

SELECTMEN'S MEETING - TUESDAY, FEBRUARY 3, 2026

5:00 PM – EXECUTIVE SESSION, pursuant to 1 M.R.S. § 405(6)(E), to consult with the Town Attorney regarding the Board's legal rights and duties in connection with correspondence relating to 445 Atlantic Avenue (Map 132, Lot 38).

Motion by Mrs. Chase, seconded by Mr. MacLeod, to go into Executive Session. Passed unanimously.

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

5:50 PM – INTERVIEWS FOR VARIOUS BOARDS AND COMMITTEES

- Francis Hurgin - Energy Advisory Committee and Comprehensive Plan Update Committee

6:00 PM – SELECTMEN'S MEETING

Pledge of Allegiance

MUNICIPAL OFFICERS WORKSHOP / BUSINESS / PUBLIC HEARINGS

Present: Chairman Tim Roche, Selectmen Jim Smith, John MacLeod, Kathy Chase, Avery Seuter, Town Manager Mike Pardue, Volunteer and Events Coordinator Rebekah Kelley, Meeting Recorder Cinndi Davidson

1. Congdon's Donuts, Inc., dba: Congdon's Doughnuts, 1090 Post Road, Wells, application for a full-time Beer, Wine and Spirits Liquor License. (R)

There was no public comment.

Motion by Mrs. Chase, seconded by Mr. MacLeod, to close the public hearing and grant the license. Passed unanimously.

2. Congdon's Donuts, Inc., dba: Congdon's Doughnuts, 1090 Post Road, Wells, application for a Special Entertainment Permit. (R)

There was no public comment.

Motion by Mrs. Chase, seconded by Mr. MacLeod, to close the public hearing and grant the permit. Passed unanimously.

3. Village by the Sea Owner's Association, dba: Village by the Sea, 1373 Post Road, Wells, application for a full-time Beer, Wine and Spirits Liquor License. (R)

There was no public comment.

Motion by Mrs. Chase, seconded by Mr. MacLeod, to close the public hearing and grant the license. Passed unanimously.

4. Village by the Sea Owner’s Association, dba: Village by the Sea, 1373 Post Road, Wells, application for a Special Entertainment Permit. (R)

There was no public comment.

Motion by Mrs. Chase, seconded by Mr. MacLeod, to close the public hearing and grant the permit. Passed unanimously.

5. Good News

~Mr. Pardue complimented Ms. Kelley for doing a great job with the newsletter.

~FEMA is awarding \$1.4 million to Wells for repair of the dunes. York County may be receiving an additional \$1.762 million to repair dunes

~Mr. Seuter reported that renovation of the train station waiting room and bathrooms will begin soon.

~Mr. Roche reported on the Unified Basketball team. The next game will be Thursday vs. York at 3:30.

6. Open to the Public

Mr. Smith read a poem by Amanda Gorman in memory of the citizens killed by ICE.

CURRENT AGENDA ITEMS

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

Motion by Mrs. Chase, seconded by Mr. Seuter, to approve and sign the Advanced Check Warrant dated January 21, 2026 in the amount of \$43,471, the Advanced Check Warrant dated January 28, 2026 in the amount of \$30,835.90, the Warrant dated February 3 2026 in the amount of \$1,068,420.32, and the General Assistance Warrant dated February 3, 2026 in the amount of \$2,519.00. Passed 4-0-1 with Mr. MacLeod abstaining

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

a) Discussion and possible action regarding draft Town Code amendments relating to Short Term Rentals.

Attorney Rachin provided draft amendments for Chapter 145 Land Use and Chapter 150 Licenses and Permits. Mr. Seuter suggested time and distance limits for short term rentals; 75 miles would cover Brunswick (Bowdoin College) and the Boston college students. Ms. Rachin recommended a town meeting vote on Land Use first. If it passes, Chapter 150 can then be voted on. A single date for all

licenses to expire, regardless of when the application is made, is preferred. A contact person for the facility should be available to respond to emergency notifications within a reasonable time. Chief Putnam asked for updated contact information on file with the Police Department. The Board considered self-certification based on a checklist developed by the Code and Fire Departments to minimize the number of inspections.

The discussion will continue at future workshops.

b) *Discussion and action to schedule a public hearing on the Spring Thaw Road Policy.*

Motion by Mrs. Chase, seconded by Mr. MacLeod, to schedule a public hearing on February 17, 2026 at 6PM, 208 Sanford Road in the Littlefield Meeting Room, to review the Spring Thaw Road Policy. Passed unanimously.

c) *Discussion and action on approving two Overlimit Permit Agreements with Maine Department of Transportation for paving portions of Route One and Route 9, MDOT Project Number 27522.00 and 029414.00.*

Motion by Mrs. Chase, seconded by Mr. MacLeod, to approve and sign the agreements. Passed unanimously.

d) *Discussion and action regarding Food Sovereignty.*

Mr. MacLeod reported that complex regulations are preventing many people from starting small enterprises. Attorney Rachin will research how this is addressed in other communities. Supporting local businesses and ensuring food safety will be discussed at a workshop.

e) *Discussion and action to accept Donations and Bequests.*

1. \$750.00 from the Congregational Church of Wells to the Town of Wells for the Fuel Assistance Program Fund.
2. \$500.00 from Friends Supporting Wells Public Library to the Wells Public Library for the Book Repair Project.
3. \$63.00 from Jason Carter to the Town of Wells for the We Are Wells Fund.
4. \$125.00 from Monique Cairns to the Town of Wells for the Founders Park Community Center.
5. \$125.00 from Philip and Janice Kingston to the Town of Wells for the Founders Park Community Center.
6. \$125.00 from Alyson Chase to the Town of Wells for the Founders Park Community Center.
7. \$125.00 from Lorie Bedard to the Town of Wells for the Founders Park Community Center.

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

f) *Discussion and action to approve minutes of the January 20, 2026 Selectmen's meeting.*

Motion by Mrs. Chase, seconded by Mr. Smith, to approve the January 20, 2026 Selectmen meeting minutes. Passed 4-0-1 with Mr. MacLeod abstaining.

NEW BUSINESS

1. Open to the Public

There were no public comments.

2. Town Manager's Report

Rebekah Kelley has completed updating the handbook for boards and committees.

3. Select Board Comments

- a. Subcommittee Reports
- b. Individual Select Board Member Comments

Mr. Smith and Mrs. Chase have met with Mike Livingston and Jodine Adams and will report on license fees at the March 3 meeting. A public hearing may be scheduled after the discussion.

The monthly newsletter is available by e-mail, on the website, and there are paper copies at Town Hall. The Founders Park Committee is urging people to buy more bricks.

Mr. Seuter has been researching data centers and suggested a workshop to obtain more information.

4. **EXECUTIVE SESSION** - To discuss the applicants to various boards and committees, pursuant to 1 M.R.S. § 405(6)(A).

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

5. Appointment of members to various boards & committees.

Motion by Mrs. Chase, seconded by Mr. MacLeod, to appoint Francis Hurgin to the Energy Advisory Committee and Comprehensive Plan Update Committee. Passed unanimously.

6. **EXECUTIVE SESSION** – To discuss the Town Manager's employment agreement, pursuant to 1 M.R.S. § 405(6)(A).

Motion by Mrs. Chase, seconded by Mr. MacLeod to go into Executive Session to discuss the Town Manager's employment agreement, pursuant to 1 M.R.S. § 405(6)(A). Passed unanimously.

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

7. Discussion and action regarding the Town Manager’s employment agreement.

Extension of Employment and Planned Retirement Date

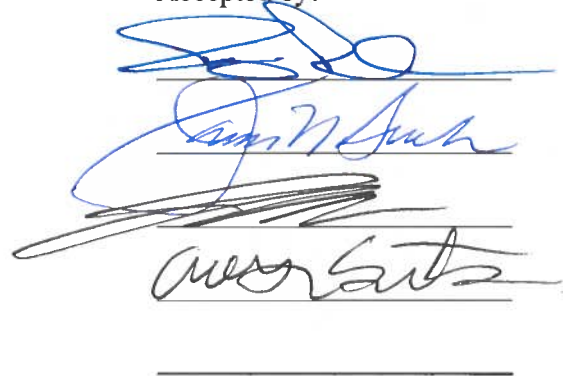
The Board of Selectmen and Michael Pardue agreed to extend his current Employment Agreement as Wells Town Manager thru January 18, 2027, the date Mr. Pardue intends to retire from the position of Wells Town Manager. This agreed upon retirement date is intended to allow time for the Board of Selectmen to advance the hiring of the next Town Manager, and to provide for an appropriate transition period with Mr. Pardue. In addition, at Mr. Pardue’s request, with the intent of easing the financial obligations of the Town of Wells, the board agreed to forego consideration of the work performance compensation adjustment contractually available to him, while granting him a Cost-of-Living Adjustment (COLA) granted non-union employees on July 1, 2025. On July 1, 2026, he will be granted a COLA adjustment equal to that granted non-union employees at that time.

8. Adjournment

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

Respectfully submitted,

Accepted by:



Cinndi Davidson, Meeting Recorder