregoire project. We did not.

Motion by Mrs. Chase, seconded by Mr. T. Roche, to award the Request for Proposal for the development of a site plan for the proposed Public Safety Communication Tower to Civil Consultants for the price of \$7,975 with funds to come from the Tower CIP Fund 0742. Passed unanimously.

b) ***Discussion and action on extension and amending of the Board of Selectmen Order on Seasonal Lodging as well as compliance with the Governor's from May 15, 2020 through May 31, 2020.***

Tabled. The Town Attorney is working on the order.

c) ***Discussion and action on the filling of the recent WOCSD Wells School Board member vacancy.***

Karen MacNeill has submitted her resignation as the Wells member on the Board. Her term ran until June 2021 and the Selectmen are authorized to appoint a replacement. The School Board has one more meeting this spring, and the recommendation is to wait until the fall to appoint a replacement.

d) Discussion and action to approve Quitclaim Deeds for the following property that had a foreclosure date of February 27, 2020. The 60 day buy back period for the property ended April 27, 2020.

~Boisvert, Dianne. Property is known as parcel number 0066/039-000. Payment was received to pay FY 18 taxes on March 3, 2020 and FY 19 taxes on April 24, 2020.

~Harding, Douglas N. Property is known as parcel number 0147/003-000. Payment was received to pay FY 18 taxes on April 21, 2020.

~Smith, Roy & Anne. Property is known as parcel number 0134/051-000. Payment was received to pay FY 18 and a portion of FY 19 taxes on April 27, 2020.

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

e) Discussion and action to approve Release Deeds.

Tax liens were filed on the following properties on September 17, 2008. Tax records show that there are no outstanding taxes due on these properties. Discharges or quitclaim deeds were never filed at the Registry of Deeds.

~Patricia E. Schaefer. Property is known as parcel number 0103/057-001.5.

~Patricia E. Schaefer. Property is known as parcel number 0103/057-001.6.

~Jeff Weston and Elana Klugman. Property is known as parcel number 0103/057-003.26.

~Francois Assouad and Sophie Vallee-Smejda. Property is known as parcel number 0103/057-007.21.

Motion by Mrs. Chase, seconded by Mr. T. Roche, to approve and sign the Release Deeds to release the liens on the properties listed above. Passed unanimously.

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

1. Town Manager - None

2. Selectmen

Motion by Mrs. Chase, seconded by Mr. T. Roche, to reappoint Brian Toomey as a regular member to the Budget Committee, with term to expire April 2023. Passed unanimously.

Motion by Mrs. Chase, seconded by Mr. T. Roche, to reappoint Marisa Caputo as a regular member to the Budget Committee, with term to expire April 2023. Passed unanimously.

g) ***Discussion and action on accepting donations and bequests.***

1. \$100.00 from Gary Wulf to the Town of Wells Concert Series Fund in memory of his wife.

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

h) ***Discussion and action on approving minutes of April 28, 2020 Selectmen's meeting.***

Motion by Mrs. Chase, seconded by Mr. T. Roche, to approve the April 28, 2020 Selectmen's meeting minutes. Passed unanimously.

NEW BUSINESS

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

~Selectman T. Roche asked to review the reopening dates since there is so much confusion about Town and State orders. Campgrounds and cottages are lodging, not residences, and come under the order for lodging facilities. Ms. Rachin summarized, as of today, subject to change as the situation evolves:

Restaurants can reopen on June 1 with social distancing and appropriate precautions.

Lodging facilities can reopen June 1 for Maine residents and for out-of-state residents who have quarantined for 14 days. The Governor's order includes campgrounds and RV parks with lodgings.

~Selectman S. Roche responded to comments that "the discussion of the beaches was done in secret." It was not. The Board went into Executive Session with the Town Attorney to make sure everything was done legally. The vote to reopen the beaches was taken after the Selectmen's meeting opened. We also have a number of trails that are open where people can walk, maintaining a safe distance.

~Quarantine in a motel isn't possible because the motels aren't open yet. Quarantine means to stay in one place, not walk on the beach or go to the supermarket. The State's Stay-at-Home order applies to people who are here and permits essential activities (groceries, drugstore, outdoor exercise, etc.) The Maine CDC web site has more information and a FAQ section. We hope people will understand the reason for the quarantine and care enough to act responsibly when they come here.

~Selectman S. Roche asked about the legal definition of residency. A resident is not always a property owner. Residency is based on where the state income tax is filed, car registration, driver's license, voting, etc.

~There is no reimbursement for seasonal fees when people cannot come up here.

~Wearing masks in public is part of the Governor's order. Masks will be mandatory in Town Hall when we reopen.

~Will there be an extension of the time for seasonal cottages? The Selectmen and Planning Board are holding a joint public hearing on May 12 regarding a Warrant Article for the July 14 ballot. The opening and closing dates may be relaxed for one year.

~What does Stage 3 include? Gatherings of not more than 50 people. A 14 day quarantine on people entering Maine.

~PWD Carol Murray discussed Swamp John Road. Calcium chloride will be spread to keep the dust down. Right now the Department needs to focus on getting the beaches ready for May 11. Repairing the road involves more than paving. The road needs to be reconstructed and major drainage work is necessary. Hopefully the funds will be available after Town Meeting. The Town has reduced the speed limit from 35 MPH to 25 because of the construction.

~There is a 23,000 lb. vehicle restriction on Webhannet Drive due to infrastructure damage to the seawall. This is to prevent further road damage from vibrations. The road is safe for lighter vehicles, walking and bicycling. If it wasn't safe the road would be closed.

~Mr. Ekstedt noted that safety is our #1 priority, and social distancing is critical for everyone who is here now or who comes here later. He thanked the Selectmen for all the work they are doing to address the situation.

~Selectman T. Roche said that the restaurants are writing to the Governor with a request to allow some outdoor dining.

~How can new residents prove that they are residents since the Bureau of Motor Vehicles is closed? Deed or lease with the property address, change of address to the Post Office, utility bills.

~2020 life guard program? The Fire Department oversees the program and life guards are considered essential workers. We have many returnees. Chief Dupuis said they are looking for a place to conduct the training.

~When can stores reopen? Retail establishments can open June 1 and must meet the safety requirements.

~Where can I get a salt water fishing license? On line from the Town Clerk's Office.

~Absentee ballots for July 14? File an application on line or with the Secretary of State and return it to the Town Clerk.

~Beach sticker information is on the Town web site.

~When will the light at Branch Road and Route 109 be replaced? The planning and design are due this year. We expect to go to bid this fall or early 2021. The green arrow at 109 and Chapel Road hasn't been turned.

~Chief Dupuis thanked the Selectmen, department heads and employees for their good work and leadership during this emergency.

~Selectman T. Roche said this isn't "us vs. them". Elected officials have to follow the orders. We are trying to keep everyone safe.

2. ***Town Manager's Report: None***

3. ***Adjournment***

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

Respectfully submitted,

Accepted by,

Karl Ekstrand
[Signature]
Judith D. Chase
[Signature]
[Signature]

Cindi Davidson
Cindi Davidson,
Meeting Recorder