



TOWN OF WELLS

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Town Manager and
Board of Selectmen

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AGENDA SELECTMEN'S MEETING Tuesday, July 18, 2023

5:00 PM – EXECUTIVE SESSION - To hold an Executive Session, pursuant to 1 M.R.S. § 405(6)(A)(1), to discuss or consider the appointment, assignment, duties, demotion, evaluation, disciplining, resignation or dismissal of an individual or group of public officials, appointees or employees of the body or agency or the investigation or hearing of charges or complaints against a person where public discussion could be reasonably expected to cause damage to the individual's reputation or the individual's right to privacy would be violated.

5:40 PM – INTERVIEWS FOR VARIOUS BOARDS AND COMMITTEES

- **Stephanie Doyle:** Energy Advisory Committee Alternate
- **Marilyn Falzone:** Board of Assessment Review Term Renewal
- **Karla Bergeron-Wilcox:** Board of Assessment Review Term Renewal
- **Ronald Avery:** Lodging Facility Advisory Committee Reappointment
- **Sharon Meyers:** Lodging Facility Advisory Committee Reappointment

6:00 PM – SELECTMEN'S MEETING

Pledge of Allegiance

SPECIAL PRESENTATION

MUNICIPAL OFFICERS WORKSHOP / BUSINESS / PUBLIC HEARINGS

1. Public Hearing on Lodging License Applications.
2. Public Hearing regarding the proposed condemnation (taking) of easements by eminent domain over the beach portions of each Lot located within the "Easement Area" described in Exhibit A and depicted on the Real Estate Map dated 29 June 2023 prepared by U.S. Army Corps of Engineers attached as Appendix 1 to the attached proposed Condemnation Order for the purpose of laying dredging pipeline and depositing dredged sand over Wells Beach and Drakes Island Beach as part of the proposed Wells Harbor dredge; following the Public Hearing, the Board will act upon the following:

- a) determination of public exigency and public use for the proposed condemnation of temporary easements over Wells Beach and Drakes Island Beach for the laying of dredge pipeline and depositing of dredged sand over Wells Beach and Drakes Island Beach as part of the proposed Wells Harbor dredge;
 - b) determination of the amount of damages to be paid to Lot owners therefor;
 - c) adoption of a Condemnation Order for condemnation of said easements and award of damages; and
 - d) appropriation from Reserve Account Harbor Dredge #0805 of the amounts of damages to be paid to Lot owners.
3. Good News
 4. Open to the Public (10 minutes)
 5. Department Updates

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 on Changes to the Permit Fee Schedules of the Code and Planning Departments and establishment of an Enterprise Fund.**
 - b) **Discussion regarding the Offer of a Gift of Land at Webhannet Falls.**
 - c) **Discussion and action on the YCCC Zoning Change application to create a College District.**
 - d) **Eastern Trail Update by Town Engineer.**
 - e) **Discussion and action on casting the Select Board vote on the Ballot for Election to MMA's Executive Committee.**
 - f) **Discussion and action on Updates, Personnel and Committee Assignments, Resignations, and Issues.**
 - g) **Discussion and action to accept Donations and Bequests.**
 - h) **Discussion and action to approve minutes of the July 5, 2023, Selectmen's meeting.**

NEW BUSINESS

1. Open to the Public (10 minutes)
2. Town Manager's Report
3. Select Board Comments
 - a. Subcommittee Reports
 - b. Individual Select Board Member Comments
4. **EXECUTIVE SESSION** - To discuss the applicants to various boards and committees, pursuant to 1 M.R.S. § 405(6)(A).
5. Appointment of members to various boards & committees.
6. **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 Wells Professional Firefighters IAFF Local 4652.
7. Adjournment