



TOWN OF WELLS

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Town Manager and
Board of Selectmen

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AGENDA SELECTMEN'S MEETING Tuesday, February 7, 2023

5:00 PM – WORKSHOP – Presentation on Net Energy Billing Credits Services Performed by Competitive Energy Services.

5:30 PM – WORKSHOP - To conduct a workshop to consider a proposed easement and land swap between the Town and Cardinali's Real Estate, LLC relating to portions of property located on or near Harbor Road.

6:00 PM – SELECTMEN'S MEETING

Pledge of Allegiance

MUNICIPAL OFFICERS WORKSHOP / BUSINESS / PUBLIC HEARINGS

1. Public Hearing to establish a policy for the Transfer Station Resident Stickers.
2. Public Hearing to discuss changing the current Town Clerk position from elected to appointed.
3. Public Hearing on release of funds up to \$30,000 from the Inland Golf Reserve Fund (0713) for Comprehensive Plan Updates.
4. The Steak Co., Inc., dba: The Steakhouse, 1295 Post Road, Wells, application for a full-time Malt, Wine and Spirits Liquor License. (R)
5. Ventures Endurance Events LLC, 51 Dynamic Drive, Unit 3, Scarborough, application for a Mass Gathering Permit for the Maine Coast Half Marathon & 5K Road Race to be held on May 6th and 7th 2023 at Wells Harbor Community Park. (N)
6. A Running Passion, 123 Graham St., Biddeford, application for a License for an Incorporated Civic Organization for Liquor License and Lottery Operations to be held from 7:00AM to 2:00PM on May 6th and 7th, 2023 at Wells Harbor Community Park. (N)

7. Senior Needs Committee of Wells and Ogunquit, 300 Post Road, Wells, application for Games of Chance. (R)
8. Senior Needs Committee of Wells and Ogunquit, 300 Post Road, Wells, application for a Game of Chance for Beano/Bingo. (R)
9. Good News
10. Open to the Public (10 minutes)

CURRENT AGENDA ITEMS

1. Review and action on Accounts Payable and Payroll Warrants.
2. Update, discussion and action on Committees, Projects, Issues, Purchases and Personnel:
 - a) FY'22 Audit Presentation
 - b) Discussion and action on a proposed easement and land swap between the Town and Cardinali's Real Estate, LLC relating to portions of property located on or near Harbor Road.
 - c) Discussion and action on re-shingle project for Wells Harbor Pavilion and Gazebo.
 - d) Discussion and action to schedule a public hearing on Spring Thaw Road Postings.
 - e) Discussion and action to approve the Mutual Aid Agreement between Kennebunk, Kennebunkport and Wells and authorize the Town Manager to sign the agreement.
 - f) Discussion and action on the discontinuance of accepting commercial brush at the Transfer Station.
 - g) Discussion and action on Updates, Personnel and Committee Assignments, Resignations and Issues.
 - h) Discussion and action to accept donations and bequests.
 - i) Discussion and action on approving minutes of the January 17 and January 19, 2023 Selectmen's meeting (5 mins.).

NEW BUSINESS

1. Open to the Public (10 minutes)

2. Town Manager's Report
3. **EXECUTIVE SESSION** – To hold an executive session, pursuant to 1 M.R.S. section 405(6)(E), to consult with the Town Attorney regarding the Board's legal rights and duties relating to a proposed consent agreement with York Builders & Design, Inc. regarding property located on Fieldside Drive and more particularly described as Tax Map 032, Lot 13.
4. **EXECUTIVE SESSION** – To hold an executive session, pursuant to 1 M.R.S. §405(6)(D) to discuss with the Town's Negotiators the Status of the Ongoing Negotiations of the Labor Contract between the Town of Wells and the Professional Firefighters of Wells, IAFF Local 4652.
5. **EXECUTIVE SESSION** – To hold an executive session, pursuant to §405(6)(1) for the purpose of discussing a personnel matter with the Town Manager where public discussion could be reasonably expected to cause damage to an individual or the individual's right to privacy would be violated.
6. Adjournment