



**Winthrop Town Council Special Meeting Minutes
Monday January 24, 2022
Town Office
17 Highland Avenue
And Via Zoom
6:00 PM
Executive Session at 6:00 PM
Open Session resumes at the conclusion of Executive Sessions**

Call To Order – Roll Call

Chair Sarah Fuller, X Vice-Chair Andy Wess, X
Councilor Barbara Alexander, X Councilor Bruce Burns, X
Councilor Linda Caprara, X Councilor Rita Moran, Councilor Elizabeth Peters, X

Item 13 Consideration of entering Executive Session

Suggested Motion: Move to enter Executive Session pursuant to 1 M.R.S.A. § 405(6)(E) Legal Advice.

Motion: Burns **Second:** Wess **Vote:** 6/0

Time Entered: 6:04 pm

Item 14 Consideration of leaving Executive Session

Motion: Wess **Second:** Peters **Vote:** 6/0

Time Exit: 6:52 pm

Action:

Item 15 Consideration of entering Executive Session

Suggested Motion: Move to enter Executive Session pursuant to 1 M.R.S.A. § 405(6)(A) Personnel Matter.

Motion: Wess **Second:** Peters **Vote:** 6/0

Time Entered: 6:53 pm

Item 16 Consideration of leaving Executive Session

Motion: Wess **Second:** Burns **Vote:** 6/0

Time Exit: 7:11 pm

Action:

Item 17 Consideration of approving minutes of meetings held [December 6, 2021](#) and [January 3, 2022](#) and sign disbursement warrants.

Motion: Wess **Second:** Peters **Vote:** 6/0

Item 18 Public Hearing: [Ted's Trackside Grill Special Amusement Permit](#)

Open: 7:14 pm

Gabe Caron, owner of Ted's Trackside, attended the meeting and stated that they do have an extension of premise permit and are requesting the special amusement permit so customers can listen to music while they eat their meals. This will include outside on the patio during the summer.

Close: 7:16 pm

Item 19 Consideration of Ted's Trackside Grill Special Amusement Permit.

Suggested Motion: Move to approve Ted's Trackside Grill Special Amusement Permit.

Motion: Caprara **Second:** Alexander **Vote:** 6/0

Item 20 Consideration of [Amending the Marijuana Ordinance](#).

The Town Manager explained that this is a basic amendment. The word "store" is being changed to "dispensary" in order to be consistent with the State statute.

Suggested Motion: Move to amend the Marijuana Ordinance.

Motion: Peters **Second:** Caprara **Vote:** 6/0

Waive Second Reading

Motion: Caprara **Second:** Wess **Vote:** 6/0

Item 21 Consideration of [Amending the Remote Meeting Policy](#).

Suggested Motion: Move to amend the Remote Meeting Policy.

This amendment gives the chairperson discretion to call for remote meetings.

Motion: Alexander **Second:** Peters **Vote:** 6/0

Item 22 Consideration of [Amending the COVID19 Exposure Policy](#).

This amendment gives the Town Manager the discretion to bring the policy into consistency with CDC Guidelines rules as they change. It requires the Town Manger to report to the Council whenever there are any changes/amendments. Changes to this policy will be posted on the town website.

Suggested Motion: Move to amend the COVID19 Exposure Policy.

Motion: Burns **Second:** Peters **Vote:** 6/0

Item 23 Discussion of the [Norcross Point/Public Beach Redevelopment Plan](#) and [Land and Water Conservation Fund Grant Award](#).

Councilor Wess explained that the town received a grant of \$320,000, which is 50% of Land and Water Conservation Fund that gives us a total of \$640,000. We hoped to receive a 75% matching grant for the boating facilities, but that did not come through.

The Town Manager had a discussion with the Land and Water Conservation Officer who indicated that he supports this grant very strongly and if we were to provide local match he would provide more grant funding.

The Town Manager also explained the Town's debt service and capital needs over time. We are in an advantageous position of having our overall capital needs decline significantly. The Town can actually borrow money and continue to see our capital expenditures continue to decline even with additional debt service.

After a lengthy discussion, the consensus was to make the public aware that this discussion is happening by posting additional information on the website and to revisit and take action on this item at the February meeting. This will meet the timeline for securing the additional funds.

Item 24 Discussion of Proposed Discontinuance of Public Easement.
[Discontinuance Order 1999](#)

[Draft Discontinuance Order](#)

[Timeline for Welch's Pt. Land Sales](#)

We have been discussing selling property that both the Town of Winthrop and East Winthrop Improvement Association own in the vicinity of Welch's Point to abutters. An agreement has been reached and we are ready to pursue. Clear titles are needed and that can be done by discontinuing the public easements that the town retained in 1999 when it discontinued the actual public road. Tonight this is simply providing notice to the public that we intend to consider action at the February meeting and that would result in the permanent discontinuance of the public easement that was retained in 1999. The Council will send a draft discontinuance order to the Town Clerk so it is a public document.

Suggested Motion: Move the draft discontinuance order regarding a portion of the public easement on Welch's Point that was retained by the Council in its 1999 road discontinuance order be submitted to the Town Clerk and that a public hearing be scheduled for the February 7, 2022 Council meeting with notice to the abutters.

Motion: Alexander **Second:** Peters **Vote:** 6/0

Item 25 Discussion of the FY23 Municipal Budget.

The Town Manager advised that the budget process is just starting. It is a great time for the Council to provide guidance and thoughts on how they would like to develop this year's budget. He also noted that the Consumer Price Index in the Northeast is about 7% this coming year. Wage discussions will take place as we proceed with contract negotiations. Every employer is facing issues with staff retention.

Councilor Alexander appreciated last year's presentation and suggested that we move quickly into last year budget, this year's proposed budget, note what has changed and why. This will give the Council a feel for the bottom line.

Council Chair Fuller advised the schools are facing challenges with enrollment and are in contract negotiations this year. She feels that continuing to maintain our capital budget so we are not behind on maintenance issues for equipment and infrastructure and retention and recruitment for employees are top on list.

Other Business:

Manager's Report:

The Town Manager reminded everyone that when three or more councilors meet together it becomes a Council meeting. It is important that if councilors are participating in something like this they notify the Town Manager so he can properly notice the meeting.

In addition, the Water District has recently asked us to support them in a Community Development Block grant proposal.

Suggested Motion: Move to adjourn meeting at 8:20 pm

Motion: Wess

Second: Peters

Vote: 6/0