



TOWN OF WELLS

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Town Manager and
Board of Selectmen

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AGENDA SELECTMEN'S MEETING Tuesday, October 3, 2023

5:50 PM – INTERVIEWS FOR VARIOUS BOARDS AND COMMITTEES

- **Chris Maccia:** Conservation Commission

6:00 PM – SELECTMEN'S MEETING

Pledge of Allegiance

MUNICIPAL OFFICERS WORKSHOP / BUSINESS / PUBLIC HEARINGS

1. Public Hearing on “An Ordinance to Amend the Charter of the Town of Wells to Convert the Position of the Town Clerk from an Elected to an Appointed Position”.
2. Public Hearing to consider whether a Lease Agreement dated February 19, 2014 between the Town of Wells and William M. Hobbs, d/b/a Hobbs Harborside Restaurant should be amended and assigned to CBR Enterprise, LLC.
3. Public Hearing on updates to the Transfer Station Sticker Policy.
4. Public Hearing on proposed Ordinance to Amend changes to Building Permit and Inspection Fees, Site Plan Application Fees, Zoning Board of Appeals Fees and Subdivision Application Fees.
5. Public Hearing on a proposed Ordinance to establish an Enterprise Fund for revenues and direct expenses of the Code Enforcement and Planning Departments.
6. William M. Hobbs, dba: Hobbs Harborside, 352 Harbor Road, Wells, application for a full-time Malt, Wine and Spirits Liquor License. (R)
7. James C. MacNeill, dba: Maine Diner, 2265 Post Road, Wells, application for a full-time Malt, Wine and Spirits Liquor License. (R)

8. Joanne Liljeholm, dba: Conscious Waves Holistic Healing, 154 Natanis Ridge Circle, Wells, application for a Massage Establishment/Therapist License. (N)
9. Good News
10. Open to the Public (10 minutes)
11. 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 and action on a Carry Forward Request.**
 - b) **Discussion and action to approve the Hobbs Harborside Restaurant Lease Agreement as amended.**
 - c) **Discussion and action on approval of an Employee Education Assistance request.**
 - d) **Discussion and action to grant the Town Manager authorization to award the bid for Harbor Pre-Dredge Mooring Removal to the bidder he deems is most qualified and will perform the work according to the bid specifications.**
 - e) **Discussion and action on Updates, Personnel and Committee Assignments, Resignations, and Issues.**
 - f) **Discussion and action to accept Donations and Bequests.**
 - g) **Discussion and action to approve minutes of the September 19, 2023, Selectmen's meeting.**

NEW BUSINESS

1. Open to the Public (10 minutes)
2. Town Manager's Report
3. Select Board 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 Police Benevolent Association.
7. Adjournment