



TOWN OF WELLS

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Wells, Maine 04090

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Town Manager and
Board of Selectmen

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AGENDA SELECTMEN'S MEETING Tuesday, April 4, 2023

4:30 PM – WORKSHOP – Lodging Facility Advisory Committee

5:00 PM – WORKSHOP – WOCSD FY'24 Budget Presentation - Superintendent Daly

5:30 PM – EXECUTIVE SESSION – To hold an executive session, pursuant to 1 M.R.S. section 405(6)(E), to confer with the Town Attorney regarding the Board's legal rights and duties concerning proposed changes to the Town Charter, which if enacted, will convert the Town Clerk position from elected to appointed.

5:50 PM – EXECUTIVE SESSION – Consultation between the Board and its attorney concerning the legal rights and duties of the Board, pending or contemplated litigation, settlement offers and matters where the duties of the Town Attorney to the Board pursuant to the code of professional responsibility clearly conflict with the Freedom of Access Act or where premature general public knowledge would clearly place the Town at a substantial disadvantage. 1 M.R.S.A. Sec. 405(6)(E).

6:00 PM – SELECTMEN'S MEETING

Pledge of Allegiance

MUNICIPAL OFFICERS WORKSHOP / BUSINESS / PUBLIC HEARINGS

1. Public Hearing on a proposed Consent Agreement between the Town of Wells and York Builders & Design, Inc. relating to property located on Fieldside Drive and more particularly described as Tax Map 032, Lot 13.
2. Public Hearing on "Proposed Charter Amendments To Change The Office Of Town Clerk From an Elected To An Appointed Position".
3. Joint Public Hearing with Budget Review Committee on FY2024 Municipal Budget, Warrant Articles and Referendum Questions to be voted on by secret ballot on June 13, 2023.

4. Public Hearing on the 2023 Beach Parking Pass Policy.
5. Troy R. Brown, dba: Wells Beach Lobster Pound Inc., 321 Webhannet Drive, Wells, application for a full-time Malt and Wine Liquor License. (R)
6. Las Olas Maine LLC, dba: Las Olas Taqueria, 1517 Post Road, Wells, application for a full-time, Malt, Wine and Spirits Liquor License. (R)
7. Good News
8. 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 Harbor Roof Replacement bid award.
 - b) Discussion and action to approve the sale of the 2000 Pierce Aerial (Tower 6) Ladder Truck for \$50,000 to the Town of Kennebunk.
 - c) Discussion and action to schedule a public hearing to review a Lodging License application for Carriage House Motel, Cottages & Suites, LLC.
 - d) Discussion and action to schedule a public hearing to review annual lodging license applications.
 - e) Discussion and action on Updates, Personnel and Committee Assignments, Resignations and Issues.
 - f) Discussion and action on approving minutes of the March 21, 2023 Special and Regular Selectmen's meeting (5 mins.).

NEW BUSINESS

1. Open to the Public (10 minutes)
2. Town Manager's Report
3. Adjournment