

SELECTMEN'S MEETING – TUESDAY, FEBRUARY 21, 2023

Pledge of Allegiance

MUNICIPAL OFFICERS WORKSHOP / BUSINESS / PUBLIC HEARINGS

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

Excused: Selectman Tim Roche

1. Continuation of Public Hearing to establish a policy for the Transfer Station Resident Stickers. Also present: Finance Director Jodie Sanborn

There were two issues outstanding from the last meeting: the placement of the stickers and temporary passes for contractors doing jobs in Wells. The proposal is to move the beach sticker to the exterior of the rear window and leave room in front for the transfer station sticker. More and more new vehicles have tinted glass which makes it hard to see the stickers. If a sticker is mounted on the outside and someone tries to remove it, that voids it.

There were no public comments.

Motion by Mrs. Chase, seconded by Mr. DeFelice, to close the public hearing. Passed unanimously.

The consensus was that the property owner is responsible for obtaining the permit for demolition debris.

Motion by Mrs. Chase, seconded by Mr. DeFelice, to approve the Transfer Station Sticker Policy. Passed unanimously.

2. Public Hearing on discontinuance of accepting commercial brush, grass clippings and leaves at the Transfer Station, and review proposed fee structure as recommended by the Waste Management Advisory Committee. Also present: PWD Carol Murray and Steve Koeninger, Chair of the Waste Management Advisory Committee.

The majority of the brush is coming from commercial contractors. There are other places in this area that will accept it for a fee.

~Why are we starting to charge now?

The cost to the Town to dispose of it keeps increasing. DEP could eventually require a containment area with paving, retaining walls, a drainage system, etc. for another expense to the Town.

~Someone should watch what is dumped, keep the leaves and grass separate from the brush. Brush could be chipped and sold.

~People are being charged 8 cents per pound for brush now. Residents asked to see the figures for the Transfer Station. Ms. Murray will research the figures.

~Can we clean up the area now and pave it later?

Paving involves getting quotes, a DEP permit, hiring an engineer, installing a filtration system, etc.

~If a business owner is also a resident and brings material from his/her own yard, is this on the honor system or will the staff assume it is illegal dumping?

Motion by Mrs. Chase, seconded by Mr. DeFelice, to close the public hearing. Passed 3-0-1 with Mr. MacLeod abstaining.

Mr. Foley asked about the bag sizes, prices and other fees.

Motion by Mrs. Chase, seconded by Mr. DeFelice, to reopen the public hearing. Passed unanimously.

Ms. Sanborn said the fee for grass, leaves and brush is going from 8 cents to 12 cents per pound based on the committee's recommendation. Mr. Koeninger said it costs us \$126 per ton to dispose of it. Simpson's can accept, process and resell the material; the Town's facility can only accept it and we have to bring someone else in to process it.

~Why don't we chip the material along the roads and just handle it once?

Mr. Foley said they are chipping on site and blowing it into the woods. Ms. Murray said they are cleaning up what is in the right of way and removing the widow makers.

Motion by Mrs. Chase, seconded by Mr. DeFelice, to close the public hearing. Passed unanimously.

The consensus was that we should keep the smaller size bags.

Motion by Mrs. Chase, seconded by Mr. DeFelice, to discontinue accepting commercial brush, leaves and grass, to approve the proposed fee increase for brush, leaves and grass, and continue selling the 15 and 33 gallon bags. Passed 3-0-1 with Mr. MacLeod abstaining.

3. Public Hearing to review the Spring Thaw Road Policy for posted roads in compliance with Town Code Chapter 212-4 (Vehicles and Traffic).

The plan is to post the roads from February 27 to April 14, but Ms. Murray will end the posting earlier if conditions permit.

There were no public comments.

Motion by Mrs. Chase, seconded by Mr. DeFelice, to close the public hearing and post the roads listed in the hearing materials from February 27 thru April 14, 2023. Passed unanimously.

4. Public Hearing on release of funds up to \$20,000 from the Inland Golf Reserve Fund (0713) for Comprehensive Plan Updates.

The request was to release \$50,000 but, due to a posting error, only \$30,000 was approved previously.

There were no public comments.

Motion by Mrs. Chase, seconded by Mr. DeFelice, to close the public hearing and approve the release of funds up \$20,000 from the Inland Golf Reserve Fund (0713) for Comprehensive Plan Updates. Passed unanimously.

5. Sean D. Brown, dba: Brown's Clam Shanty, 198 Post Road, Moody, application for a full-time Malt, Wine and Spirits Liquor License. (R)

There were no public comments.

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

6. Lafayette Wells, Inc., dba: Forbes Seafood Restaurant, 427 Mile Road, Wells, application for a full-time Malt, Wine and Spirits Liquor License. (R)

There were no public comments.

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

7. Good News

~Mr. Pardue has met with 2 members of the WEMS Board, 2 members of the Select Board and the WEMS Director. The meeting was productive and they will be meeting regularly to discuss public safety issues.

~The budget process is going well. Thanks to Jodie Sanborn and staff for making the process go smoothly.

~An amazing performance by the Wells Warrior wrestling team. The team won the state championship, 6 wrestlers took first place, 1 took 2nd and 1 took 3rd.

8. 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 February 21, 2023 in the amount of \$2,485,799.73, and the General Assistance Warrant dated February 21, 2023 in the amount of \$1,724.53. Passed unanimously.

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

a) Discuss the general terms and concept associated with a Lease Agreement between the Town and Fisherman's Catch. Also present: Town Engineer/Planner Mike Livingston, owners Ned and Amy Cardinali, Attorney Alan Shepard.

This is a continuation of the February 7 workshop. The consensus was that a lease is clearer than an easement. The Cardinali's or a subsequent owner will continue to operate the property as a restaurant, and the public and restaurant patrons will share the parking area. Mr. Shepard has drafted a lease and Ms. Rachin is reviewing it. The Selectmen will vote on the lease at the March 7 meeting.

b) Discussion and action on enrollment in Southern Maine Planning and Development Commission's (SMPDC) Community Resilience Program (CRP). Staff from Southern Maine Planning and Development Commission's (SMPDC) Regional Sustainability and Resilience Program will present about the Community Resilience Partnership, a State program to support local climate planning and action. SMPDC is helping the Town enroll in the Partnership and, if the Town and Board are interested, will assist Wells with applying for grant funding for a resilience project that the Town deems a priority. Also present: Abbie Sherwin and Julia Maine of SMPDC.

Ms. Sherwin discussed the two types of grants available through the CRP, service provider grants and action grants. Service provider grants would help the town with technical help to enroll in the program. Action grants would help with the funding to implement climate preparedness projects.

Mrs. Chase was opposed to agreeing to any resolution. Mr. MacLeod said the program is too political and we should withdraw. We are already working with the Town's Energy Committee on climate-related issues. There are state and federal grants available if we want to do a project on our own. The Town already belongs to Southern Maine Regional Planning.

No action was taken.

c) Discussion and action on affirming the Name of the Officers and Directors for the Wells Industrial Development Corporation and authorize Drummond Woodsum to file the 2023 State of Maine Annual Report on behalf of the Wells Industrial Development Corporation.

The corporation is set up in case there are plans to develop any more land in the industrial park.

Motion by Mrs. Chase, seconded by Mr. DeFelice, to confirm the Wells Industrial Development Corporation Officers and Directors as follows for 2023:

President: John MacLeod
Treasurer: Kathleen Chase
Secretary: Timothy Roche

Directors:

John K. MacLeod III
Kathleen Chase

Scott DeFelice
Robert Foley
Timothy Roche

And to authorize Drummond Woodsum to file the 2023 State of Maine Annual Report on behalf of the Wells Industrial Development Corporation. Passed unanimously.

d) Discussion and action to accept donations and bequests.

1. **\$450.00** donation from James and Monica Brzezinski to the Town of Wells for the Fuel Assistance Program Fund.

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

e) Discussion and action on approving minutes of the February 7, 2023 Selectmen's meeting.

Motion by Mrs. Chase, seconded by Mr. DeFelice, to approve the February 7, 2023 Selectmen's meeting minutes. Passed unanimously.

NEW BUSINESS

1. Open to the Public

There were no public comments.

2. Town Manager's Report

Presented under Good News.

3. **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 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.

4. **EXECUTIVE SESSION** – To hold an executive session, pursuant to Title 1 M.R.S. §405(6)(1) for the purpose of discussing a personnel matter with the Town Manager where public discussion could be reasonably expected to cause damage to an individual or the individual's right to privacy would be violated.

Motion by Mrs. Chase, seconded by Mr. DeFelice, to enter into Executive Session pursuant to Title 1 M.R.S. §405(6)(1) for the purpose of discussing a personnel matter with the Town Manager where public discussion could be reasonably expected to cause damage to an individual or the individual's right to privacy would be violated. Passed unanimously.

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

5. Adjournment

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

Respectfully submitted,

Accepted by,



Stephen Chase
Robert Salvey

Cinndi Davidson,
Meeting Recorder