

SELECTMEN'S MEETING – TUESDAY, FEBRUARY 17, 2026

5:45 PM – INTERVIEWS FOR VARIOUS BOARDS AND COMMITTEES

- Elaine Talevi - Founders Park Community Center Committee
- Mary Marra - Voter Registration Board of Appeals - Term Renewal and Elevation to Full Time Member
- Linda Littlefield Grenfell - Conservation Commission Term Renewal

6:00 PM – SELECTMEN'S MEETING

Pledge of Allegiance

MUNICIPAL OFFICERS WORKSHOP / BUSINESS / PUBLIC HEARINGS

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

Excused: Selectman Tim Roche

1. Public hearing on Spring Thaw Road Policy.

Public Works Director Steve Buckley discussed the policy effective February 23 through April 10 for vehicles over 23,000 lbs. Exceptions are for emergency vehicles and solid waste trucks.

There were no public comments.

Motion by Mrs. Chase, seconded by Mr. MacLeod, to close the public hearing and approve the Spring Thaw Road Policy for posted roads in compliance with Town Code Chapter 212-4 (Vehicles and Traffic). Passed unanimously.

2. Sean Browns Clam Shanty, LLC, dba: Brown's Clam Shanty, 198 Post Road, Wells, application for a full-time Beer and Wine 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.

3. Rolloverwells, LLC, dba: Rollover Café, 358 Mile Road, Wells, application for a full-time Beer and Wine 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. Ventures Endurance, 951 Corporate Grove Drive, Buffalo Grove, Illinois, application for a Mass Gathering Permit for a full marathon Road Race to be held on May 2nd and May 3rd, 2026 at Wells Harbor Community Park.

A business owner was concerned about road closing for the race. Mr. Pardue and Chief Dupuis said the road will remain open.

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

5. Good News

Mr. Smith reported that York County Community College received a grant for construction of the dormitory.

Mr. Seuter reported that this is the Year of the Horse.

6. Open to the Public

There was no public comment.

CURRENT AGENDA ITEMS

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

Motion by Mrs. Chase, seconded by Mr. MacLeod, to approve and sign the Advanced Check Warrant dated February 4, 2026 in the amount of \$179,644.10, the Advanced Check Warrant dated February 11, 2026 in the amount of \$42,609.28, the Warrant dated February 17, 2026 in the amount of \$2,673,509.72, and the General Assistance Warrant dated February 17, 2026 in the amount of \$3,724.38. Passed unanimously.

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

a) Discussion and action to approve the Scope and Associated Fees through a sole source for the Design Phase of the Fire Substation.

The revised design is expected to cost \$4.4 million to add space for WEMS in the substation. Mr. Pardue recommended having Lavallee Brensinger continue with the design because of their familiarity with the project. Mr. MacLeod was concerned about using a sole source. Mrs. Chase felt that sole source was acceptable for the design phase. Mr. Livingston said that putting it out to bid would add 2-3 months to the project. Lavallee Brensinger did the original substation design and understands the site from their

work on the Public Works building. If we have to go through the bid process we would probably miss the November ballot, and delay the vote to next June.

Motion by Mrs. Chase, seconded by Mr. MacLeod, to approve sole source for the design phase of the fire substation. Passed unanimously.

b) *Discussion and action to approve the Design for the Fire Substation.*

Motion by Mrs. Chase, seconded by Mr. MacLeod, to approve the scope of the design phase services as presented. Passed unanimously.

c) *Discussion and action to schedule a public hearing to access the Emergency Facility Repair Fund for repairs to a heater unit at the Wells Public Safety Building.*

Motion by Mrs. Chase, seconded by Mr. MacLeod, to schedule a public hearing on March 3, 2026 at 6PM, 208 Sanford Road, in the Littlefield Meeting Room to access the Emergency Facility Repair Fund up to \$5,000 for repairs to a heater unit at the Wells Public Safety Building. Passed unanimously.

d) *Discussion and action to consider the proposed article to accept 14.8 acres of conservation land in exchange for right-of-way release and an easement relocation.*

Motion by Mrs. Chase, seconded by Mr. MacLeod, to schedule a public hearing on March 3, 2026 at 6PM, 208 Sanford Road, in the Littlefield Meeting Room, to consider the proposed article to accept 14.8 acres of conservation land in exchange for right-of-way release and an easement relocation. Passed unanimously.

e) *Discussion and action to schedule a public hearing to set prices for the season Boat Launch Pass.*

Motion by Mrs. Chase, seconded by Mr. MacLeod, to schedule a public hearing on March 3, 2026 at 6PM, 208 Sanford Road, in the Littlefield Meeting Room to set prices for the season Boat Launch Pass. Passed unanimously.

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

1. \$20,126.00 from Forbes Family Foundation and Renaissance Charitable Foundation to the Town of Wells for the General Assistance Fund for food and fuel.
2. \$250.00 from Christophe Ratte to the Town of Wells for the Founders Park Community Center.
3. \$500.00 from Philip Morse 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.

g) Discussion and action to approve minutes of the December 8, 2025, January 6 and February 5, 2026 Selectmen's meeting.

Motion by Mrs. Chase, seconded by Mr. MacLeod, to approve the December 8, 2025 and January 6, 2026 Selectmen's meeting minutes. Passed unanimously.

Motion by Mrs. Chase, seconded by Mr. Seuter, to approve the February 5, 2026 Selectmen's meeting minutes. Passed 3-0-1 with Mr. MacLeod abstaining.

NEW BUSINESS

1. Open to the Public

There was no public comment.

2. Town Manager's Report

~The Budget meetings are going well. Tomorrow the Committee meets with the Fire and Police Departments and the Library.

~The Fire Department has responded to 181 calls this year. The Police Department has had 6,179 calls.

~The Planning Board will discuss proposed ordinance changes at their Feb. 23 meeting, and hold a joint public hearing with the Select Board in March.

~The Wells 3rd/4th grade girls' basketball team won their tournament.

~The Public Works Department has been busy patching potholes.

~The grace period has ended for using 2025 stickers at the Transfer Station.

~The new voting booths have arrived. Papers can be taken out for the June election: 1 Select Board seat, 1 School Board seat, 1 term on the Sanitary District, 3 trustees at the Library. a 3 year term for Town Clerk.

~The Library is doing long range planning and is revising the teen area.

~AARP will assist residents with income taxes.

~Rebekah Kelley's volunteer handbook is being well received.

~The Veterans Committee had a round table discussion at the Senior Center on February 13.

~The Wellness Committee is holding a Lunch and Learn on Monday, March 2.

~A staff event is planned for a Maine Mariners game this spring.

3. Select Board Comments

~Mrs. Chase and Mr. MacLeod are very impressed with the work of the Budget Review Committee.

~Mr. Seuter reported on the Family Feud Night planned by Parks & Recreation. They hope to have teams from the Police and Fire Departments and are looking for one other 5 person team.

A subcommittee in Augusta is planning a moratorium on large scale data centers until more information can be obtained. The center proposed for Sanford would be even larger than the one in Limestone.

There are concerns about the Ares Clean Technologies facility being built in Sanford and Mr. Pardue has reached out to the DEP. There will be an informational meeting in Sanford on February 25 at the Goodall Library. The DEP will be involved with the permitting process.

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 the following:

1. Elaine Talevi - Founders Park Community Center Committee
2. Mary Marra - Voter Registration Board of Appeals - Term Renewal and Elevation to Full Time Member
3. Linda Littlefield Grenfell - Conservation Commission Term Renewal

Passed unanimously.

6. **EXECUTIVE SESSION** – To discuss a personnel matter with the Town Manager, pursuant to 1 M.R.S. § 405(6)(A).

Motion by Mrs. Chase, seconded by Mr. MacLeod, to go into Executive Session to discuss a personnel matter with the Town Manager, 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. Adjournment

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

Respectfully submitted,

Accepted by:

The image shows three handwritten signatures in blue ink, each written over a horizontal line. The signatures are stylized and cursive. The top signature is the most complex, the middle one is more fluid, and the bottom one is simpler and more legible.