

SELECTMEN'S MEETING (ZOOM) - TUESDAY, OCTOBER 6, 2020

5:00 PM – EXECUTIVE SESSION - to discuss General Government and Public Works Labor Contracts with the Town Labor Attorney pursuant to 1 MRSA 405 (6) (D).

Motion by Mrs. Chase, seconded by Mr. MacLeod, to go into Executive Session to discuss the General Government and Public Works Labor Contracts with the Town Labor Attorney pursuant to 1 MRSA 405 (6) (D). Passed unanimously.

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

6:00 PM – SELECTMEN'S MEETING

Present via ZOOM: Chairman Karl Ekstedt, Selectmen Kathy Chase, John MacLeod, Sean Roche, Town Manager Larissa Crockett

Excused: Selectman Tim Roche

Present: Police Chief Jo-Ann Putnam, WEMS Director Jim Lapolla, Meeting Recorder Cinni Davidson

MUNICIPAL OFFICERS WORKSHOP / BUSINESS / PUBLIC HEARINGS

1. Workshop: Energy Committee – Solar Project Proposal for Town/WOCSD. Present: Energy Committee members John Dunster and Beth Widmayer. Also present via ZOOM: Karina Graeter/Southern Maine Planning, Energy Committee members Bill Franks and Joe Hardy.

Mr. Franks discussed the Committee's solar project proposal of Power Purchase Agreements for the Town and School. The solar installation does not have to be located in Wells and the energy produced goes into the CMP grid. The Committee is using sustainability coordinator Karina Graeter to help with the RFP, as consultants to help with the process are quite expensive. The RFP will request proposals for fixed discount and variable rate projects. Sample project summaries included a 3.3 million kWh generation in year one and an approximate annual savings of \$108,000. The project cost financed by the investor is \$4.7 million with a 30% federal tax credit and 100% bonus depreciation. The environmental benefit is an annual CO2 offset of 3.5 million lbs. There are no upfront costs to the Town and District.

Mr. Dunster reviewed a 20 year spreadsheet with system generation, expenses and revenues. This project is separate from the solar arrays Walden Renewables is constructing in Town, but

Walden can bid on our RFP. The solar farm can be anywhere in CMP territory. There is competition to get into these projects and a project will cap once the substation reaches capacity. Ms. Widmayer said the Committee is finalizing the RFP for the Town Attorney to review. The School Board will discuss it at their November meeting. Mr. Ekstedt asked the Committee to review the RFP bids and submit a recommendation to the Selectmen.

2. *Village by the Sea Owners Association Inc., dba: Village by the Sea, 1373 Post Road, Wells, application for a full-time Malt, Wine and Spirits Liquor License. (R)*

AND

3. *Village by the Sea Owners Association Inc., dba: Village by the Sea, 1373 Post Road, Wells, application for a Special Entertainment Permit. (R)*

Motion by Mrs. Chase, seconded by Mr. MacLeod, to close the public hearings and grant the license and permit. Passed unanimously.

4. *Good News*

Ms. Crockett has been meeting with members of the community. Recent visits were with the Parks & Recreation Department and the Wells Rotary.

Mr. Ekstedt reported that the contracts have been finalized with the Teamsters Union representing our Highway Department and General Government employees. Over the next three years, the General Government employees will receive increases of 3.5%, 3.5% and 3%. Highway Department increases will be 3%, 3% and 3%. Mr. Ekstedt thanked everyone involved in the negotiations.

Motion by Mrs. Chase, seconded by Mr. MacLeod, to ratify both contracts. Passed unanimously.

5. *Open to the Public—No questions.*

CURRENT AGENDA ITEMS

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

There is a Warrant dated, October 6, 2020 with expenses of \$720,879.25, no school payment, net payroll for the week ending 9/14/2020 in the amount of \$89,550.35, net payroll for the week ending 9/24/2020 in the amount of \$88,163.40, net payroll for the week ending

10/1/2020 in the amount of \$91,243.16 and FICA, Medicare, state and federal withholding taxes filed electronically in the amount of \$114,083.47 for total expenses of \$1,103,919.63.

Motion by Mrs. Chase, seconded by Mr. MacLeod, to approve and sign the Warrant dated October 6, 2020 in the amount of \$1,103,919.63. Passed unanimously.

There is a General Assistance Warrant dated October 6, 2020 in the amount of \$345.27 from the Special Fuel Fund. The balance in the fund is \$47,846.91.

Motion by Mrs. Chase, seconded by Mr. MacLeod, to approve and sign the General Assistance Warrant dated October 6, 2020 in the amount of \$345.27. Passed unanimously.

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

a) *Discussion and action to schedule a public hearing on Amendments to Appendices A-D of the General Assistance Maximums for 2020-2021, in compliance with the State Model General Assistance Ordinance. – A public hearing is required by State Law to amend the State Model General Assistance Ordinance. Please consider scheduling a public hearing on accepting amendments to the General Assistance Maximums for 2020-2021.*

Motion by Mrs. Chase, seconded by Mr. MacLeod, to schedule a public hearing to amend Appendices A-D of the General Assistance Maximums for 2020-2021, in compliance with the State Model General Assistance Ordinance on October 20, 2020 at 6PM by Zoom at the Board of Selectmen Meeting. Passed unanimously.

b) *Discussion on Community Engagement.*

Ms. Crockett has asked Ms. DiCapua to work with staff and create a series of short videos about topics the public is interested in. One topic will be the coming budget season and the residents are invited to suggest other topics. The videos will air on Facebook and Wells cable.

c) *Discussion and action to approve conveyance of two Easements to the Town. This is a request to approve conveyance of two easements to the Town; 1) a vision easement to increase sight distances on Meetinghouse Road, and 2) a conservation easement across the back half of lots which are adjacent to the Yarid Conservation Parcel recently purchased by the Town. Also present: Town Planner/Engineer Mike Livingston.*

The easements resulted from a subdivision recently approved by the Planning Board. The Meetinghouse Road easement will involve keeping vegetation trimmed away from a curve in the roadway. A lawn along the road edge is allowed.

Motion by Mrs. Chase, seconded by Mr. MacLeod, to approve the conveyance of the two easements to the Town. Passed unanimously.

d) ***Discussion and action to approve a Quitclaim Deed 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.***

- ***MacNutt, Brett E. Property is known as parcel number 0105/102-000. Payment was received to pay FY 18, FY 19 and FY 20 on September 14, 2020. Quitclaim deed releases lien filed in book/page 17787/786.***

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

e) ***Discussion and action on Updates, Personnel and Committee Assignments, Resignations and Issues:***

1. **Town Manager:**

- i. ***Kathy Dionne, Executive Assistant to Police Chief, retired Sept. 25th after 26 years of service. She is continuing part time for a few weeks to train her replacement.***
- ii. ***Stephanie Claydon started in her position as Adult Services Librarian at the Public Library.***
- iii. ***Swearing in of Full Time Firefighter Zach Litvinchyk on Sept. 29th***
- iv. ***Swearing in of Patrol Officer Justin Crowley on Sept. 29th***

2. **Selectmen:**

- i. ***Reappointment of William Cotter as a regular member to the Board of Assessment Review, term to expire July 2023.***
- ii. ***Appointment of Brenda Layman as Warden for the November 3, 2020 General Election.***
- iii. ***Appointment of Kerri Van Schaack as Deputy Warden for the November 3, 2020 General Election.***
- iv. ***Reappointment of Mary Marra as Democratic representative to Voter Registration Appeals Board, term to expire June, 2023.***

- v. ***Reappointment of Robert Zitzow as Republican representative to Voter Registration Appeals Board, term to expire June, 2023.***
- vi. ***Reappointment of Betsy DiCapua as a member to the Personnel Advisory Committee, term to expire July, 2023.***
- vii. ***Reappointment of Maryanna Arsenault as a member to the Personnel Advisory Committee, term to expire July, 2023.***
- viii. ***Appointment of Karla Bergeron as a regular member to the Board of Assessment Review, term to expire July, 2023.***
- ix. ***Appointment of Marilyn Falzone as a regular member to the Board of Assessment Review, term to expire July, 2022.***

Motion by Mrs. Chase, seconded by Mr. MacLeod, to appoint/reappoint the above named individuals. Passed unanimously.

f) ***Discussion and action on accepting donations and bequests:***

1. ***\$3,000.00 from Friends Supporting Wells Public Library to the Wells Public Library for 3rd quarter programming budget.***

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

2. ***\$50.00 from the Wells Branch Fire Association to the Town of Wells for the Fuel Assistance Program Fund in memory of Pat Goff.***

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

g) ***Discussion and action on approving minutes of September 15, 2020 Selectmen's meeting.***

Motion by Mrs. Chase, seconded by Mr. MacLeod, to approve the September 15, 2020 Selectmen's meeting minutes. Passed unanimously.

NEW BUSINESS

1. Open to the Public

Chief Putnam announced the next Drug Take Back Day on Saturday, October 24 from 10 AM -2 PM at the Wells ERgent Care. Thank you to the WEMS Director for offering the use of their bays in case of bad weather. The logistics are being worked out; there will probably be a drive-up/drop-off system to limit exposure.

2. Town Manager’s Report

~Senior staff is working on contingency plans if we have to shut down again because of COVID.

~Early voting by absentee ballot is “brisk.”

~Town Hall and the Library will be closed on Monday, October 12 for Indigenous Peoples Day.

~Halloween: The Town is not limiting Trick or Treat. People can do what feels safe for their families. The Haunted Hayride has been cancelled and the Recreation Department will be showing a scary movie instead. Watch the Parks & Recreation Facebook or Town Facebook for ticket information.


~Mr. MacLeod drove by the new fire substation and complimented TBD Construction for doing a great job.

3. Adjournment

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

Respectfully submitted,

Accepted by,


Cinndi Davidson,
Meeting Recorder

