

SPECIAL SELECT BOARD
MINUTES WELLS TOWN OFFICE
August 9, 2018

PRESENT: Select Board: Paul Woodruff Jr., Tammy Holcomb
Also: Cherry Hopson, John Thrasher, Clarence Haynes, Laura Burch, Meredith Morgan, Courtney Bishop, Eric Montbriand, Jack Facey, Supt. Debra Taylor, Lisa Mattison, Shauna Chamberlain

1. Meeting was called to order by Chairman, Paul Woodruff Jr. at 7:00 PM. It was a special meeting to discuss a warranty deed.
2. John Thrasher said there was a discrepancy regarding the property that should be conveyed to the Wells Spring District. He said 1.8 acres should be conveyed but not the 10 acres leased by the MWA, which is not school property. Mr. Facey said there was an assumption that the courts, the septic system, the access, and the parking would be conveyed. Tammy said everyone knows that the MWA land does not belong to the school. John Thrasher presented maps showing the properties. He said a 33-foot strip was deeded to the school as was a small piece behind the school. Those properties would go to Wells Springs but the rest would not. No town assets would be conveyed. Mr. Facey said a lot more work would need to be done if the transfer would not happen as he believed it would. He said the MWA's rights would be the same regardless of who owned the land. A new document would have to be created if the town kept the property. The courts are partly on school property and partly on town property leased to the MWA to help promote unity. John Thrasher stressed that the 10 acres were not involved in the cote to convey school property to Wells Springs. He said easements go with the property. Clarence Haynes was concerned about the cost of finalizing the agreements with legal documents. John Thrasher mentioned sections of the proposed agreement that needed to be removed. He asked whether a formal agreement would really be necessary. Paul said the MWA must be involved in any agreements. Mr. Facey expressed concerns about insurance issues. Paul said there would be no transfer of the 10 acres. Clarence said he would like to clarify in writing the way things are now. John Thrasher said he would recommend that they delineate in writing the situation as it exists now. Mr. Facey said the school would prefer an easement. Supt. Taylor would like a list of activities that occur on the MWA land. Paul said the whole issue should be discussed at an MWA meeting. Laura believed the matter should be finalized as soon as possible. John Thrasher said the town would need to convey some of the school property to Wells Springs because an old deed lists it in the name of the town. He said he would like to ask for a quit claim deed from the school to the town for the lands that were not conveyed in the 1954 corrective deed. He believes a survey might be necessary. Tammy said the Wells Springs board should meet with the MWA to discuss their concerns. Mr. Facey said an alternate document could be signed by the Wells School Board instead of the quit claim deed, accepting the terms of an earlier agreement. Board chose not to make any formal decision when the entire board was not present. The issue will be discussed in a joint meeting on September 4th with the Wells School Board and Wells Selectboard.
3. Tammy made a motion to adjourn at 8:50P.M. 2nd by Paul. Passed unanimously.

Paul Woodruff Jr.

Tammy Holcomb

Ron Bremer