

## SELECTMEN'S MEETING – TUESDAY, JULY 24, 2018

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

### **5:00 PM EXECUTIVE SESSION**

***Executive Session: Personnel Matters – To review annual Performance and Merit Pay Plan for Non-Union employees, 1 M.R.S.A. § 405(6)(A) Also present: HR Director Debbie Wood.***

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.

### **5:30 p.m. WORKSHOPS**

#### **1. LED Street Light Project Update**

We are waiting for CMP to update the price of the lights. The engineering design is proceeding. Installation will happen this fall and we need to pick a 500 sq. ft. secure storage area for the lamps that will be installed each week.

#### **2. Discussion with Lavallee Brensinger and Police Department on Proposed Communication Tower at the Public Safety Complex. Also present: Fire Chief Wayne Vetre, Police Chief Jo-Ann Putnam, Police Officer Chris Baez, Ron Lamarre of Lavallee Brensinger.**

Lavallee Brensinger originally located the tower behind the Police Station. The Planning Board said it has to be 51' from the property line. The footprint could be closer to the Fire Department if it doesn't obstruct the doors. The tower will be 90' tall with trees and the fence screening the base. The Police have radio problems, especially with the dead area from Route One to the beach. The two towers on Tatnic and Bald Hill are leased. This one plus the towers at the college and garage will replace them. The 3 towers can also communicate with boats 20 miles out to sea. The 3 tower system provides back up if one of them goes down.

Mike Livingston said cell towers aren't allowed in the GB Zone. The college and garage are in the Rural Zone where they are allowed. Jo-Ann is comfortable with a 90' tower if they get the other two. The tower will be solid steel with no maintenance required and protected from ice and lightning. The college will lease or give the Town the land to build the tower and we will share the rental income from the cell phone carriers. Mike said the antenna needs site plan approval from the Planning Board.

The consensus of the Board was to proceed with plans for the tower as proposed.

#### **3. Discussion with Lavallee Brensinger and Fire Chief of the cost to investigate moving the Fire Substation to the PWD Parcel. Also present: Fire Chief Wayne Vetre, Police Chief Jo-Ann Putnam, Police Officer Chris Baez, Ron Lamarre of Lavallee Brensinger.**

The study will cost an estimated \$60,000-65,000 to redo the site plan. If we choose the Route 9 site the grade is better and there would be no DOT costs. The well on the site is not good because of salt. An option may be to drill it deeper. Tree clearing will be minimal. Karl asked if the Route 9 site would help Tatnic. Wayne said it would be a big improvement, especially in winter. Future development will be in the Tatnic area. Many of the call staff live in the Branch area but they may retire or move. Our bond counsel said a Town Meeting vote is necessary to use funds for an alternate site. At the same time we would ask if people want to build at the alternate site and sell the land on 109. Funds for the study would come from the Inland Golf Reserve Fund at Old Marsh which gives us \$15,000 per parcel. A public hearing should be held in August to access the funds and start the study. The deadline for the November ballot is September 7. If the alternate site seems preferable the question would be on the June ballot.

**4. WEMS Purchase of the Replacement Ambulance. Also present WEMS Director Jim Lapolla and Chris Pare’.**

WEMS rotates their ambulances every 3 years. There is \$180,000 in the fund, with the shortage of \$21,000 due in November at delivery of the new ambulance. Reimbursements are down, primarily due to Medicare, and many of their calls are for seniors. The loss for FY 18 is \$21, 106. The new subscription period is just starting.

The new ambulance is coming from the same manufacturer so the patient compartment will be the same. The cab and chassis are different but will still fit in their quarters. We are getting \$14,000 on the ambulance we are trading in, vs. \$5,000 offered by the other vendors.

Karl asked Jim to advise the Selectmen quarterly of WEMS’ financial status. Staffing and salaries are a major concern. Bucky said Jim should have one of the Town’s surplus vehicles for his calls, rather than using the third ambulance.

**5. FY’19 Municipal Work plan**

The plan was introduced at the last meeting. There were no questions.

**6. Review of the Bid Tab on the PWD Truck replacement Bid.**

	Arundel Ford	Yankee Ford	Rowe Ford
Cab, Chassis & Body	\$51,580.00	57,040.00	63,112.60
Total w/options and trade in	57,212.00	61,722.00	62,112.60

The low bid was from Arundel Ford. Carol, Paula and their mechanic dissected the bids and talked with Messer about the body. Rowe and Arundel had left some of the items out of their bids. The recommendation is to go with Yankee Ford. The green color would delay delivery by 6 weeks; we already have some white trucks.

**7. Purchase of an additional Compactor Receiver 40 yd. Container to receive overflow Bag Waste at the Transfer Station.**

There is an overflow of orange bags on weekends and the staff has a hard time keeping up. They are requesting a third container. We have two quotes around \$8,100. Oceanside is loaning us a box in the interim. The Board should hold a public hearing on August 7 to access the Emergency Facility Repair Fund.

**7:00 p.m. – SELECTMEN’S MEETING**

**MUNICIPAL OFFICERS BUSINESS / PUBLIC HEARINGS**

1. **Scott Logan/Bedrock Restaurant Ent. Inc., dba: Blue Mermaid, 10 Shapleigh Road, Kittery, application for a Food Truck License. (N)**

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.

2. **Seaglass Village Condo, dba: Seaglass Village Condo Association, 1 Old County Road, Wells, application for a full-time Malt, Vinous & Spirituous Liquor License. (R)**

**AND**

3. **Seaglass Village Condo, dba: Seaglass Village Condo Association, 1 Old County 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.

4. **Good News**

~Southern Maine Veterans Cemetery Association

Ron Rivard sent a thank you note for our donation to help beautify the cemetery grounds and erect monuments honoring POW/MIA veterans.

~Pam Oliver passed away recently. Her husband Tom, a former Selectman and the head of WEMS, sent the Town a thank you note for the flowers for her funeral.

~BrewFest update and kudos to Cindy Adamsky.

640 tickets were sold. The trolleys provided 791 round trips.

Breakdown:

21-30 yrs.	29%	Mass. 37%
31-40	22%	Maine 35%
41-50	18%	NH 12%
51-60	21%	CT 3%
61-70	9%	VT, PA, TN, TX, NY, GA, CA, NC, MD, IA, AK, and KC 1% each

The Town gets \$1 for each ticket sold. The festival organizer paid for WEMS and emergency responders. The event was well run and quickly cleaned up in time for the concert.

5. ***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 July 24, 2018 with expenses of \$492,301.48, no school payment, net payroll for the week ending 7/12/18 in the amount of \$103,801.90, net payroll for the week ending 7/19/18 in the amount of \$102,845.76, and state and federal withholding taxes, plus FICA, Medicare and federal taxes filed electronically in the amount of \$84,284.61 for total expenses of \$783,233.75. The expenses are divided: FY'18 \$219,789.37 and FY'19 \$272,512.11.

Motion by Mrs. Chase, seconded by Mr. Roche, to approve and sign the Warrant dated July 24, 2018 in the amount of \$783,233.75. Passed unanimously.

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

a) ***Discussion and action on approving the FY'19 Non Union Employee Merit Compensation adjustments***

The Personnel Advisory Committee recommends COLA and merit adjustments of 3.5%, \$5,657 in market and other adjustments, \$4,500 in flat one time performance bonuses and \$2,305 for merit adjustments for the non-classified part-time positions, for a total of \$64,241 (a 3.8% increase).

Motion by Mrs. Chase, seconded by Mr. Roche, to accept the recommendations of the Personnel Advisory Committee for the Non-Union FY'19 Compensation Program. Passed unanimously. Thank you to the PAC for doing a great job. Chairman Joan Mooney will be missed.

b) ***Discussion and action on purchasing a third 40 yd. Receiver Compactor Box for the Transfer Station.***

The Transfer Station needs a third box for the orange bags because it is hard for the employees to keep up with the volume. Summer and fall weekends are particularly busy times.

Motion by Mrs. Chase, seconded by Mr. Roche, to schedule a public hearing for 7 PM on August 7 to release up to \$8,200 from the Facilities Repair Fund for the purchase of a 40 yd. Receiver Compactor Box. Passed 4-0-1 with Mr. Ekstedt abstaining.

c) ***Discussion and action on the WEMS Ambulance Replacement from Specialty Vehicles, Inc. for the amount of \$201,106.00 including trade of the 2012 Chevrolet G4500 PL Custom of \$14,000.***

The Town owns the WEMS Corporation and appoints the Board of Directors; the WEMS Board appoints its director. Ambulances are replaced every 3 years. The new ambulance is the same type as WEMS is currently using.

Motion by Mrs. Chase, seconded by Mr. Roche, to confirm the purchase of the Town's replacement ambulance for WEMS ' use along with trading in the 2012 Chevrolet G4500 PL Custom ambulance for a net purchase price of \$201,106.00 from Specialty Vehicles, Inc. Passed unanimously.

d) ***Discussion and action on the proposed Fire Substation alternative site location cost of parcel investigation.***

The Planning Board has approved the Route 109 site, but the cost to develop that site is high. A less costly site may be possible on the Public Works Route 9 parcel. The geotech work for that site would be \$68,000. The funds would come from the Inland Golf Reserve Fund. The Town receives \$15,000 for each parcel sold at the Old Marsh Golf Club and the current balance is \$600,000. If the Route 9 site is preferable for construction, the question would go to the voters at Town Meeting next June.

Motion by Mrs. Chase, seconded by Mr. Roche, to schedule a public hearing for 7 PM on August 7 to release up to \$69,000 to look at another site for the proposed fire substation, using money from the Inland Golf Reserve Fund. Passed unanimously.

e) ***Discussion and action on executing Professional Services Agreement with MRI for Interim PWD Director.***

The Selectmen would like to extend Ms. Murray's contract with Wells and Ogunquit while she determines the operational issues and recommends resolutions. The contract has been negotiated down to \$135,000 which is paid 60% by Wells and 40% by Ogunquit. This is the amount budgeted for a new highway commissioner. If we hired a commissioner we would be paying benefits too. MRI is paying for the house she is renting and all her benefits.

Motion by Mrs. Chase, seconded by Mr. Roche, to confirm the signing of the revised one year agreement with Municipal Resources Inc. for employment of the Interim Public Works director. Passed unanimously.

f) ***Discussion and action on awarding the PWD Truck Bid.***

The bids were reviewed in workshop to replace a truck with a similar one. Yankee Ford's bid met all the criteria.

Motion by Mrs. Chase, seconded by Mr. Roche, to award the bid to Yankee Ford for the net price with trade as \$61,722. Passed unanimously.

g) ***Discussion and action to approve a Quitclaim Deed for the following property that had a foreclosure date of March 2, 2018. The 60 day buy back period for the property ended May 1, 2018.***

~Bailey, Mark Daniel. Property is known as parcel number 0045/006-009.L. Payment was received to pay FY 16 and a portion of FY 17 on July 16, 2018.

Motion by Mrs. Chase, seconded by Mr. Roche, to approve and sign the Quitclaim Deed to release the lien on the property listed above. Passed unanimously.

h) ***Discussion and action on voting on the MMA Ballot for their Executive Committee.***

The candidates are:

- Vice President: Christine Landes (Bethel)
- Executive Committee: Elaine Aloes (Solon)
- William Bridgeo (Augusta)
- Melissa Doane (Bradley)

Motion by Mrs. Chase, seconded by Mr. Roche, to vote for those on the ballot for the Executive Committee for the Maine Municipal Association. Passed unanimously.

i) ***Discussion and action on approving minutes of the July 10, 2018 Selectmen’s meeting.***

Motion by Mrs. Chase, seconded by Mr. Roche, to accept the July 10 minutes as written. Passed unanimously.

***NEW BUSINESS***

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

Public comment was solicited and there was none.

2. ***Town Manager’s Report***

- ~The Southern Maine Planning and Development Commission is asking us to support their grant application for coastal communities to study sea level rise and zoning.
- ~The Maine Healthcare Group is asking us to support their grant application to research the management of opioid addiction in York County.
- ~ Our October storm damage report has been submitted to FEMA. We will be receiving about \$6,500. Chief Vetre is working on the report for the March storm, which is more extensive.
- ~The FEMA flood maps appeal period will be in the papers tomorrow. The 90 day clock starts on August 1. The phase 1 study showed that the federal maps are 5-8 ft. off. We will use 4 segments of the Wells map for an in depth analysis to use in our appeal.
- ~HarborFest will be Saturday, July 28 from 11 AM-4PM, with the concert at 6:30. The Town is taking over more of the effort as Rotary cuts back.
- ~Harbor dredge: The Currituck was here for 10 days and the dredge was successful.

3. ***Adjournment***

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

Respectfully submitted,

Accepted by,

---



---

---

Cinndi Davidson,  
Meeting Recorder

---

---

---