

SELECTMEN'S MEETING - TUESDAY, OCTOBER 18, 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 Ne'r 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, Bob Foley and Tim Roche, Interim Town Manager Bill Giroux, Volunteer and Events Coordinator Rebecca Kelley, Meeting Recorder Cinndi Davidson.

1. Public Hearing on the Harbor Marina Boatyard Lease.

There were no public comments.

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

The current rental is \$6,000 per year. The new terms are \$12,000 per year for 5 years, then a 3% annual increase, and two 5-year renewals. If the business is sold the lease can be transferred. The Town has the option to buy the buildings and maintain the marina.

Motion by Mrs. Chase, seconded by Mr. DeFelice, to approve the Lease Agreement with Webhannet River Boatyard, Inc. and to authorize the Town Manager to sign the lease agreement. Passed unanimously.

2. Public Hearing on proposed changes to Demolition Fees, Bag Fees and requirement of Resident Stickers for the Transfer Station.

There was a question about why residents will have to buy stickers if the bag fee is also increasing. The proposals from the Solid Waste Committee are \$25 for a sticker, limiting the bags to 33 gallons at \$4.50 per bag and increasing the demolition debris fee from \$0.08/lb. to \$0.12/lb. The Committee determined that we are losing money on every bag residents dispose of. Stickers are recommended because people from other towns are dumping things here.

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

The Transfer Station operates as an enterprise fund and the cost and revenue should balance. There is no longer a market for "recycling." We could eliminate recycling and have people bag everything, but there has to be an education process. People are accustomed to separating everything. The consensus was that we need the stickers to identify Wells residents. Finance Director Jodie Sanborn checked with the beach sticker vendor. It would cost \$500 to design the sticker, about \$0.36 each to make them, plus the cost

for her staff to sell them. This year we are funding the Transfer Station \$574,000 out of taxation. Raising the bag fee to \$4.50 over the past 3 years would have given us an additional \$212,000. Issuing 4,781 stickers at \$5, we would pick up \$24,000. Last year we spent almost \$280,000 to get rid of trash and recycling. We are currently paying \$79.50 for a tipping fee and the estimate is that it will increase by \$15/ton plus a fuel charge. Steve Koeninger, Chair of the Solid Waste Committee, recommended a separate public hearing to address recycling and food waste. Some residents may switch to a private hauler; we would sell fewer bags, but it would cost the Town less to dispose of waste.

Motion by Mrs. Chase, seconded by Mr. DeFelice, to limit the pay per bag size to 33 gallons and set the fees for those bags at \$4.50 per bag, increase the demolition debris rate from \$0.08/lb. to \$0.12/lb., and require Transfer Station stickers at the rate of \$5.00 for all residents using the Transfer Station. The stickers can be available by January 1.

The motion was revised to \$4.00 per bag. Passed unanimously. All changes are effective March 1, 2023 and will be reviewed annually.

3. 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.

Interim WEMS Director Steve Merrill said that the vehicle and equipment prices are up due to inflation and they are asking for an additional \$21,000. Mr. Giroux said this is life-saving equipment and it is difficult to economize.

There were no public comments.

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

There is no savings to us by trading the ambulance in to the dealer. We might be able to sell it to a smaller town that doesn't have as many calls per year.

Motion by Mrs. Chase, seconded by Mr. DeFelice, to release up to \$80,000 from the Ambulance Reserve Fund (0715) for the purchase of an ambulance for Wells Emergency Medical Services. Passed unanimously.

4. Open to the Public

~Residents have noticed people dumping at the Transfer Station and not using the orange bags. They notified the staff.

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 18, 2022 in the amount of \$5,900,086.31, and the General Assistance Warrant dated October 18, 2022 in the amount of \$2,170. Passed unanimously.

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

- a) Discussion and action to schedule a public hearing on the extension of Fisherman's Catch License Agreement.

This public hearing addresses the one-year license extension. There will be other discussions about a land swap.

Motion by Mrs. Chase, seconded by Mr. DeFelice, to schedule a public hearing on November 1, 2022 at 6:00PM in the Littlefield Meeting Room, 208 Sanford Road on the extension of Fisherman's Catch License Agreement. Passed unanimously.

- b) Discussion and action to schedule a Public Hearing to consider whether Ne'r Beach Motel's lodging license should be revoked or suspended.

The plan is to have the Executive Session and public hearing the same night with Chief Dupuis and Attorney Sandra Guay present.

Motion by Mrs. Chase, seconded by Mr. DeFelice to schedule a public hearing on October 31, 2022 at 4:00 PM in the Littlefield Meeting Room, 208 Sanford Road to consider whether Ne'r Beach Motel's lodging license should be revoked or suspended. Passed unanimously.

- c) Discussion and action to schedule a public meeting at the Library on Climate Change.

Motion by Mrs. Chase, seconded by Mr. DeFelice, to schedule a public meeting on December 8, 2022 at 6 PM at the Wells Public Library, 1434 Post Road regarding Climate Change. Passed unanimously.

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

- i. Resignation of Holly Gamache from the Recreation Commission, effective October 31st.
- ii. Resignation of Larry Dyer from the Recreation Commission.

Motion by Mrs. Chase, seconded by Mr. DeFelice, to accept the resignations and write letters thanking them for their service. Passed unanimously.

- e) Discussion and action to accept donations and bequests:
1. \$3.00 from Various Donors to the Wells Harbor Shellfish Lab.
 2. \$25.00 Gas Card donation from Peter Paszkowski to the Town of Wells for General Assistance.
 3. \$32.00 donation from Various Library Users 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.

- f) Discussion and action on approving minutes of the October 4, 2022 Selectmen's meeting.

Motion by Mrs. Chase, seconded by Mr. DeFelice, to approve the October 4, 2022 Selectmen meeting minutes. Passed unanimously.

NEW BUSINESS

1. Open to the Public

There were no public comments.

2. Good News

~There was an appointment issue with the Lodging Committee. There are 7 members, and CEO Jodine Adams likes to have 10-11 members with a minimum of 5. There can also be 1 or 2 alternates.

~We should continue to bring names forward to the Board when people volunteer for committees.

~Mr. Roche reported on the Wells Warriors salute to the Armed Forces. 50 veterans and currently serving members were honored by the team. Thank you to everyone who was involved.

~A local veteran passed away recently and had no relatives. Members of the football team attended his funeral at the Veterans' Cemetery.

~Great game against Kennebunk—we won after 3 overtimes!

~The girls' soccer team plays Friday, 4 PM at home, while the football game is at 6 PM at York. Information about the playoffs to follow this weekend's games.

~Mr. Foley said there are questions about the mobile home parks item on the November ballot. Only one park is involved. Town Engineer/Planner Mike Livingston will post information on the web site and Facebook.

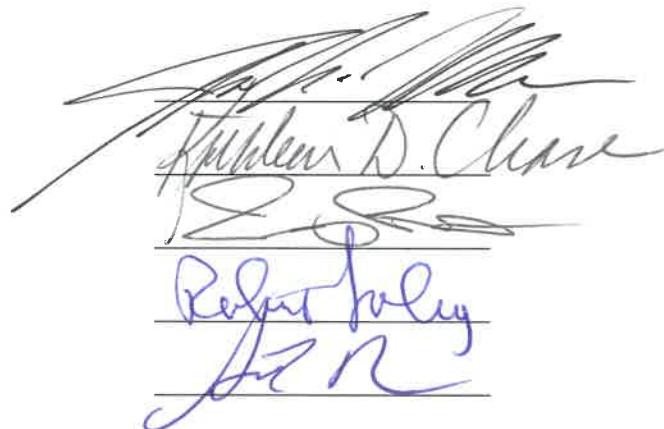
~Mr. DeFelice said the yellow tulips were planted last Saturday. The ground was already prepared and the work was done quickly.

3. Adjournment

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

Respectfully submitted,

Accepted by,



Handwritten signatures of J. D. Chase, Robert Foley, and J. R. DeFelice, each on a horizontal line.

Cinndi Davidson,
Meeting Recorder