



TOWN OF WELLS

208 Sanford Road
Wells, Maine 04090

Offices of the
Town Manager and
Board of Selectmen

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AGENDA SELECTMEN'S MEETING Wednesday, July 5, 2023

5:15 PM – EXECUTIVE SESSION - To hold an Executive Session, pursuant to 1 M.R.S. § 405(6)(A), to consult with the Town Attorney and Town Manager regarding the Board's legal rights and duties relating to a personnel matter.

5:30 PM – 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 Labor Contracts between the Town of Wells and the Maine Association of Police for the Wells Police Association, between the Town of Wells and Teamsters Local Union No. 340 for the Wells Public Works Department and General Government Unit, and between the Town of Wells and the Wells Professional Firefighters IAFF Local 4652.

5:50 PM – INTERVIEWS FOR VARIOUS BOARDS AND COMMITTEES

- Brian Toomey: Budget Committee and WEMS Board of Directors - Term Reappointment

6:00 PM – SELECTMEN'S MEETING

Pledge of Allegiance

SPECIAL PRESENTATION

MUNICIPAL OFFICERS WORKSHOP / BUSINESS / PUBLIC HEARINGS

1. Mark C. Segal, dba: Gravy, 231 Post Road, Wells, application for a full-time Malt, Wine and Spirits Liquor License. (R)
2. Mark C. Segal, dba: Gravy, 231 Post Road, Wells, application for a Special Entertainment Permit. (R)
3. Town of Wells, 208 Sanford Road, Wells, application for a Mass Gathering Permit for HarborFest to be held at Wells Harbor Community Park on July 29, 2023. (N)

4. Good News
5. 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) Discussion and action on a proposed Zoning District Map change per Section 145-6 of the Town Code as applied for by the Manuel Martinez Real Estate Trust to change a portion of land currently located in the Residential A District to become part of the adjacent General Business Zoning District, Tax Map 120, Lots 2A, 3A and 3B.
 - b) Discussion and action to schedule a public hearing on Lodging License Applications.
 - c) Discussion and action to consider entering into an agreement with Ubicquia for the continued monitoring of the Town's Street Lights.
 - d) Discussion and action to schedule a Public Hearing and schedule the following Actions for the July 18, 2023 Select Board Meeting for Town's exercise of eminent domain (condemnation) to acquire Temporary Easements over two Drakes Island Beach Properties:
 - 1) determination of public exigency and public use for the proposed condemnation of temporary easements over Drakes Island Beach for the laying of dredge pipeline and placing dredged sand on Drakes Island Beach as part of the proposed Wells Harbor dredge;
 - 2) determination of the amount of damages to be paid to Lot owners therefor;
 - 3) adoption of a Condemnation Order for condemnation of said easements and award of damages;
 - 4) appropriation from Reserve Account Harbor Dredge #0805 of the amounts of damages to be paid to Lot owners;
 - 5) appropriation from reserve account #0805 of the amounts owed to property owners who submitted signed Temporary Easements without also submitting a signed Waiver;
 - 6) signing and filing the Condemnation Order with the Town Clerk, with instructions to mail copies of the signed Condemnation Order and checks for damages to the property owners and to record a Certificate of Taking with a copy of the signed Condemnation Order in the York County Registry of Deeds; and
 - 7) authorization of Town Manager to enter into the following after the actions in 6) are taken:

- i) Memorandum of Agreement with the U.S. Army Corps of Engineers concerning the Town's financial obligation to pay its share of the Wells Harbor dredge costs;
 - ii) "Authorization [to the U.S. Army Corps of Engineers] for Entry for Construction"; and
 - iii) Any other necessary related documents.
- a) Direct Town Clerk to mail notice of the July 18, 2023 Select Board Meeting Public Hearing and action on Town's exercise of eminent domain (with draft Condemnation Order) to acquire Temporary Easements to the owners of the two Drakes Island Beach properties; and
 - b) Direct Town Administrative Assistant to post the Public Hearing Notice Warrant for the July 18, 2023 Select Board Meeting Public Hearing and action on Town's exercise of eminent domain (with draft Condemnation Order) and to provide a return of service.
- e) Discussion and action to authorize the Town Clerk to grant an extension for a liquor license which has expired and is scheduled for a public hearing at the next Selectmen's meeting.
 - f) Discussion and action to authorize the Town Clerk to sign applications for Special Permits for Catering Privileges.
 - 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 to approve minutes of the June 20, 2023, Selectmen's meeting.

NEW BUSINESS

1. Open to the Public (10 minutes)
2. Town Manager's Report
3. **EXECUTIVE SESSION** - To discuss the applicants to various boards and committees, pursuant to 1 M.R.S. § 405(6)(A).
4. Appointment of members to various boards & committees.
5. Adjournment