

SELECTMEN'S MEETING - TUESDAY, JULY 2, 2019

Present: Chairman Karl Ekstedt, Selectmen Tim Roche, Kathy Chase, Sean Roche, John MacLeod, Town Manager Jon Carter

5:15 PM EXECUTIVE SESSION AND WORKSHOPS:

Executive Session: Personnel Matters 1 M.R.S.A. § 405(6)(A) – Personnel Performance and Merit Pay Plan. Also present: HR Director Marcy Faucher and PAC Chairman Betsy DiCapua.

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

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

Followed by:

Workshop #1: Central IT Server Room Consultant Update and Increase in Cost to Build it. Also present: Kyle Miller of Logically (formerly Winxnet), Police Chief Jo-Ann Putnam, Finance Director Jodie Sanborn.

We have been budgeting to consolidate our computer servers and operations in a secure location in the new Public Safety Complex. The original quote was \$200,000. As the team learned the complexity of the project and the age of our equipment, the proposal was increased to \$316,400. Logically checked with their finance group Great America Finance for several options, and we also contacted Peoples United which has bought out VAR Technology Finance. The recommendation is the 2 year program with the lowest interest rate. VAR is working with Logically on the financing terms and equipment purchases. The equipment, such as servers, will have to be replaced every 5 years and we will budget for maintenance. We will borrow the \$316,400 and use the \$200,000 budgeted to start making payments. Under the Town Charter, anything over \$100,000 has to be voted on.

Workshop #2: Selectmen Committee Assignments

Karl Ekstedt is dropping Library Liaison and adding Negotiations.

Kathy Chase is dropping Historic Preservation and adding WEMS.

Sean Roche is taking Library Liaison, Historic Preservation and Lodging/Condo.

Tim Roche is dropping Lodging/Condo and adding Pocket Park and Eastern Trail Management District.

John MacLeod is taking Economic Development Committee and Harbor Advisory Committee.

Jon Carter will get a calendar of committee meeting dates/times for the next meeting to finalize the assignments.

Workshop #3: Public Works Purchases of two Pieces of Equipment. Also present: PWD Carol Murray, PW Assistant Paula Green, Finance Director Jodie Sanborn.

~Through the SourceWell Purchasing Cooperative, we are able to purchase a John Deere loader and backhoe from Nortrax. The PWD backhoe is now at the Transfer Station, and the loader is in bad shape and needs to be replaced. Karl Ekstedt asked about the possibility of an interest free loan. Nortrax is under contract to SourceWell. The consensus was to proceed with the purchase.

~The new mower is expected the week of July 15. Besides mowing it will also trim the overhanging branches.

~The light at Chapel Road/ Route 109 was discussed. Is there enough room to add a right turn lane? If the striping in the center could be removed it would be wide enough. The striping is primarily for tractor trailers making a left turn off Chapel Road.

Committee Appointment Interview: Beth Widmayer, Energy Committee

7:00 PM – SELECTMEN'S MEETING

MUNICIPAL OFFICERS BUSINESS / PUBLIC HEARINGS

2f. (Taken out of order) Discussion and any needed action on the Drakes Island Parking regulation at the end of Drakes Island Road.

The Town is issuing a stay and none of the `changes that have been voted on are going to be made. There are some issues with overnight parking on Webhannet to be addressed. Handicap parking at Drakes Island will not be decreased. The drop off situation will be addressed and there will be a better police presence. The Town Attorney has drafted a resolution which Mr. Ekstedt read into the record. One correction in the resolution is that “January 1, 2019” should read “2020”. The Board is looking for concerned citizens to serve on a committee and evaluate the issues.

Motion by Mrs. Chase, seconded by Mr. T. Roche, to accept the resolution of the Wells Board of Selectmen to temporarily stay application and/or enforcement of recent amendments to Chapter 212 (Vehicles and Traffic) of the Wells Town Code adopted on June 18, 2019 in order to allow for additional study and consideration of the issue. Passed unanimously.

1. York County Community Action (DBA) Shoreline Explorer on behalf of the Town Wells for their annual Transportation License renewal for one year for seasonal trolley service and stops.

Public comment was solicited and there was none.

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

2. James MacNeill, dba: Maine Diner, 2265 Post 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. T. Roche, to close the public hearing and grant the license. Passed unanimously

3. Michael McDermott, dba: Mike's Clam Shack, Inc., 1150 Post Road, Wells, application for a full-time Malt, Vinous & Spirituous Liquor License. (R)

AND

4. Michael McDermott, dba: Mike's Clam Shack, Inc., 1150 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. T. Roche, to close the public hearings and grant the license and permit. Passed unanimously

5. Cardinali's Restaurant, Inc., dba: Fisherman's Catch, 134 Harbor Road, Wells, application for a Special Entertainment Permit. (N)

Public comment was solicited and there was a question about the hours. The entertainment will be from 2 PM to 7 or 8 PM, but not after 9 PM.

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

6. Brian Grossman, dba: Farm to Coast Mobile Kitchen, 2 Mousam Ridge Road, Kennebunk, Maine, application for a Food Truck License. (R)

Public comment was solicited and there was none.

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

7. Phillip Breton, dba: Breton's Charters LLC, 68 Summerset Street, Wells, application for a Commercial Recreation Business License. (R)

Public comment was solicited and there was none.

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

8. Good News

~Mark Webster and the Transfer Station staff received two thank you letters. A woman lost her pocketbook in a dumpster and the staff searched for several hours until they found it. The Windward Pointe Condominium Association thanked the staff for their presentation on recycling.

- ~WEMS received a letter thanking them for transporting an individual to the hospital.
- ~Our March 2018 claim with FEMA has been finalized.
- ~Chief Putnam received a letter of thanks for resolving a flashing light on a tower that was blinking into a resident's home.

9. *Open to the Public*

- ~Drakes Island has more parking for visitors than for residents. There was a rumor that police officers were told not to ticket cars for loading and unloading. Chief Putnam said she did not issue that order. There will be a greater police presence on the island.
- ~We cannot deputize any private security personnel hired by residents.
- ~The signage is confusing and should be made consistent.
- ~Thank you for adding the extra handicap spaces several years ago.
- ~There were concerns about access for emergency vehicles getting on and off the island. People often park in the striped areas reserved for emergency vehicles.
- ~Several residents thanked the Board for rescinding the ban and volunteered to serve on the committee. Meeting information will be announced on the Drakes Island Facebook page and via the Webhannet Drive mailing list.
- ~One resident invited Board members to sit on her porch on the Fourth of July and observe the situation.
- ~The Town has added a ramp to provide beach access for elderly and disabled people.
- ~Safety is a concern with children running around, drivers failing to stop at stop signs, cars stopping to unload in the middle of intersections. Can we install a camera system to record the license plates and ticket violators? Speed bumps will slow the speeders.
- ~There was a comment about traffic in general. The problem is that the Town is being overdeveloped. We need a building moratorium.

CURRENT AGENDA ITEMS

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

There is a Warrant dated July 2, 2019 with expenses of \$498,359.29, no school payment, net payroll for the week ending 6/20/19 in the amount of \$86,798.36, net payroll for the week ending 6/27/19 in the amount of \$102,767.64, and state and federal withholding taxes, plus FICA, Medicare and federal taxes filed electronically in the amount of \$75,243.28 for total expenses of \$763,168.57.

FY19 \$307,461.31

FY20 \$190,897.98

Motion by Mrs. Chase, seconded by Mr. T. Roche, to approve and sign the Warrant dated July 2, 2019 in the amount of \$763,168.57. Passed unanimously.

There is a General Assistance Warrant dated July 2, 2019 in the amount of \$940.00, including \$700.00 of General Assistance and \$240.00 from the Special Fuel Fund. The balance in the fund is \$42,260.20.

Motion by Mrs. Chase, seconded by Mr. T. Roche, to approve and sign the General Assistance Warrant dated July 2, 2019 in the amount of \$940.00. Passed unanimously.

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

a) ***Discussion and action to implement the FY'20 Recommended Non-Union Compensation Plan.***

The Board held an Executive Session with the HR Director and PAC Chairman to review the recommendation for non-union wages for the coming year. Based on a salary compensation study, we need to catch up with the market. These increases are a combination of COLA, merit-based and bringing long term employees closer to the midpoints of their ranges. Thanks to HR Director Marcy Faucher, members of the PAC and PAC Chair Betsy DiCapua for their hard work.

Motion by Mrs. Chase, seconded by Mr. T. Roche, to approve the recommendation of the Personnel Advisory Committee and the Town Manager for the non-union wages. Passed unanimously.

b) ***Discussion and action on the IT Central Server Room Equipment Cost Financing Plan.***

The server room in the new Public Safety Complex will cost more than was initially budgeted and we need to spend an additional \$116,000. We have talked with our bank and reviewed leasing companies' rates. The best rate for a 2 year loan is from our bank's leasing company.

Motion by Mrs. Chase, seconded by Mr. T. Roche, to authorize the Town Manager to sign the Financing Plan Option 1A through Peoples United Bank for the IT equipment in the new Central Server Room. Passed unanimously.

c) ***Discussion and action on adopting the FY'20 Work Plan.***

A draft copy of the proposed work plan for the coming year was distributed at the last meeting. It has been updated to include Swamp John Road. The plan will be posted on the Town's web site.

Motion by Mrs. Chase, seconded by Mr. T. Roche, to accept the FY'20 Work Plan as presented that will be added to during the year as new projects develop. Passed unanimously.

d) ***Discussion and action on the Board of Selectmen Meeting Procedures Policy.***

Motion by Mrs. Chase, seconded by Mr. T. Roche, to adopt the Board of Selectmen Meeting Procedures Policy. Passed unanimously.

Mr. T. Roche recommended incorporating the workshops into the meetings (except for Executive Sessions), starting at 6 PM, and televise them. Public hearings would continue to begin at 7 PM. Workshops are open to the public for people who come early to the meetings, but the people watching at home don't hear the discussions.

e) Discussion and action on the purchase of two Public Works Pieces of Equipment through the SourceWell Purchasing Cooperative under contract with NORTRAX John Deere Dealership in Westbrook Maine.

The Budget Committee and PWD have developed a 5 year equipment purchase plan. At the June 18 meeting we purchased a new mower, and tonight we are looking to purchase a loader for \$191,500 and backhoe for \$106,300. Participating in the purchasing cooperative has resulted in considerable savings.

Motion by Mrs. Chase, seconded by Mr. T. Roche, to authorize the purchase of the 2019 John Deere Loader model 624L with extended warranty and attachments for \$191,500 and a 2019 John Deere Backhoe model 310SL with extended warranty and attachments for \$106,300 from the PWD CIP Equipment Account. Passed unanimously.

g) Discussion and action on accepting the Shellfish Commission's recommendation on Licenses for 2020.

The Commission recommends issuing the same number and types of clamming licenses for the 2020 season.

Motion by Mrs. Chase, seconded by Mr. T. Roche, to recommend to the State of Maine Department of Marine Resources the recommendation of the Shellfish Commission of the number and types of clam licenses for the 2020 shellfish season. Passed unanimously.

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

1. Town Manager: Police Department Appointment: Kyle Roy, Police Officer

2. Selectmen:

Motion by Mrs. Chase, seconded by Mr. T. Roche, to reappoint Michael Livingston as employee liaison to the Personnel Advisory Committee. Term to expire July 2022. Passed unanimously.

Motion by Mrs. Chase, seconded by Mr. T. Roche, to appoint Beth Widmayer to the Energy Committee. Term to expire July 2022. Passed unanimously.

i) Discussion and action to accept donations and bequests.

1. \$500 anonymous donation to the Town of Wells for the HarborFest.

Motion by Mrs. Chase, seconded by Mr. T. Roche, to accept the generous donation. Passed unanimously.

2. \$1,000 donation from Lafayette's Oceanfront Resort to the Town of Wells for the HarborFest.

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.

3. \$1,500 donation from Kennebunk Savings Bank to the Town of Wells for the HarborFest.

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.

4. \$200.00 from Big Daddy's Ice Cream, Inc. to the Town of Wells for the Summer Concert Series.

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.

5. \$250 from Atlantic Oceanfront Motel to the Town of Wells for the Summer Concert Series.

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.

6. \$50.00 from Morse Hardware & Lumber to the Town of Wells for the Summer Concert Series.

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.

7. \$101.00 from Archie's Off Road & Performance Center to the Town of Wells for the Summer Concert Series.

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.

8. \$50.00 from Sea Mist Resort Motel to the Town of Wells for the Summer Concert Series.

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.

9. \$50.00 from Misty Harbor Resort Motel to the Town of Wells for the Summer Concert Series.

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.

10. \$260.00 from Joshua's Restaurant to the Town of Wells for the Summer Concert Series.

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.

11. \$100.00 from People's Choice Credit Union to the Town of Wells for the Summer Concert Series.

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.

12. \$50.00 from T-Shirts N' Things to the Town of Wells for the Summer Concert Series.

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.

13. \$50.00 from Clip and Snip to the Town of Wells for the Summer Concert Series.

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.

14. \$100.00 from Joanne Tomao to the Town of Wells for the Special Fuel Assistance Program Fund.

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.

j) Discussion and action on approving minutes of June 4 and 18, 2019 Selectmen's meetings.

Motion by Mrs. Chase, seconded by Mr. T. Roche, to approve the June 4, 2019 minutes as written. Passed 3-0-2 with Mr. S. Roche and Mr. MacLeod abstaining.

Motion by Mrs. Chase, seconded by Mr. T. Roche, to approve the June 18, 2019 minutes as written. Passed unanimously.

NEW BUSINESS

1. Open to the Public

~Mr. T. Roche noted that 110 students started as 9th graders in the class of 2019, and 110 just graduated.

~Mr. Ekstedt reviewed the process for Board work and public input. Good comments were received from members of the public tonight. At the next BOS meeting he would like a discussion of how the committee will be established, when it will meet, etc.

2. Town Manager's Report

~Jim Ward, a former firefighter and employee at the Transfer Station has passed away. Our condolences to his family.

~The bridge work over Route One is complete. Good job.

~We are monitoring the work from Route 9 to 109, widening under the Turnpike overpass, 109 from the Turnpike to Chapel Road. The next project will be Route One and the Buffum Hill Bridge.

~Thank you to Coach Roche and the football team for putting up the flags. The Police and Fire Departments assisted.

3. Adjournment

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

Respectfully submitted,

Accepted by,


Cindi Davidson,
Meeting Recorder






