

SELECTMEN'S MEETING – TUESDAY, JANUARY 3, 2023

5:00 PM – EXECUTIVE SESSION – To hold an executive session, pursuant to 1 M.R.S. § 405(6)(E), to consult with the Town Attorney concerning the Board's legal rights and duties regarding a proposed ordinance entitled, "A Retroactive Ordinance to Amend Chapter 145 (Land Use) of the Town Code to Cap the Number of Registered Marijuana Dispensaries Allowed in the Town of Wells to No More Than Three (3)."

Motion by Mrs. Chase, seconded by Mr. DeFelice, to enter into executive session pursuant to 1 M.R.S. § 405(6)(E), to consult with the Town Attorney concerning the Board's legal rights and duties regarding a proposed ordinance entitled, "A Retroactive Ordinance to Amend Chapter 145 (Land Use) of the Town Code to Cap the Number of Registered Marijuana Dispensaries Allowed in the Town of Wells to No More Than Three (3)." Passed unanimously.

Motion by Mrs. Chase, seconded by Mr. DeFelice, to come out of Executive Session. Passed unanimously.

5:30 PM – EXECUTIVE SESSION – To hold an executive session pursuant to 1 M.R.S. § 405(6)(C) to discuss the condition, acquisition or the use of real property or interests therein or the disposition of publicly held property where premature disclosure of the information would prejudice the competitive or bargaining position of the Town.

Motion by Mrs. Chase, seconded by Mr. DeFelice, to enter into executive session with the Town Manager, Town Planner and Town Attorney pursuant to 1 M.R.S. Sec. 405(6)(C) to discuss the condition, acquisition or the use of real property or interests therein or the disposition of publicly held property where premature disclosure of the information would prejudice the competitive or bargaining position of the Town. Passed unanimously.

Motion by Mrs. Chase, seconded by Mr. DeFelice, to come out of Executive Session. Passed unanimously.

5:50 PM – INTERVIEWS FOR VARIOUS BOARDS AND COMMITTEES

- Steve Koeninger – Reappointment to the Planning Board

6:00 PM – SELECTMEN'S MEETING

Pledge of Allegiance

MUNICIPAL OFFICERS WORKSHOP / BUSINESS / PUBLIC HEARINGS

Present: Chairman John MacLeod, Selectmen Kathy Chase, Tim Roche, Scott DeFelice and Bob Foley, Town Manager Mike Pardue, Volunteer and Events Coordinator Rebekah Kelley, Meeting Recorder Cinndi Davidson

1. Good News

The recent storm wasn't "good news" but Town staff did a wonderful job with the clean-up and there were no injuries. Our storm preparation plan worked very well. Wells PD checked on people during the power outage. For a small town, we pull together during a crisis and look out for each other.

2. Open to the Public

There were no public comments.

CURRENT AGENDA ITEMS

1. Review and action on Accounts Payable and Payroll Warrants.

Motion by Mrs. Chase, seconded by Mr. DeFelice, to approve and sign the Accounts Payable Warrant dated January 3, 2023 in the amount of \$788,419.07, and the General Assistance Warrant dated January 3, 2023 in the amount of \$1,928.57. Passed 4-0-1 with Mr. MacLeod abstaining.

2. Update, discussion and action on Committees, Projects, Issues, Purchases and Personnel:

a) Discussion and action on a proposed revision to the Lodging Facility Advisory Committee Mission Statement. Also present: Town Engineer/Planner Mike Livingston and CEO Jodine Adams.

The Mission Statement and Lodging Application have been updated as requested at the last meeting. Mr. Foley asked about contact information for all the condominium unit owners. This was added to Page 1 of the application. Question #19 was added about an electric gate and Knox box. The public safety departments should have the code to the box. The Mission Statement has been amended to include a review of renewal lodging licenses by the Committee and recommendations to the Selectmen. Creation of an enterprise fund can be addressed through the budget process.

Motion by Mrs. Chase, seconded by Mr. DeFelice, to approve the proposed revision to the Lodging Facility Advisory Committee Mission Statement. Passed unanimously.

b) Discussion and action on a proposed ordinance entitled "A Retroactive Ordinance to Amend Chapter 145 (Land Use) of the Town Code to Cap the Number of Registered Marijuana Dispensaries Allowed in the Town of Wells to No More Than Three (3)".

Motion by Mrs. Chase, seconded by Mr. DeFelice, to direct the Planning Board to hold a public hearing on the proposed ordinance entitled "A Retroactive Ordinance to Amend Chapter 145 (Land Use) of the Town Code to Cap the Number of Registered Marijuana Dispensaries Allowed in the Town of Wells to No More Than Three (3)". Passed unanimously.

c) Discussion and action to consider adjusting the Energy Advisory Committee to 7 Full-time and 2 Alternate members.

Motion by Mrs. Chase, seconded by Mr. DeFelice, to adjust the Energy Advisory Committee to 7 Full-time and 2 Alternate members. Passed unanimously.

d) Discussion and action on Updates, Personnel and Committee Assignments, Resignations and Issues:

- i. Appointment of Brenda Durand as a regular member to the Planning Board, term to expire December 2025. Brenda is currently serving as an associate member.

Motion by Mrs. Chase, seconded by Mr. DeFelice, to appoint Brenda Durand as a regular member to the Planning Board with term to expire December 2025. Passed unanimously.

- ii. Resignation of Anna Martin from the Budget Committee.

Motion by Mrs. Chase, seconded by Mr. DeFelice, to accept the resignation and write a letter thanking her for her service. Passed unanimously.

e) Discussion and action to accept donations and bequests:

1. **\$50.00** donation from Mark and Dianne Taylor to the Wells Police Department.
2. **\$7,707.84** bequest from Dr. Pat Prendergast estate to the Wells Public Library for the Wells Library Foundation account.

Motion by Mrs. Chase, seconded by Mr. DeFelice, to accept the generous donations and write letters of thanks to the donors. Passed unanimously.

f) Discussion and action on approving minutes of November 10, December 20 and December 27, 2022 Selectmen's meetings.

Motion by Mrs. Chase, seconded by Mr. DeFelice to approve the November 10 and December 27, 2022 Selectmen's meeting minutes. Passed unanimously.

Motion by Mrs. Chase, seconded by Mr. DeFelice to approve the December 20, 2022 Selectmen's meeting minutes. Passed 4-0-1 with Mr. Roche abstaining.

NEW BUSINESS

1. Open to the Public

There were no public comments.

2. Town Manager's Report

~Staff is gathering data for a Form 7 to inform FEMA about the extent of our storm damage. PWD Carol Murray contacted a structural engineer who estimates \$3 million in damage. Staff has taken before and after photos. Repairs to Webhannet will be extensive and we are looking to expedite the process.

~The budget process is going well.

3. **EXECUTIVE SESSION:** To discuss the applicants to various committees, pursuant to 1 M.R.S. § 405(6)(A).

Motion by Mrs. Chase, seconded by Mr. DeFelice, to go into Executive Session to discuss the applicants to various boards & committees, pursuant to 1 M.R.S. § 405(6)(A). Passed unanimously.

Motion by Mrs. Chase, seconded by Mr. DeFelice, to come out of Executive Session. Passed unanimously.

4. Appointment of members to various boards & committees.

Motion by Mrs. Chase, seconded by Mr. DeFelice, to reappoint Steve Koeninger to the Planning Board. Passed unanimously.

Mrs. Chase asked about the WEMS Board. We hope to have two contracts approved at their next meeting.

Mrs. Chase asked about the sprinkler system for the fire substation. The design work is pending.

5. Adjournment

Motion by Mrs. Chase, seconded by Mr. DeFelice, to adjourn. Passed unanimously.

Respectfully submitted,

Accepted by,

Three handwritten signatures are present, each on a horizontal line. The top signature is in blue ink. The middle signature is in black ink and clearly reads "Kathleen D Chase". The bottom signature is in black ink and appears to read "Robert Kelly".

Cinndi Davidson,
Meeting Recorder