

SELECTMEN'S MEETING – TUESDAY, FEBRUARY 18, 2014

Present: Chairman Karl Ekstedt, Selectmen Tim Roche, Richard Clark and Robert Foley and Town Manager Jonathan Carter.

Excused absence: Selectman Chris Chase

MUNICIPAL OFFICERS BUSINESS/PUBLIC HEARINGS

1. Public Hearing to review the Spring Thaw Road Policy for posted roads.

Public comment was solicited and there was none.

Heavy loads are defined as gross registered weight of over 23,000 lbs. The Road Commissioner asked to include the roads in subdivisions that have recently been paved. The policy will be in effect from February 24-April 18, 2014. Truckers who need to use a posted road during that period can call the Public Works Department or Police Department.

Motion by Mr. Foley, seconded by Mr. Clark, to close the public hearing and post the roads as listed. Passed unanimously.

Hawkeye LLC is the construction company for the CMP transmission line. They have provided a list of roads they need to travel on and agreed to bond against road damage. The Town recommends a bond of \$60,000 per mile of road; approximately 15 miles are involved.

Motion by Mr. Foley, seconded by Mr. Clark, to accept the recommendation of a bond of \$60,000 per mile based on the list submitted. Passed unanimously.

2. Public Hearing to access the Grant Match Fund up to \$1,873.35 as the local match for a Volunteer Fire Assistance grant from the Maine Forest Service for the purchase of fireline nozzles, chain saw chaps, helmets and other safety equipment for the Wells Fire Department.

Public comment was solicited and there was none.

Motion by Mr. Clark, seconded by Mr. Roche, to close the public hearing and access the Grant Match Fund up to \$1,873.35. Passed unanimously. Congratulations to Chief Dan Moore for securing the grant.

3. Public Hearing to access the Grant Match Fund up to \$8,750.00 as a local match for a Small Harbor Improvement Program (SHIP) Grant from the Maine Department of Transportation to replace the hoist system at Wells Harbor.

Public comment was solicited and there was none.

Motion by Mr. Clark, seconded by Mr. Roche, to close the public hearing and access the Grant Match Fund up to \$8,750.00. Passed unanimously. Congratulations to Harbor Master Chris Mayo for securing the grant.

4. Robert D. Callioras, dba: Litchfield's Bar & Grill, 2135 Post Road, Wells, application for a full-time Malt, Spirituous and Vinous Liquor License. (R)

Public comment was solicited and there was none.

Motion by Mr. Clark, seconded by Mr. Roche, to close the public hearing and grant the license. Passed unanimously.

5. Robert D. Callioras, dba: Litchfield's Bar & Grill, 2135 Post Road, Wells, application for a Special Entertainment Permit. (R)

Public comment was solicited and there was none.

Motion by Mr. Clark, seconded by Mr. Roche, to close the public hearing and grant the permit. Passed unanimously.

6. Tudisco Corporation, dba: The Bull n Claw Restaurant, 2270 Post Road, Wells, application for a full-time Malt, Spirituous and Vinous Liquor License. (R)

Public comment was solicited and there was none.

Motion by Mr. Clark, seconded by Mr. Roche, to close the public hearing and grant the license. Passed unanimously.

7. Wolterbeek Enterprises, dba: Jake's Seafood Restaurant, 139 Post Road, Wells, application for a full-time Malt Liquor License. (R)

Public comment was solicited and there was none.

Motion by Mr. Clark, seconded by Mr. Roche, to close the public hearing and grant the license. Passed unanimously.

8. Maple Leaves Garden Inc., dba: Maple Leaves Garden, Inc., 2063 Post Road, Wells, application for a Malt, Spirituous and Vinous License. (R)

Public comment was solicited and there was none.

Motion by Mr. Clark, seconded by Mr. Roche, to close the public hearing and grant the license. Passed unanimously.

9. Good News-Reports

~The Tatnic Road bridge is being constructed at the Highway garage and should be in place within 2 weeks, weather permitting. This work by members of the Department is saving a considerable amount of money for the Town.

~Thank you to our Highway Department for their good work with snow removal.

~Mr. Ekstedt reminded everyone to check on elderly neighbors who may need some help.

10. Open to the Public.

Public comment was solicited and there was none.

CURRENT AGENDA ITEMS**1. Review and action on Accounts Payable and Payroll Warrants.****a. Discussion and action on approving the warrants dated February 18, 2014.**

There is a warrant dated February 18, 2014 for expenses of \$185,187.53, school payment of \$1,355,221.36, net payroll for the week ending 2/6/2014 in the amount of \$62,509.58, net payroll for the week ending 2/13/2014 in the amount of \$65,250.49, and state and federal withholding taxes, plus FICA, Medicare and federal taxes filed electronically in the amount of \$58,309.76 for total expenses of \$1,726,478.72.

Motion by Mr. Foley, seconded by Mr. Clark, to approve the Warrant dated February 18, 2014, in the amount of \$1,726,478.72. Passed unanimously.

There is a General Assistance Warrant dated February 18, 2014 in the amount of \$1,238.90 including General Assistance of \$395.00 and Special Fuel Fund of \$843.90. The Special Fuel Fund balance is \$33,997.09.

Motion by Mr. Clark, seconded by Mr. Roche, to approve the General Assistance Warrant dated February 18, 2014 in the amount of \$1,238.90. Passed unanimously.

2. Update, discussion and action on Committees, Projects, Issues, Purchases and Personnel:**a. Discussion and action on amending the Recreation Commission Bylaws.**

Motion by Mr. Foley, seconded by Mr. Clark, to table this item until the next meeting. Passed unanimously.

b. Discussion and action on waiving the Automatic 2012 Tax Foreclosure on Map 116/Lot 57 Wells Beach Hose Company property.

This property has been in litigation for many years and neither party wants to pay the taxes until ownership is resolved. Counsel for the family members has asked the Town to waive foreclosure. Motion by Mr. Foley, seconded by Mr. Clark, to waive foreclosure on the property until the ownership is resolved by the Court. Passed unanimously.

c. Discussion and action on Waivers of Foreclosure on two properties, identified as Map/Lot 0070/013-000 and Map/Lot 116/57 as submitted by the Town Treasurer.

Motion by Mr. Clark, seconded by Mr. Roche, to waive foreclosure on Map/Lot 0070/013-000. Passed unanimously.

Motion by Mr. Clark, seconded by Mr. Roche, to waive foreclosure on Map/Lot 116/57. Passed unanimously.

d. Discussion and action on waiving the Building Permit and application fees for the Elementary School PTSA new storage shed.

The PTSA has been storing materials in a shed at the Highway Department which has been taken down. Members of the Association have been working with the Code Office and have a site for a new shed. They are asking to have the building permit waived.

Motion by Mr. Foley, seconded by Mr. Clark, to waive the building permit fee and application fee. Passed unanimously.

e. Update, discussion and action on Harbor Restaurant Lease.

Billy Hobbs and his attorney have been working with Town Counsel to develop a lease. Selectmen reviewed the lease in an earlier workshop with Mr. Hobbs present.

Motion by Mr. Clark, seconded by Mr. Roche, to authorize the Town Manager to sign the lease. Passed unanimously.

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

1. Motion by Mr. Clark, seconded by Mr. Roche, to accept the resignation of Chris Marshall from the Recreation Commission with regret and send him a letter of thanks for his service. Passed unanimously.

g. Discussion and action to accept donations and bequests:

1. *\$250.00 from United Way to the Town of Wells for the Fuel Assistance Fund as part of the statewide Keep Maine Warm Fund.*

Motion by Mr. Clark, seconded by Mr. Roche, to accept the generous donation and send the donors a letter of thanks. Passed unanimously.

2. *\$50.00 from Kennebunk Savings Bank to the Wells Public Library in honor of their employee Patrick Theriault's volunteer services.*

Motion by Mr. Clark, seconded by Mr. Roche, to accept the generous donation and send the donors a letter of thanks. Passed unanimously.

3. \$25.00 from Sally Morse to the Wells Activity Center Building Fund in memory of Robert Jorgensen.

Motion by Mr. Clark, seconded by Mr. Roche, to accept the generous donation and send the donor a letter of thanks. Passed unanimously.

4. \$50.00 from Christina Turner and William Meyer to the Wells Activity Center Building Fund in memory of Robert Jorgensen.

Motion by Mr. Clark, seconded by Mr. Roche, to accept the generous donation and send the donors a letter of thanks. Passed unanimously.

5. \$100.00 from Annie's Book Stop LLC to the Wells Activity Center Building Fund in memory of Robert Jorgensen.

Motion by Mr. Clark, seconded by Mr. Roche, to accept the generous donation and send the donors a letter of thanks. Passed unanimously.

6. \$100.00 from Nancy, Joe, Joel and John Cucinotta to the Wells Activity Center Building Fund in memory of Robert Jorgensen.

Motion by Mr. Clark, seconded by Mr. Roche, to accept the generous donation and send the donors a letter of thanks. Passed unanimously.

7. \$50.00 from Robert McKittrick to the Wells Activity Center Building Fund in memory of Robert Jorgensen.

Motion by Mr. Clark, seconded by Mr. Roche, to accept the generous donation and send the donor a letter of thanks. Passed unanimously.

8. \$50.00 from Joseph and Margaret Sheehan to the Wells Activity Center Building Fund in memory of Robert Jorgensen.

Motion by Mr. Clark, seconded by Mr. Roche, to accept the generous donation and send the donors a letter of thanks. Passed unanimously.

9. \$25.00 from Laverne O'Hare to the Wells Activity Center Building Fund in memory of Robert Jorgensen.

Motion by Mr. Clark, seconded by Mr. Roche, to accept the generous donation and send the donor a letter of thanks. Passed unanimously.

10. \$25.00 from Barbara Dunn to the Wells Activity Center Building Fund in memory of Robert Jorgensen.

Motion by Mr. Clark, seconded by Mr. Roche, to accept the generous donation and send the donor a letter of thanks. Passed unanimously.

h. Discussion and action on approving minutes of February 4, 2018 Selectmen’s meeting.
Motion by Mr. Clark, seconded by Mr. Roche, to approve the minutes as submitted. Passed unanimously.

NEW BUSINESS

1. Open to the Public

Public comment was solicited and there was none.

2. Town Manager’s Report

~FEMA Flood Maps: The new maps affect 2108 properties in Wells and use a modeling system that appears to be flawed. It looks at wave action in the marsh and is based on a West Coast model. The calculated wave heights are significantly elevated and impact properties that have never been impacted in the past. The appeal period runs from March 1-May 31. Bob Gerber is working with many municipalities in Maine to provide data for their appeals. He cannot take on Wells as a client at this time and recommends that we hire Applied Coastal Research and Engineering based in Mashpee MA. The cost would be \$12,500 covering 2 phases of the analysis.

Motion by Mr. Clark, seconded by Mr. Foley, to authorize the Town Manager to contract with Applied Coastal Research and Engineering to perform both parts of the analysis for a total of \$12,500. Passed unanimously.

The owners of the 2108 parcels need to be notified about the actions being taken. Mr. Carter recommended asking for a \$20 donation from each property owner to help with the appeal. Mr. Clark recommended establishing a section on the Town website for regular updates after the initial mailing. Mr. Foley thanked Lafayette’s Oceanfront Resort for their \$2,000 donation toward this project. The appeal benefits Town properties as well as private property, and is the only way to refute the incorrect modeling which would raise the flood insurance premiums.

Motion by Mr. Clark, seconded by Mr. Roche, to send out an initial mailing to the property owners and direct them to the Town web site for further information. Passed unanimously.

~The Selectmen are holding a budget review meeting tomorrow night.

3. Adjournment

Motion by Mr. Clark, seconded by Mr. Foley, to adjourn. Passed unanimously.

Respectfully submitted,

Accepted by,

Cinndi Davidson
Recorder
