

SELECTMEN'S MEETING - TUESDAY, APRIL 4, 2023

4:30 PM – WORKSHOP – Lodging Facility Advisory Committee

Also present Town Engineer/Planner Mike Livingston, CEO Jodine Adams, Committee members Katie Kelly and Ron Avery.

Ms. Kelly described the Committee's process for reviewing applications. Special attention is paid to life safety standards. Failure to meet those standards is grounds for denying an application. Two applications are recommended for denial, and 7 facilities haven't applied to renew their licenses. The Selectmen will schedule a public hearing for April 18 to review the applications.

Thank you to the Committee for their hard work and thorough review process.

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

The budget meeting will be held on June 7, with the referendum vote on June 13. Mr. Daly reviewed historical budgets, revenues and expenditures. For FY'24, salaries, benefits, transportation and utilities are increasing, while debt service decreases with the last bond payment for the elementary school. Our state subsidy increased due to increased enrollment.

The estimated tax impact from the school budget is \$100/year on a \$500,000 home. A major project for the next few years is a turf field for the sports program.

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. Also present: Town Attorney Leah Rachin.

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

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

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). Also present: Attorney Leah Rachin, Police Chief Jo-Ann Putnam.

Motion by Mrs. Chase, seconded by Mr. DeFelice, to enter into Executive Session, pursuant to 1 M.R.S. section 405(6)(E), with the Town 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. Passed unanimously.

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

6:00 PM – SELECTMEN’S MEETING

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 Cinndi Davidson

Excused: Selectman Tim Roche

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. Also present: Attorney Rachin.

The condominium buildings are required to be 30 ft. apart, but two of the buildings did not meet that requirement. Ms. Rachin said that the consent agreement is intended to address the violations. The builder will pay a \$25,000 penalty and the Town’s legal fees, the Town will allow the buildings with the violations to remain, the temporary occupancy permit for one of the units will be converted to a permanent occupancy permit, and the builder waives the right to appeal if there are any further violations in this subdivision.

Several speakers supported the consent agreement.

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

~Discussion and action 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.

Motion by Mrs. Chase, seconded by Mr. DeFelice, to approve the 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, and authorize the Town Manager to execute the agreement. Passed unanimously.

2. Public Hearing on “Proposed Charter Amendments To Change The Office Of Town Clerk From an Elected To An Appointed Position”.

The current and previous Town Clerks recommend moving to an appointed position due to the complexity of the job, especially at election times.

There were no public comments.

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

Mr. Foley noted that, to make a charter change, 30% of the voters at the previous gubernatorial election need to vote for it. This makes it important for residents to vote at the June Town Meeting.

Motion by Mrs. Chase, seconded by Mr. DeFelice, to move the Proposed Charter Amendments Article to the certification and Warrant signing phase to be voted by secret ballot on June 13, 2023. Passed unanimously.

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.

There were no public comments.

Motion by Mrs. Chase, seconded by Mr. DeFelice, to close the Public Hearing. Passed unanimously.

Motion by Mrs. Chase, seconded by Mr. DeFelice, to move the FY’24 Municipal Budget; Financial Warrant Articles and Referendum Questions to the certification and Warrant signing phase for the June 13th, 2023 Town Meeting Ballot. Passed unanimously.

4. Public Hearing on the 2023 Beach Parking Pass Policy.

There were no public comments.

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

Motion by Mrs. Chase, seconded by Mr. DeFelice, to approve the 2023 Beach Parking Pass Policy. Passed unanimously.

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)

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. Las Olas Maine LLC, dba: Las Olas Taqueria, 1517 Post 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

~Marybeth Pordon has been selected as Deputy Town Clerk/Office Manager of the Clerk's Office. She has extensive experience in several municipalities.

~According to the ACOE, the planned dredge will replenish the sand on both beaches.

~The Route One Corridor Study is making progress. The next meeting with technical staff will be June 6 and there will be a presentation to the Selectmen. Stakeholders' meetings are also planned.

~Repairs to the Library are proceeding well. The target date to reopen is April 10.

8. Open to the Public

~Chief Putnam announced a drug take-back day on April 22 from 10 AM-2 PM at the Public Safety Building. Unwanted/expired medications will be disposed of safely.

~On April 29, there will be a softball game at 3 PM between the Public Safety employees and Wells-Ogunquit Little League volunteers. Proceeds support the Little League.

~The Maine Coast Marathon weekend is May 6-7 with a full marathon, half marathon and 5K. The routes will be posted and neighbors will receive advance notice. The course will be certified to qualify for the Boston Marathon.

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 April 4, 2023 in the amount of \$931,150.66, and the General Assistance Warrant dated April 4, 2023 in the amount of \$2,630.42. Passed unanimously.

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

- a) Discussion and action on Harbor Roof Replacement bid award.

Ken Lowell discussed the 6 bids submitted. All the bids were close, and Almighty Home Construction included the price of deck replacement in their bid. The lowest bidder is out of state and was difficult to reach.

Motion by Mrs. Chase, seconded by Mr. DeFelice, to award the Harbor Roof Replacement Bid to Almighty Home Construction in the amount of \$28,607.52. Passed unanimously.

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. Also present Fire Chief Mark Dupuis.

We have had difficulty selling the truck nationally and considered selling it locally. Kennebunk is waiting 2 years for their new truck and would like to purchase Tower 6. If we had a mutual aid call our firefighters already know how to operate it. The \$50,000 will cover the cost of recent repairs. The truck is winter-proofed and stored inside at Station 2.

Motion by Mrs. Chase, seconded by Mr. DeFelice, to approve the sale of the 2000 Pierce Aerial (Tower 6) Ladder Truck for \$50,000 to the Town of Kennebunk. Passed unanimously.

c) Discussion and action to schedule a public hearing to review a Lodging License application for Carriage House Motel, Cottages & Suites, LLC.

Motion by Mrs. Chase, seconded by Mr. DeFelice, to schedule a public hearing on April 18, 2023 at 6PM, 208 Sanford Road, in the Littlefield Meeting Room to review a Lodging License application for Carriage House Motel, Cottages & Suites, LLC. Passed unanimously.

d) Discussion and action to schedule a public hearing to review annual lodging license applications.

Motion by Mrs. Chase, seconded by Mr. DeFelice, to schedule a public hearing on April 18, 2023 at 6PM, 208 Sanford Road, in the Littlefield Meeting Room to review annual Lodging License applications. Passed unanimously.

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

i. Resignation of Robert Hobbs from the Harbor Advisory Committee

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

ii. Appointment of Derek Peters as a Regular Member to the Harbor Advisory Committee

Motion by Mrs. Chase, seconded by Mr. DeFelice, to appoint Derek Peters as a Regular Member to the Harbor Advisory Committee. Passed unanimously.

f) Discussion and action on approving minutes of the March 21, 2023 Selectmen's Special and Regular meeting.

Motion by Mrs. Chase, seconded by Mr. DeFelice, to approve the March 21, 2023 Selectmen’s (Special and Regular) meeting minutes. Passed unanimously.

NEW BUSINESS

1. Open to the Public

~Jodie Sanborn reported on the April 22 Wells Beach Clean-up starting at 10 AM. The contact person is Dispatcher Sondra.

2. Town Manager’s Report

~The Code Office and Planning Office are experiencing a heavy workload. We are considering having open to the public hours from 8 AM to 3 PM, and leaving the rest of the day free for office work. Handling remodeling and additions is taking a huge amount of staff time. There is a new position on the warrant and we hope the voters will approve it.

~There is a vacancy in the Finance Office with Marybeth moving to the Clerk’s Office. We have also posted an ad for the Deputy Director position at Public Works.

~We are posting the Newhall Bridge replacement over Green Brook project.

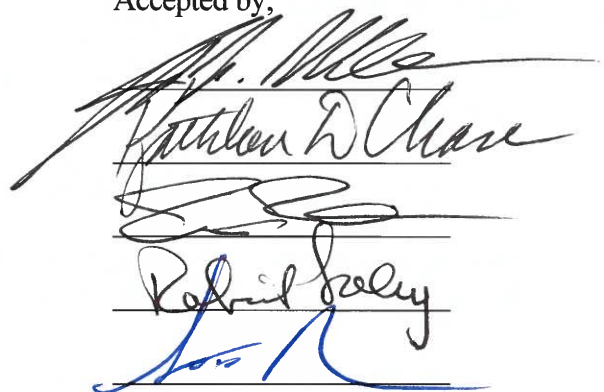
~Members of the public have asked about organizing a road-side trash pick-up. Anyone interested should contact the Public Works Dept. We will provide them with supplies and ensure their safety.

3. Adjournment

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

Respectfully submitted,

Accepted by,



The block contains three handwritten signatures in blue ink. The first signature is 'Kathleen D. Chase', the second is 'Robert J. DeFelice', and the third is a signature that appears to be 'John R. ...'. Each signature is written over a horizontal line.

Cinndi Davidson,
Meeting Recorder