

SELECTMEN'S MEETING - TUESDAY, JUNE 20, 2023

5:15 PM – EXECUTIVE SESSION - To hold an executive session, pursuant to 1 M.R.S. section 405(6)(E), to consult with the Town Attorney regarding beach use.

5:50 PM – INTERVIEWS FOR VARIOUS BOARDS AND COMMITTEES

- Robert Arnold – WEMS Board term renewal

6:00 PM – SELECTMEN'S MEETING

Pledge of Allegiance

MUNICIPAL OFFICERS WORKSHOP / BUSINESS / PUBLIC HEARINGS

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

1. Welcome to new Board member Jim Smith.
2. Annual Election of Officers to the Board of Selectmen - Chair & Vice Chair.

Motion by Mrs. Chase, seconded by Mr. DeFelice, to nominate Mr. MacLeod as Chairman. Passed 4-0-1 with Mr. MacLeod abstaining.

Motion by Mr. DeFelice, seconded by Mr. Foley, to nominate Mrs. Chase as Vice Chairman. Passed unanimously.

3. Public Hearing on Annual Lodging License Applications.

There were no public comments.

Motion by Mrs. Chase, seconded by Mr. DeFelice, to close the public hearing and grant the following lodging licenses as recommended by the Lodging Facility Advisory Committee:

Primrose - 42 Harbor Road
Point East - 1801 Post Road
Anchor Inn - 424 Post Road
Summerscape Cottages - 91 College Drive
Ocean Haven Condos - 1985 Post Road
East Winds Condos - 371 Mile Road
New Harborview - 1061 Post Road
Webhannet by the Sea - 265 Webhannet Drive
Ocean Dunes - 79 Ocean Avenue

The motion passed unanimously.

4. Matthew Burke, 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.

5. Good News

~Cindy Appleby reports that 114 adults, 155 kids and 71 teens have signed up for the summer reading program.

~Staff have been working on fundamentals for a high performing culture. This will be the basis for our mission statement. Many items have already been addressed.

~The revaluation process is going well. The target date is September.

~Two firefighters have graduated with additional certifications. The Department has had 842 runs, on target with last year, and WEMS is ahead of last year.

~The Shellfish Lab opens Saturday. A Portland TV station will be doing a story.

~Human Resources has approved an onboarding process for staff.

~Mr. MacLeod thanked the election staff and volunteers for a good job at Town Meeting. Everything went smoothly.

6. Open to the Public

Chief Dupuis discussed the fire last week. The Department received mutual aid from Ogunquit, Kennebunk, Kennebunkport, Sanford, South Berwick, Arundel and Biddeford. Wells PD, Wells Dispatch, WEMS, DPW and the Code Office also assisted. The teamwork was impressive and we appreciate everyone's efforts.

7. Department Updates-Tina LeBlanc, Parks & Recreation Director

Summer day camp has started despite the weather. There are 200 kids enrolled and they have a wait list. They offer 110 programs and would add more if they could hire additional staff. The new playground should be ready next week, then the activity center playground will be installed. The two new vans are much safer and staff is happy with them. The new well project has gone out to bid. Registration for the before and after school program started in May for the coming year.

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 June 20, 2023 in the amount of \$1,517,947.39, and the General Assistance Warrant dated June 20, 2023 in the amount of \$2,518.94. Passed unanimously.

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

a) Discussion and action on a Proposed Change Order for the Bragdon Road over the Merriland River Bridge Replacement Project.

PWD Carol Murray said that Shaw Brothers was the low bidder and they have ordered all the materials. One item won't be delivered until after the time for the ACOE's permit to work in the water. That window is September 30-July 15 when no work can be done in the water because of the fish. Shaw Brothers would like to do the project and offered to increase their labor, materials and equipment cost by 5% to do the work next year. DEP agreed to extending the grant and increasing the amount. Shaw can store and move the box culvert for \$9500 and their crane can handle it. The total change order will be \$37,500 and Shaw Brothers is still the low bidder.

Motion by Mrs. Chase, seconded by Mr. DeFelice, to approve and accept the Change Order in the amount of \$37,500 for the Bragdon Road over the Merriland River Bridge Replacement Project. Passed unanimously.

b) Discussion and action to adopt the annual Disbursement Warrant Policy.

Motion by Mrs. Chase, seconded by Mr. DeFelice, to adopt the annual Disbursement Warrant Policy. Passed unanimously.

c) Discussion of the Select Board's Goals, Objectives, and Strategic Initiatives for the upcoming Fiscal Year.

Mr. MacLeod said that the Town has gone through the pandemic and a recent management change. The Board should review pending projects and prioritize them.

~Social media use is increasing, but our web site is not user friendly. A meeting with Civic Plus is scheduled for August 2 to consider web site improvements.

~We have a larger tree budget and should be planning now for next winter, including cleaning up around the CMP lines.

~Status reports can be prepared for the public on projects they approved at Town Meeting.

~Communication between the Lodging Committee and the departments involved can be improved. Online business applications would be helpful.

~The new light at Route 9 is much better, no more traffic backups. Can we get more of them in town?

~Can we have footbridges from the harbor to the beaches and give people more access?

~The dune at Drakes Island is badly eroded and should be stabilized.

~The Eastern Trail project should be prioritized.

- ~The Transfer Station policies should be reviewed each year.
- ~A long range study of town facilities is proposed: Town Hall, DPW, Fire Station #2.
- ~The Route One corridor study is underway. Arrows for turning lanes will be considered.

d) Discussion on Permit Fee Structures and Enterprise Fund Options. Also present: Chief Code Enforcement Officer Jodine Adams and Town Planner / Engineer Michael Livingston.

Our fees for building permits and applications are much lower than other municipalities. Revenues do not cover the costs of the Code and Planning Departments. The 2024 budget has a revenue vs. cost shortfall of (\$627,639). Fees have not been raised since 2010. Three options for establishing an enterprise fund and setting fees were proposed. An advantage is that the cost of services would be paid by the users, not the general public, and revenue would increase. The ordinance chapter 67 Enterprise Funds can be changed by the Selectmen after a public hearing and does not have to go to Town Meeting. Fees are regulated by the Selectmen.

Tables of residential permit fees were reviewed. Our fees are based on square footage, not the dwelling's value. Fees for new construction and projects can be increased significantly and we would still have the lowest fees in this area.

Mr. MacLeod thanked the Budget Committee for bringing this to everyone's attention. Mr. Foley said fines should be reviewed too. In addition to new construction, the Code Office also deals with inspections and violations.

e) Discussion and action on Select Board Committee Assignments.

Mrs. Chase and Mr. Foley are happy with their current assignments. Mr. Smith is taking over Mr. Roche's assignments, as well as the Eastern Trail Management District and the Comprehensive Plan Update Committee. Mr. DeFelice is stepping down from the CPUC and Mr. MacLeod is stepping down from the Eastern Trail Management District.

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

i. Annual Position Appointments.

Motion by Mrs. Chase, seconded by Mr. DeFelice, to approve the annual position appointments as required by the State of Maine. Passed unanimously.

g) Discussion and action to accept Donations and Bequests.

1. **\$3,000.00** donation from Noah Pease and the Rinaldi Foundation to Wells Parks and Recreation for the Camp Scholarship Fund.

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

- h) Discussion and action to approve minutes of the June 6, 2023, Selectmen’s meeting.

Motion by Mrs. Chase, seconded by Mr. DeFelice, to approve the June 6, 2023, Selectmen’s meeting minutes. Passed 4-0-1 with Mr. Smith abstaining.

NEW BUSINESS

- 1. Open to the Public

There were no public comments.

- 2. Town Manager’s Report

Reported under Good News.

- 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 reappoint Robert Arnold to the WEMS Board. Passed unanimously.

- 5. Adjournment

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

Respectfully submitted,

Accepted by,

Cinndi Davidson,
Meeting Recorder

