

SELECTMEN'S MEETING - TUESDAY, SEPTEMBER 20, 2022

5:00 PM – EXECUTIVE SESSION with Conservation Commission on acquisition of real property, pursuant to 1 M.R.S. § 405(6)(C)

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, Tim Roche, Interim Town Manager Bill Giroux, Volunteer and Events Coordinator Rebecca Kelley, Meeting Recorder Cinndi Davidson.

1. William M. Hobbs, dba: Hobbs Harborside, 352 Harbor Road, Wells, application for a full-time Malt, Wine and Spirits, Liquor License. (R)

There were no public comments.

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

2. Deborah L. Leech, dba: Richard's Take-Out, 1732, No. Berwick Road, Wells, application for a full-time Malt and Wine Liquor License. (R)

There were no public comments.

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

3. Seaglass Village Homeowner's Association, dba: Seaglass Village Homeowner's Association, 1 Old County Road, Wells, application for a full-time Malt, Wine and Spirits, Liquor License. (R)

There were no public comments.

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

4. Seaglass Village Homeowner's Association, dba: Seaglass Village Homeowner's Association, 1 Old County Road, Wells, application for a Special Entertainment Permit. (R)

There were no public comments.

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

5. Town Manager's report. No report.
6. Open to the Public. 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 September 20, 2022 in the amount of \$873,629.86, and the General Assistance Warrant dated September 20, 2022 in the amount of \$299.60. Passed unanimously.

2. Update, discussion and action on Committees, Projects, Issues, Purchases and Personnel
 - a) FY 2022 Fourth Quarter Financial Report.

Financed Director Jodie Sanborn presented the fourth quarter report. The balance sheet increased by \$8,581,359. Second installment tax bills were due by May 30. Revenues expected in July or August were booked as Accounts Receivable. Changes in Special Reserves and Capital Reserves were due to: Mooring CIP, Harbor Park General, Beach Erosion, Harbor Dredge, Harbor Mooring, Paving, Infrastructure Bond, Town-Wide Misc., and Harbor Grant. The Beach Enterprise Fund has increased to \$330,308. The Recreation Enterprise Fund has increased to \$481,446.92. Total revenue collections are at 99.4% collected. Salary and operating expenses are at 97.8% expended. Expenses are \$954,574 below budget.

- b) Discussion and action on Fire Department Bid to replace Utility 9 Pickup Truck as approved through the FY2023 Budget Process.

Chief Dupuis contacted several local dealers for bids. Dover Chevrolet quoted \$70,204, while Hilltop Chevrolet quoted \$55,006 with delivery in January. We have \$80,000 budgeted for the truck to cover radios and lights (\$9,616) and the utility body (\$11,210). Trade in values could be considered or Harbor Master Mike Yorke might be able to use Utility 9. Mr. MacLeod said it has had extensive repairs and we should get rid of it.

Motion by Mrs. Chase, seconded by Mr. DeFelice, to award the bid to Hilltop Chevrolet in the amount of \$55,006 and approve up to \$25,000 for installation of additional equipment. Passed unanimously.

- c) Discussion and action on acceptance of an Open Space Easement and Fire Suppression Easement for Parker Ridge Subdivision.

Town Engineer/Planner discussed the two easements that were conditions of approval for the subdivision. A density bonus was granted for conveying public rights to use the walking trails in the open space. The Homeowner's Association is required to maintain the fire pond and hydrant system, and grant the Town access to the pond, hydrant and access road. Building permits will not be issued until the easements are conveyed to the Town.

Motion by Mrs. Chase, seconded by Mr. DeFelice, to accept the two easements. Passed unanimously.

d) Discussion and action to schedule a public hearing on Amendments to Appendices A-G to the General Assistance Maximums, in compliance with the State Model General Assistance Ordinance for 2022-2023.

Motion by Mrs. Chase, seconded by Mr. DeFelice, to schedule a public hearing on October 4, 2022 at 6:00PM in the Littlefield Meeting Room, 208 Sanford Road on Amendments to Appendices A-G to the General Assistance Maximums for 2022-2023. Passed unanimously.

e) Discussion and action on a request to schedule a public meeting regarding Climate Change.

Joe Hardy presented a petition asking the Board to schedule a public meeting to consider how residents can reduce greenhouse gas emissions. Options include a workshop as part of a regular Selectmen's meeting, or holding a public meeting or public hearing on another night. Mr. Giroux said there could be a public meeting with Board members attending and participating but not deliberating.

Motion by Mr. Foley, seconded by Mr. DeFelice, to ask Mr. Giroux to research times and places for a public meeting to discuss climate change with the residents. Passed 4-1 with Mrs. Chase opposed.

f) Discussion and action on ambulance purchase for Wells Emergency Medical Services.

Steve Merrill, Interim WEMS Director, discussed the costs of new ambulances and equipment. The Town approved \$260,000 for the purchase and the unit was first spec'd out at \$258,294. With cost increases the price of the ambulance is now \$264,876. In addition, the total cost for 2 stretchers is \$4,205.78 and the quote for replacing outdated communications equipment is \$12,734.60, bringing the total cost to \$281,816.38. The trade in value is \$6,000. Ms. Sanborn reported that there is \$340,000 of uncommitted funds.

Motion by Mrs. Chase, seconded by Mr. DeFelice, to set a public hearing to release and expend \$21,816.38 from the Ambulance Reserve Fund for 6 PM on October 4 in the Littlefield Meeting Room, 208 Sanford Road, and to authorize the sale of the old ambulance. Passed unanimously.

g) Discussion and action on Letter of Intent for the formation of a quasi-municipal Dredging Authority.

Several Town Managers and Boards in York and Cumberland County are interested in establishing a District to purchase and maintain dredging equipment. The County Commissioners will take a final vote on October 19. The total cost is expected to be under \$1.8 million for the dredge and support boat. Saco has agreed to host the dredge. Interested communities will sign a Letter of Intent to join a quasi-municipal Dredging Authority.

Motion by Mrs. Chase, seconded by Mr. DeFelice, to approve the Letter of Intent and authorize the Town Manager to sign the letter. Passed unanimously.

h) Discussion and action to accept donations and bequests:

1. \$200.00 donation from Eleanor Andrews and William Andrews to the Town of Wells for the Fuel Assistance Program Fund.
2. \$51.00 donation from Various Library Users to the Wells Public Library.
3. \$2,375.00 donation from Friends Supporting Wells Public Library to the Wells Public Library for 3rd Quarter Programming Budget.
4. \$450.00 donation from Wells Branch Fire Association to the Town of Wells for the Fuel Assistance Program Fund.
5. \$519.14 donation from Various Donors to the Harbor Shellfish Lab.

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

i) Discussion and action on approving minutes of the September 6, 2022 Selectmen's meeting.

Motion by Mrs. Chase, seconded by Mr. DeFelice, to approve the September 6, 2022 Selectmen's meeting minutes. Passed unanimously.

NEW BUSINESS

1. Open to the Public. There were no public comments.
2. Good News

~The Electric Vehicle Show at the Library attracted more than 300 visitors.

~Chief Putnam discussed a "Help Card" with information about important services and their phone numbers. The officers hand them out to people and the information will be on the Town's web site and Face Book. Mr. DeFelice suggested refrigerator magnets with the information.

~Homecoming will be this Friday, parade at 6 PM and the game at 7 PM. The Salute to the Veterans will be October 7. Veterans who would like to participate should contact Cindy Roche at the high school. The girls' soccer team defeated York 1-0.

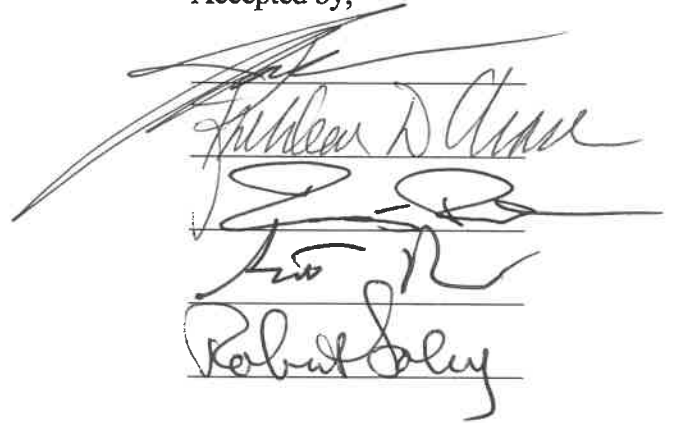
~The Wells Senior Center/Warrior Football golf tournament raised \$6,600 for the Senior Center and Veterans Honor Flights.

3. Adjournment

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

Respectfully submitted,

Accepted by,



Julian D. Chase
[Signature]
[Signature]
Robert Salvy

Cinndi Davidson,
Meeting Recorder

