

## **SELECTMEN'S MEETING - TUESDAY, JULY 5, 2022**

### **5:00 PM – Interviews for the Shellfish Conservation Commission**

- Brandon Colbeth
- James Gagne
- Charles Brown, Jr.

### **5:10 PM – WORKSHOP with the Waste Management Advisory Committee on recommendations for Household Waste**

Steve Koeninger, Chair of the Committee, presented their recommendations. The three bag sizes could be discontinued in favor of the 33-gallon orange bags, with a cost increase from \$2.10 to \$4.50 per bag. The average 33-gallon bag weighs 23 lbs. and we are charged \$115 per ton for disposal. The annual deficit for 2021 was \$181,000. The current contract is not favorable to the Town and is due for renewal in 2024. Town Attorney Leah Rachin should review it and comment. The Board asked Mr. Giroux to write to Casella and confirm that we are getting a discounted rate on hauling and tipping. The Town has a permit from DEP to own the facility and can hire someone to manage it.

There is a recommendation to prohibit commercial entities from dumping leaves, grass and brush. There are alternative disposal sites in Eliot and Sanford. Prohibiting the commercial entities would reserve that section of the Transfer Station for homeowners and extend the time between removal and disposal. Mr. MacLeod said he will abstain from any votes on this matter.

Transfer station stickers were proposed, similar to the beach parking stickers, for taxpayers. The staff would be able to identify authorized users and make sure people from other towns are not dumping here. Residents would also be charged for disposing of grass and leaves. A program for food waste composting was considered, as this would considerably reduce the amount of solid waste. An out-of-town contractor working for a client in Wells could get a temporary permit to dispose of construction demo.

The consensus was to conduct another workshop and review the figures, prior to a public hearing on amending the solid waste ordinance. PWD representative Paula Green said the urgency is that our bag supply is running low. The decision was to reorder only the 33-gallon size.

### **6:00 PM – SELECTMEN'S MEETING**

Present: Vice Chairman John MacLeod, Selectmen Kathy Chase, Scott DeFelice, Tim Roche and Bob Foley, Interim Town Manager Bill Giroux, Meeting Recorder Cinndi Davidson.

### **MUNICIPAL OFFICERS WORKSHOP / BUSINESS / PUBLIC HEARINGS**

1. Annual Election of Officers to the Board of Selectmen - Chair & Vice Chair.

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

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

2. Public Hearing on Lodging License application for The Beach Rose Inn.

Priti Patel, owner/manager, was present.

There were no public comments.

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

Mrs. Chase said that any license renewals should have the same conditions that were recently imposed on other lodging facilities. The conditions in the June 21 minutes were read into the record. Mr. DeFelice asked how the Board can change requirements since there are no complaints about this facility and this is a new owner applying for a license. Attorney Rachin and Mr. Giroux said the Board can place reasonable conditions on a license.

Since the Beach Rose is a small facility without an office, 24/7 on site management isn't required as long as someone is on call for emergencies. The condition in the June 21 minutes about working with the CEO and Fire Chief to correct violations applies only to the Majestic Regency.

~24/7 on site management and/or on call availability for emergencies is required.

~24/7 security is not required.

~Security training and availability of mental health services are strongly encouraged.

~The registry of guests must be available for inspection at any time by Town officials.

~There may be unannounced safety inspections.

~A disruptive guest, as determined by management or Wells PD, must leave and cannot return to that facility or any other in Wells owned by the same manager/organization.

~Units may be occupied only as temporary accommodations and not as long-term residences.

~Opening and closing dates will follow the site plan approval.

Motion by Mrs. Chase, seconded by Mr. DeFelice, to grant the license with the conditions as revised. Passed unanimously.

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

There were no public comments.

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

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

There were no public comments.

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

5. Mark Segal, dba: Gravy, 231 Post Road, Wells, application for a full-time Malt, Wine and Spirits Liquor License. (N)

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. Mark Segal, dba: Gravy, 231 Post Road, Wells, application for a Special Entertainment Permit. (N)

There were no public comments.

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

7. Dennis and Whitney McMahon, dba: Captain Satch, 793 Morrills Mills Road, North Berwick, application for a Commercial Recreation Business 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.

8. Town Manager's report

Mr. Giroux asked Chief Dupuis to discuss used ladder trucks. The trade in price for our truck is \$30,000. The Chief proposes an alternative, selling the truck to a company that deals with used apparatus. We could get a better price, but we would have to hold onto the truck until the company sells it (risking that it is never sold), and the company gets a 10% commission for handling the sale. The truck still has value but it gets a lot of use here and needs frequent repairs. A department that isn't as busy as Wells could still find it useful.

9. 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 July 5, 2022 in the amount of \$1,091,483.91, and the General Assistance Warrant dated July 5, 2022 in the amount of \$759.75. Passed unanimously.

2. Update, discussion and action on Committees, Projects, Issues, Purchases and Personnel
  - a) Discussion and action on bid award for Revaluation of Property.

Vision currently provides our assessor's software. The budget for the revaluation is \$300,000. Most towns also use a third-party overseer to audit, which would cost \$7,000-10,000. The recommendation is to award the bid to Vision.

Motion by Mrs. Chase, seconded by Mr. DeFelice, to award the Revaluation of Property bid to Vision Government Solutions for an amount up to \$300,000 and authorize the Town Manager to sign the contract and to expend other budgeted funds as needed for the Revaluation project. Passed unanimously.

- b) Discussion and action on grant funding for municipal energy-saving projects. Also present were Beth Widmayer, Chair of the Energy Committee, and Karina Graeter from SMPDC.

Grants up to \$50,000 are available through the Community Resilience Partnership to help municipalities with energy-saving projects. Once a community enrolls in the program, there are no further obligations. This makes it possible to apply for cost saving and energy saving grants. SMPDC is awarded \$10,000 per community to assist us with grant applications and serve as a "grants provider/administrator". Some rebates are also available in addition to the grants. The Committee is considering projects to upgrade lighting and heating systems in Town-owned buildings. The Board of Selectmen will review and approve grant applications and write a letter of support.

Motion by Mrs. Chase, seconded by Mr. DeFelice, to sign the letter of intent with CRP. Passed unanimously.

- c) Discussion and action on purchase of a Pumper Truck for the Fire Department.

Fire Chief Mark Dupuis discussed the options and cost of a new pumper. We received a bid for \$748,546, less a \$20,000 trade in allowance, and we can expect delivery this fall. He advised not opting for the independent front suspension because of the extra cost and the delay in taking delivery. This would not affect the operation of the truck. There are options for 3, 5 or 7 year leases and he recommends the 5 year lease. The lease is actually a payment to own the truck, and at the end of 5 years we keep the truck. The lease comes out of Operations, not the CIP reserve. The plan is to move Engine #7 to the substation, and store #3 at High Pine.

Motion by Mrs. Chase, seconded by Mr. Roche, to approve the purchase of a Pumper Truck for the Fire Department for up to \$748,546.00 and authorize the Town Manager to sign the contract, including the 5 year lease. Passed unanimously.

- d) Discussion and action to authorize the Town Clerk to grant an extension for liquor license which has expired and is scheduled for a public hearing at the next Selectmen's meeting.

Motion by Mrs. Chase, seconded by Mr. DeFelice, to authorize the Town Clerk to grant an extension for a liquor license which has expired and is scheduled for a public hearing at the next Selectmen's meeting. Passed unanimously

- e) Discussion and action to authorize the Town Clerk to sign applications for Special Permits for Catering Privileges.

Motion by Mrs. Chase, seconded by Mr. DeFelice, to authorize the Town Clerk to sign applications for Special Permits for Catering Privileges. Passed unanimously.

f) Discussion and action on Select Board Committee Assignments

Mr. DeFelice will take over Sean Roche’s committee assignments. Mr. MacLeod will take over the Recreation Commission.

Kathy Chase	<ul style="list-style-type: none"> <li>• Budget Committee</li> <li>• Economic Development Committee</li> <li>• Personnel Advisory Committee</li> <li>• Recycling Committee</li> </ul>
Scott DeFelice	<ul style="list-style-type: none"> <li>• Budget Committee</li> <li>• Chamber of Commerce</li> <li>• CIP Committee</li> <li>• Comprehensive Plan Update Committee</li> <li>• Energy Committee</li> <li>• Lodging Facilities Advisory Committee</li> </ul>
Robert Foley	<ul style="list-style-type: none"> <li>• Harbor Advisory Committee</li> <li>• Ordinance Review Committee</li> <li>• Piping Plover Committee</li> <li>• Shellfish Conservation Commission</li> <li>• Wells Reserve</li> </ul>
John MacLeod	<ul style="list-style-type: none"> <li>• Comprehensive Plan Update Committee</li> <li>• Eastern Trail Management District</li> <li>• Wells Emergency Medical Services</li> <li>• Recreation Commission</li> </ul>
Tim Roche	<ul style="list-style-type: none"> <li>• Cable Access Advisory Committee</li> <li>• Cable Regulatory Commission</li> <li>• Historic Preservation Committee</li> <li>• Library Liaison</li> <li>• SMRPC Advisory Committee</li> </ul>

g) Discussion and action to increase the mileage from the current rate of \$0.585 to the new federal rate of \$0.625.

Motion by Mrs. Chase, seconded by Mr. DeFelice, to increase the mileage rate. Passed unanimously.

h) Discussion and action on casting the Select Board vote on the Ballot for Election to MMA’s Legislative Policy Committee.

Motion by Mr. MacLeod, seconded by Mr. Roche, to cast the Select Board vote for the names of William Ward and Dwayne Morin to the MMA Legislative Policy Committee. Passed unanimously.

i) Discussion and action to accept donations and bequests:

1. \$58.00 from Various Library Users to the Wells Public Library.
2. \$2,375.00 from Friends Supporting Wells Public Library 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.

j) Discussion and action on approving minutes of the June 21, 2022 Selectmen's meeting.

Motion by Mrs. Chase, seconded by Mr. Roche, to approve the June 21, 2022 Selectmen's meeting minutes. Passed 4-0-1 with Mr. DeFelice abstaining.

## **NEW BUSINESS**

1. Open to the Public

There were no public comments.

2. Good News

~Congratulations to Wells Fire Department for assisting a family. A mobile home was destroyed and the couple and their dog barely escaped. Firefighters returned to the scene and eventually were able to recover 2 wedding rings.

~Thanks to the Animal Control Officer for taking care of an injured bird found by some children. She thought the bird would survive and took it to the York Wildlife Center for treatment.

~Congratulations to Selectman Roche on the birth of his grandson.

~Summer is here and it's great having visitors back in Town. Please be patient with the employees in restaurants and stores when things are busy.

3. **EXECUTIVE SESSION:** To discuss the applicants to various 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 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 committees.

Motion by Mrs. Chase, seconded by Mr. DeFelice, to appoint Brandon Colbeth, James Gagne and Charles Brown, Jr. to the Shellfish Conservation Commission. Passed unanimously .

5. **EXECUTIVE SESSION:** To discuss the marina lease, pursuant to 1 M.R.S. § 405(6)(C).

Motion by Mrs. Chase, seconded by Mr. DeFelice, to go into Executive Session to discuss the marina lease, pursuant to 1 M.R.S. § 405(6)(C). Passed unanimously.

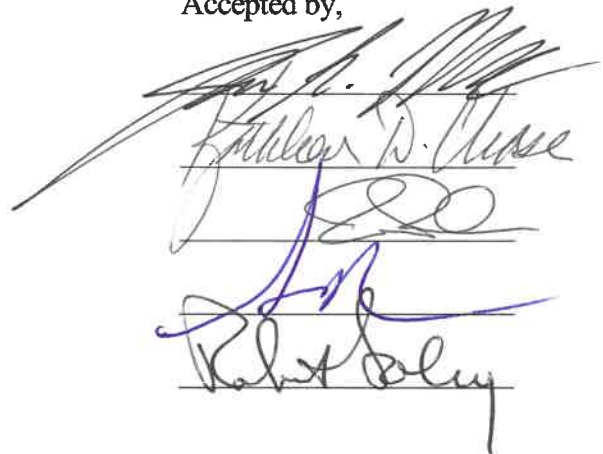
Motion by Mrs. Chase, seconded by Mr. DeFelice, to come out of Executive Session. Passed unanimously.

6. Adjournment

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

Respectfully submitted,

Accepted by,



Bradley D. Chase  
Robert Coley

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Cinndi Davidson,  
Meeting Recorder

