

## **SELECTMEN'S MEETING - TUESDAY, OCTOBER 4, 2022**

5:00 PM – EXECUTIVE SESSION - To hold an executive session, pursuant to 1 M.R.S. § 405(6)(E), to confer with the town attorney about the Board's legal rights and duties relating to possible enforcement proceedings concerning the N'er Beach Motel located at 395 Post Road.

### **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

1. Public Hearing on amendments to Appendices A-G of the General Assistance Maximums for 2022-2023.

There were no public comments.

Motion by Mrs. Chase, seconded by Mr. DeFelice, to close the public hearing and approve the Amendments to Appendices A-G of the General Assistance Maximums for 2022-2023, in compliance with the State Model General Assistance Ordinance. Passed unanimously.

2. Senior Needs Committee of Wells and Ogunquit, 300 Post Road, Wells, application for a License to conduct a Game of Chance and Beano/Bingo.

There were no public comments.

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.

3. 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 October 4, 2022 in the amount of \$816,477.06, and the General Assistance Warrant dated October 4, 2022 in the amount of \$1,416.50. Passed unanimously.

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

## a) Discussion on Harbor related fees.

Harbor Master Mike Yorke presented a report on current Harbor fees and recommendations for price changes. Our price for slips is considerably lower than other municipalities and marinas. We charge \$300 plus \$15 per foot for a slip, and the recommended rate is \$45 per foot based on the length of the boat. An additional \$150 is charged for the hoist and bait coolers. This was not increased when we added the ice machine, so we are giving free ice. The recommendation is to add a second ice machine and charge \$2/ bucket, \$7/tote, \$20/exacta. Mr. Foley suggested a membership fee and issuing fobs to track usage. Mr. Giroux recommended publicizing the current and proposed fees and scheduling a public hearing.

Motion by Mrs. Chase, seconded by Mr. DeFelice, to schedule a public hearing on Harbor fees for November 1, 2022 at 6:00 PM in the Littlefield Meeting Room, 208 Sanford Road. Passed unanimously.

## b) Discussion and action to schedule a public hearing on the Harbor Marina Boatyard Lease.

The lease expires at the end of October and there have been discussions about an extension. The proposal is a 10-year lease with two possible 5-year extensions.

Motion by Mrs. Chase, seconded by Mr. DeFelice, to schedule a public hearing on October 18, 2022 at 6:00PM in the Littlefield Meeting Room, 208 Sanford Road on the Harbor Marina Boatyard Lease. Passed unanimously.

## c) Discussion and action on bid award for Coles Hill Bridge replacement project.

PWD Carol Murray said the design and permitting for the replacement project are underway and the project should be ready to bid in about a year. The critical need is to stabilize the stone slope where it is undermined, and to complete that work this fall. Ms. Murray held a meeting with the structural engineer and qualified contractors. The bids were:

Gorham Sand and Gravel	\$50,706
Foglio Inc.	\$51,800

Both firms can do the work in the same time frame.

After the Mothers' Day Storm. MDOT promised the Town "temporary repairs" and they would return later for a permanent repair. Ms. Murray said the temporary repair was not done well and now the slope is close to failure.

Motion by Mrs. Chase, seconded by Mr. DeFelice, to award the bid to Gorham Sand & Gravel in the amount of \$50,706 for the Coles Hill Bridge emergency slope repairs. Passed unanimously.

- d) Discussion and action on bid award for the Route One Corridor Study.

Ms. Murray said the Town is matching an MDOT program to fund a study of Route One. Five firms were sent an RFP and two submitted proposals. All members of the consultant review committee recommended VHB. The project involves extensive data gathering and several public meetings in the next year.

Motion by Mrs. Chase, seconded by Mr. DeFelice, to award the bid to VHB in the amount of \$155,000. Passed unanimously.

- e) Discussion and action to schedule a public hearing on the release of up to \$80,000 from the Ambulance Reserve Fund (0715) for the purchase of an ambulance for Wells Emergency Medical Services.

The price is higher than we originally budgeted and we have funds available in the reserve account.

Motion by Mrs. Chase, seconded by Mr. DeFelice, to schedule a public hearing on October 18, 2022 at 6:00PM in the Littlefield Meeting Room, 208 Sanford Road on the release of up to \$80,000 from the Ambulance Reserve Fund (0715) for the purchase of an ambulance for Wells Emergency Medical Services. Passed unanimously.

- f) Discussion and action on setting public hearings on Solid Waste Committee Recommendations.

A series of public hearings will be held because of the number of issues to consider: bags, sticker prices, demo, brush, recycling and food. Bag usage will increase when people are no longer separating recycling. Ms. Murray said that taking out the food waste would reduce the volume by 40%.

Motion by Mrs. Chase, seconded by Mr. DeFelice, to schedule a public hearing on October 18 at 6:00PM in the Littlefield Meeting Room, 208 Sanford Road based on the Solid Waste Committee Recommendations for bag fees, stickers and demo. Passed unanimously.

- g) Discussion and action to schedule a public meeting regarding Climate Change.

Joe Hardy asked that all Selectmen attend the meeting to exchange ideas and answer questions. No decisions or votes will be taken. Mr. Giroux will contact the Library about available dates.

Motion by Mrs. Chase, seconded by Mr. DeFelice, to table scheduling the public meeting on Climate Change. Passed unanimously.

- h) Discussion and action on bid award for painting Town Hall.

CEO Jodine Adams obtained three bids:

Valley Restoration	\$67,500
Southern Maine Painting	\$34,750
Clarke Painting	\$68,000

The building will be stained rather than painted. The drainage and icing problem in front of the building needs to be addressed and Ms. Adams will prepare an RFP. She is also working on the gutters and a roof over the fire escape.

Motion by Mrs. Chase, seconded by Mr. DeFelice, to award the bid for painting Town Hall to Southern Maine Painting for \$34,750. Passed unanimously.

i) Discussion and action on bid award for the Library Circulation Desk.

Motion by Mrs. Chase, seconded by Mr. DeFelice, to award the bid for the Library Circulation Desk to Tucker Library Interiors for \$25,991.08 and to authorize the Town Manager to approve additional funds needed, not to exceed the budgeted amount of \$30,000, for additional work required to complete the project. Passed unanimously.

j) Discussion and action regarding potential enforcement action relating to N'er Beach Motel.

Motion by Mrs. Chase, seconded by Mr. DeFelice, to authorize the Code Enforcement Officer to issue a Notice of Violation to N'er Beach Motel and to provide a Notice of a Suspension Order and/or Revocation Hearing. Passed unanimously.

Motion by Mrs. Chase, seconded by Mr. DeFelice, to schedule a public hearing on October 18 to consider whether N'er Beach Motel's lodging license should be revoked or suspended. Passed unanimously.

k) Discussion and action to approve the November 8, 2022 Special Town Meeting Warrant.

Motion by Mrs. Chase, seconded by Mr. DeFelice, to approve the November 8, 2022 Special Town Meeting Warrant. Passed unanimously.

l) Discussion and action on Updates, Personnel and Committee Assignments, Resignations and Issues.

i. Appointment of Kerri Van Schaack as Warden for the November 8, 2022 Special Town Meeting and General Election.

Motion by Mrs. Chase, seconded by Mr. DeFelice, to appoint Kerri Van Schaack as Warden for the November 8, 2022 Special Town Meeting and General Election. Passed unanimously.

ii. Appointment of Brenda Layman as Deputy Warden for the November 8, 2022 Special Town Meeting and General Election.

Motion by Mrs. Chase, seconded by Mr. DeFelice, to appoint Brenda Layman as Deputy Warden for the November 8, 2022 Special Town Meeting and General Election. Passed unanimously.

m) Discussion and action on approving minutes of the September 20, 2022 Selectmen’s meeting.

Motion by Mrs. Chase, seconded by Mr. DeFelice, to approve the September 20, 2022 Selectmen’s meeting minutes. Passed unanimously.

**NEW BUSINESS**

1. Open to the Public

2. Good News

~The annual Household Hazardous Waste Collection Day will be Saturday, October 8 at the Kennebunk Transfer Station. The list of acceptable items will be on the web site.

~The Yellow Tulip Project will be held on October 15 at 4 locations in Town: Town Hall, by the interstate, Mile Road and the fire station.

~We have looked at the Route One lights and they have been corrected as much as possible for now.

~Mrs. Chase reported that property owners whose land abuts the power line are being contacted about a proposed lease of land to store batteries.

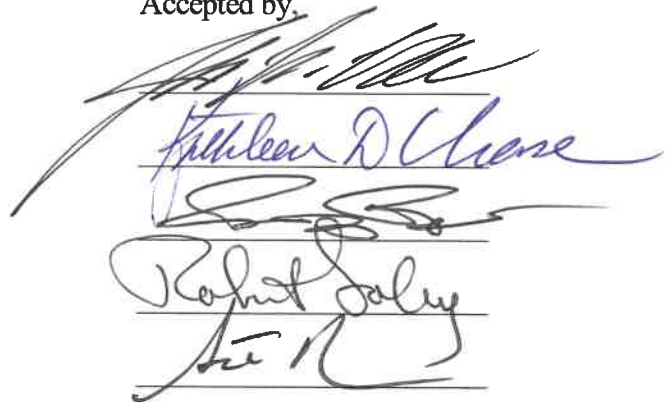
~The Wells Warriors host Fryeburg Friday. The salute to the Armed Forces begins at 6 PM, kickoff at 7 PM.

3. Adjournment

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

Respectfully submitted,

Accepted by,



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Cinndi Davidson,  
Meeting Recorder

