

SELECTMEN'S MEETING – TUESDAY, MAY 16, 2023

5:50 PM – INTERVIEWS FOR VARIOUS BOARDS AND COMMITTEES

- **David MacKenzie:** Comprehensive Plan Update Committee

6:00 PM – SELECTMEN'S MEETING

Pledge of Allegiance

Condolences to the family and friends of Russ Markgren who passed away recently. Russ has been a Wells resident since 1987 and was active in many community organizations and projects. He will be missed.

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. Informational Public Hearing on the FY'24 Municipal Budget and Warrant Articles.

We are asking to fill several new positions: Code Enforcement Officer, Assistant Fire Chief, dispatchers, police officers, firefighter/paramedics, plus additional hours for Assessing and the Library. We are asking the voters for budget support to continue meeting the community's needs. A number of capital projects are underway. Revenues are expected to increase over last year.

Public comment was solicited.

There was a request for a third lane on Route One extending from 9B to Wells Highlands, particularly with a new liquor store and cannabis dispensary in that neighborhood. Additional signage is needed at the 4-way stop on Wells Highlands, as drivers often ignore the stop signs. At the end of snow plowing season, can the plows come back and smooth out the soil that was piled up during plowing?

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

2. Public Hearing to receive public comments on the proposed Ordinance to Authorize the Issuance of Bonds in the Principal amount of \$2,250,000.

There were no public comments.

Motion by Mrs. Chase, seconded by Mr. DeFelice, to close the public hearing and authorize the Town Manager to issue general obligation bonds or notes in a principal amount not to exceed \$2,250,000 for the purpose of funding costs of infrastructure projects for the repair and improvement of the Charles West bridge on Bragdon Road, Bragdon Road culvert, the Newhall Road bridge, and the Coles Hill Road bridge, with remaining funds to be applied to the Drakes Island bridge project. Passed unanimously.

We expect the interest rate to be 4 ½ %. We don't have the money in undesignated surplus to fund the bond projects. This bond was approved by the voters at the last Town Meeting.

3. Public Hearing to review annual Lodging License Applications.

CEO Jodine Adams reported on the status of the facilities. At Ne'r Beach the fire alarm monitoring system has been installed, an as-built plan has been submitted, fire wall separations have been installed and all the required work has been completed.

Mr. Foley asked about the Majestic Regency; all requirements have been satisfied.

There were no public comments.

Motion by Mrs. Chase, seconded by Mr. DeFelice, to close the public hearing and grant the licenses for the following: Barefoot Cottages #1, Barefoot Cottages #2, The Beaches, Coast Village Inn & Cottages, Cottage in the Lane, Harborside Condominium Motel (20 units), Harborview Cottages and Condo, Haven by the Sea, Majestic Regency, Ne'r Beach Motel, Seaglass Village Condo Association, Seal Harbor Resort, Seaside Cottages, USA Inn, Wellington Manor Motel, Wells Hotel (Hampton Inn). Passed unanimously.

4. Richard Scott Ellis, dba: Bitter End, 2118 Post Road, Wells, application for a full-time Malt, Wine and Spirits Liquor License. (R)

There was no public comment.

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

5. Richard Scott Ellis, dba: Bitter End, 2118 Post Road, Wells, application for a Special Entertainment Permit. (R)

There was no public comment.

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

6. Trailblazers Inc., dba: Trailblazers Family Club, 102 Bills Lane, Wells, application for a full-time Malt, Wine and Spirits Liquor License. (R)

There was no public comment.

Motion by Mrs. Chase, seconded by Mr. DeFelice, to close the public hearing and grant the license. Passed 4-0-1 with Mrs. Chase abstaining.

7. Trailblazers Inc., dba: Trailblazers Family Club, 102 Bills Lane, Wells, application for a Special Entertainment Permit. (R)

There was no public comment.

Motion by Mrs. Chase, seconded by Mr. DeFelice, to close the public hearing and grant the permit. Passed 4-0-1 with Mrs. Chase abstaining.

8. Tudisco Corporation, dba: The Bull n Claw Restaurant, 2270 Post Road, Wells, application for a full-time Malt, Wine and Spirits Liquor License. (R)

There was no public comment.

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

9. Philip Breton, dba: Breton's Charters, LLC, 68 Summerset Street, Wells, application for a Commercial Recreation Business License. (R)

There was no public comment.

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

10. Daniel Durgin, dba: Sea-Gar Charters, 17 Clifford Lane, Wells, application for a Commercial Recreation Business License. (R)

There was no public comment.

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

11. Good News

~Mr. Pardue thanked all the employees for the great work they are doing, especially during a busy season.

~Mrs. Chase reported that the boys lacrosse team is having a wonderful season.

~The yellow tulips are blooming all over town. Mr. DeFelice thanked everyone who participated in the dog walk to raise money for the tulip project. Mr. Pardue will be playing in the Yellow Tulip Golf Tournament next Monday.

~Ms. Kelley reported on the Memorial Day parade, Monday, May 29. Veterans, those currently serving and the gold star families should meet in the Town Hall parking lot at 8:30 to ride the trolley. The parade begins at 9 and proceeds to Ocean View Cemetery.

12. Open to the Public

~Can the State lower the speed limit at the south end of Route One? It's 25 MPH in Ogunquit and jumps to 40 at the Wells town line. People leave gouges and skid marks in the pavement—makes the road look messy and dangerous.

~Transfer Station stickers were purchased before the public hearing. Does public input matter?

Mr. Foley said the Transfer Station decisions were made last fall. The second public hearing held recently was to discuss where the stickers would be placed, since there are also beach stickers, car registrations, workplace parking stickers all competing for space on the windshield.

13. Department Updates

Steve Merrill, WEMS Director, presented an overview which includes meetings with the other emergency responders, forming new committees and starting a continuing education program. The new QA program reviews every call. The call volume has been increasing in the past 3 years. Thanks to Wells PD for the use of a cruiser during the marathon recently. It was used for emergency patient transport, and the individual was released from the hospital the following day. Mr. Pardue said there is great collaboration with the Wells and Ogunquit emergency responders. Mr. Merrill has signed the letter accepting the full-time director position.

Library Director Cindy Appleby was delighted to report that the Library has reopened after a 9 week closure to repair flood damage. Staff did an amazing job in the interim. Story Time was moved to Parks & Recreation. The circulation desk operations were moved into the community room and curbside delivery was provided. The French Club and Fiber Arts group were relocated throughout the community. Library staff shelved all the books once the new shelving was installed. Ken Lowell coordinated the work of all the contractors to install the new circulation desk. There is a Young Adult Advisory Board and the YA area has been renovated. The Trustees are hosting an Open House on Saturday, June 3 from 10 AM-Noon, ribbon cutting at 10:30. The summer program starts June 17.

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 May 16, 2023 in the amount of \$2,932,831.68, and the General Assistance Warrant dated May 16, 2023 in the amount of \$939.99. Passed unanimously.

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

a) Discussion and action to approve a funding request from Wells Emergency Medical Services to purchase protective equipment for EMS responders. Also present: WEMS Director Steve Merrill.

Our EMS units do not have protective equipment. During the school shooting hoax in Sanford, the Waterboro EMS was able to lend us vests. The frequency of school events and domestic violence calls is increasing, and our personnel need protection. Ideally there would be 3 sets of equipment on each ambulance. WEMS is requesting \$16,766.36 for vests, armored plates and helmets.

Motion by Mrs. Chase, seconded by Mr. DeFelice, to approve the Wells Emergency Medical Services request for the purchase of protective equipment in the amount of \$16,766.36 and authorize the Town Manager to pay the shipping costs. Passed unanimously.

b) Discussion and action on Bid Award for the Merriland River Bridge Replacement project on Bragdon Road. Also present PWD Carol Murray.

The culvert carrying Bragdon Road over the Merriland River has seriously deteriorated. CMA Engineers has designed a replacement to MDOT standards and 3 bids were received.

Shaw Brothers	\$777,773
Wyman & Simpson	\$872,600
New England Infrastructure	\$949,648

The recommendation is to award the bid to Shaw Brothers. Bragdon Road will have to be closed for 75 days to complete the work. Detour information will be provided well in advance.

Motion by Mrs. Chase, seconded by Mr. DeFelice, to award the bid for replacement of the Merriland River Bridge on Bragdon Road to Shaw Brothers in the amount of \$777,773.00. Passed unanimously.

c) Discussion and action on Bid Award for the Newhall Road Bridge Replacement project.

Damage to this bridge appeared in 2020 and emergency repairs were made. The bridge was reopened with a 13 ton weight limit. DuBois & King conducted preliminary studies and prepared the bid package. Three bids were received.

CPM Construction	\$682,860
Wyman & Simpson	\$894,000
New England Infrastructure	\$1,455,402

Ms. Murray and DuBois & King recommend awarding the bid to CPM Construction. The bridge will be taken out of service for 7 calendar days and the crews will work 24 hours/day. The penalty is \$1,000 per hour for each hour the work exceeds 7 days. Pedestrian access will be provided for the family during construction. We have received stream crossing grants from DEP for the project.

Motion by Mrs. Chase, seconded by Mr. DeFelice, to award the bid for replacement of the Newhall Road Bridge to CPM Construction for \$682,860. Passed unanimously.

d) Discussion and action to approve Quitclaim Deeds for the following property that had a foreclosure date of March 16, 2023. The 60-day buyback period for the property ends May 16, 2023.

- Lepore, Jill and Kevin. Property is known as parcel number 0105/143-000. Payment was received to pay FY 21 and FY 22 on May 10, 2023. Quitclaim deed releases lien filed in book/page 18804/328.

Motion by Mrs. Chase, seconded by Mr. DeFelice, that the Board approve and sign the Quitclaim Deed to release the lien on the property listed above. Passed unanimously.

e) Discussion and action on certifying the 2023 Warrant and Notice of Election calling for the Wells – Ogunquit Community School District #18 Budget Validation Referendum.

Motion by Mrs. Chase, seconded by Mr. DeFelice, to certify the 2023 Warrant and Notice of Election calling for the Wells – Ogunquit Community School District #18 Budget Validation Referendum. Passed unanimously.

f) Discussion and action to accept Donations and Bequests.

1. \$1,760.00 distribution of MCF (Maine Community Foundation) endowments from the Wells Public Library Foundation Inc. to the Wells Public Library.

2. \$50.00 donation from Dianne Taylor to the Wells Public Library.

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

g) Discussion and action to approve minutes of the May 2, 2023 Selectmen's meeting.

Motion by Mrs. Chase, seconded by Mr. DeFelice, to approve the May 2, 2023 Selectmen's meeting minutes. Passed unanimously.

NEW BUSINESS

1. Open to the Public

~There were questions about the Comprehensive Plan and how new construction projects are meeting the standards. There is one vacancy on the Committee and interested residents were encouraged to apply.

~The intersection of Route One with 9B and the Mobil Station needs some attention. Making a left turn into Wells Highlands is difficult with oncoming traffic. Signage and speed limits are needed.

2. Town Manager's Report

~Route 109 will have rumble strips at El Velvel Circle-Kennebunk Road to increase safety.

~Staff training will be held on June 5-6 by Dirigo Safety to deal with de-escalation of volatile customers. The General Office will be closed that evening.

~The revaluation is going well.

~Taxes are due by May 22 to avoid interest. People are encouraged to use the online platform to buy stickers.

~Harbor Master Mike Yorke is researching grants for a new pier and dock system.

~We are researching a new well system for Parks & Recreation.

~DPW has 280 miles of road with brush to clear due to the storm damage.

~The Town Clerk's office will be open until 6 PM on the evenings when the Selectmen are meeting, except for the June 6 training session.

~Dredge update: we need the governor's approval to take temporary easements by eminent domain.

~DPW staffing: there is a foreman with 4 equipment operators. The department has one vacancy. One employee is returning from a medical leave. The department is busy with preparing the beach, roadside cleanup and drainage problems. They would like to add a part-time assistant in the office to cover the phones. There is a meeting with FEMA tomorrow to review the storm damage related projects.

~There will be a safety audit of the departments tomorrow.

3. **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. 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 appoint David MacKenzie to the Comprehensive Plan Update Committee. Passed unanimously.

5. Adjournment

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

Respectfully submitted,

Accepted by,

The image shows three handwritten signatures on a set of three horizontal lines. The top signature is in black ink and appears to be 'Kathleen D. Chase'. The middle signature is in black ink and is less legible. The bottom signature is in blue ink and appears to be 'Robert DeFelice'.

Cinndi Davidson,
Meeting Recorder