

Board of Selectmen Meeting
Thursday February 28, 2019
6:30PM
Chelsea Town Office

I. Call to regular meeting to order:

Selectboard present included: Michael Pushard and Benjamin Smith.

The meeting was called to order at 6:32 PM by Pushard.

Deborah Sanderson who arrived at 6:34PM

Members of the public present included Scott Tilton, Richard Cote, Alpha Williams, Russell Gates, Brenda Waterhouse, Carol Belanger, Dick Condon Sr., Sam Shepard, Richard DeVries, Howard Tuttle and Abby Manahan

The Pledge of Allegiance was recited.

II. Public Comment on items not part of the agenda: NONE

III. Adjustments to the agenda: NONE

IV. Consent Agenda:

- A. Approval of Accounts Payable Warrant #38 in the amount of \$1,218.75
- B. Approval of Payroll Warrant #40 in the amount of \$7,701.65
- C. Approval of Accounts Payable Warrant #41 in the amount of \$28,405.53
- D. Approval of Accounts Payable Warrant #42 in the amount of \$10,179.75
- E. Approval of February 14, 2019 Selectboard Public Hearing Minutes
- F. Approval of February 14, 2019 Selectboard Meeting Minutes

A motion was made by Smith that was seconded by Sanderson to approve Consent Agenda Items A, B, C, D, E and F as presented. The vote was unanimous.

V. Scheduled Items:

A. New Business:

1. Presentation of the SVRSU #12 2019-20 Budget

Superintendent Tuttle, members of his staff and school board members provided the Selectboard and members of the public in attendance and overview of the 2019-20 RSU Budget. As currently proposed, Chelsea's portion will increase.

2. Discuss possible 2019 Stream Crossing Grant Projects

The Selectboard were in favor of applying for a Stream Crossing Grant. The crossings on Searles Mills, Townhouse and Davenport were suggested as possibilities. The task of reviewing the crossings was assigned to the Road Advisory Committee.

3. Review the New Resident Welcome Packet

The Selectboard were provided drafts of "Welcome to Chelsea Packet" that the Town Manager and staff had created. The packet would be given to new residents moving to Chelsea.

4. Review plan to hire Maine Conservation Corp work crew this summer

The Selectboard reviewed the Conservation Committees plan to obtain a 6-person MCC work crew to undertake trail construction at Butternut Park for up to 6 weeks.

A motion was made by Smith that was seconded by Pushard to authorize the Town Manager and the Conservation Committee to prepare an MCC request a 6-person work crew to perform 4 weeks of work at Butternut Park. The vote was unanimous.

B. Old Business:

1. Chelsea Fire Department Tank 2 Replacement

The Selectboard were provided with a Contract of Sale to purchase a 1996 Ford Pumper Tanker to replace the tanker recently placed out of service.

A motion was made by Pushard that was seconded by Smith to authorize the Fire Department Procurement Officer to enter into an agreement with Command Fire Apparatus to purchase a 1996 Ford Pumper Tanker for \$57,000 and to use Fire Vehicle Reserve Funds. The vote was unanimous.

B. Old Business:

2. Tax Assessing Matters

- a. Real Estate Tax Abatements
 - 1. Richard Condon Jr.

2019 – Map 8 Lot 312

2018 – Map 8 Lot 312

2017 – Map 8 Lot 312

There was an issue with the information that accompanied this abatement request, so the matter was tabled until March 14, 2019.

2. Billie Ellis

The Homestead Exemption despite having been applied for was not provided to the taxpayer.

2019 – Map 15 Lot 27

A motion was made by Smith that was seconded by Pushard to grant a 2018-19 corrective abatement in the amount of \$20,000 in value to Billie Ellis on Map 15 Lot 27. The vote was unanimous.

2018 – Map 15 Lot 27

A motion was made by Smith that was seconded by Pushard to grant a 2017-18 corrective abatement in the amount of \$20,000 in value to Billie Ellis on Map 15 Lot 27. The vote was unanimous.

2017 – Map 15 Lot 27

A motion was made by Smith that was seconded by Pushard to grant a 2018-19 corrective abatement in the amount of \$15,000 in value to Billie Ellis on Map 15 Lot 27. The vote was unanimous.

b. Personal Property Tax Assessment

The Selectboard/Board of Assessors discussed the process of assessing personal property this year. They requested that the Assessors Agent work to compile a business list and to use the list in addition to sending out a request for a list of estates to all tax payers.

c. Revaluation of property recently purchased by MMT Rental

The Assessors Agent informed the Board that Chelsea has received an abatement request from MMT Rental for the property they purchased from River Rock Church. There was a discussion but no formal action was taken.

d. Improving the Town wide Assessment Ratio

The Board of Assessors discussed what could be done to improve Chelsea assessment quality rating. The current rating is only 87%. A low rating effects the State tax reimbursements Chelsea receives. The Assessor was asked to bring the Board recommendations.

3. Recommending the conversion of Chelsea street lights to LED.

The Town Manager recommended that Chelsea move forward and enter into an agreement with Affinity LED to convert Chelsea's existing street lights to LED. The voters at Town Meeting would be asked to approve the agreement and appropriate the funds. No formal action was taken.

4. Decision on hiring a Summer Intern

The Town Manager requested the Selectboard authorize the hiring of a summer intern. The intern would work in town to accomplish tasks that are important but haven't been accomplished yet.

A motion was made by Smith that was seconded by Pushard to request an intern for the summer from the Margaret Chase Smith Policy Center. The motion was amended by Smith and seconded by Pushard to pay the wages of the intern from the TIF Account. The vote was unanimous.

VI. Legal:

A. Approve a Quit Claim Deed for Laurie and Michael Geroux – Map 11 Lot 79

A motion was made by Smith that was seconded by Pushard to issue a Municipal Quit Claim Deed to Laurie and Michael Geroux to release the lien on an undischarged 2015 Tax Lien. The vote was unanimous.

VII. Written Communication:

- A.** The Board reviewed a letter from Department of Agriculture, Conservation and Forestry
- B.** The Board reviewed a letter from Charter Communication
- C.** The Board reviewed the CY 2018 Recycling and Waste Summary Report from ecomaine
- D.** The Board reviewed a the February 2019 Sheepscot Valley RSU #12 Superintendent's Report

- E. The Board reviewed the 2019 MMA Municipal Members Report
- F. The Board reviewed the Conservation Committee Meeting Minutes from February 20, 2019

VIII. Verbal Communication:

- A. Town Manager - NONE
- B. Chelsea's RSU #12 Representatives - NONE
- C. Boards and Committees - NONE
- D. Board of Selectmen/Assessors

Mr. Pushard – None

Mr. Smith – requested more information regarding plowing of the roads

Ms. Sanderson – None

IX. Executive Session:

- A. Executive Session pursuant to M.R.S. 1§ 405 (6)(A) - None

X. Adjournment:

A motion was made by Smith that was seconded by Pushard to adjourn the meeting. The vote was unanimous. Sanderson declared the meeting adjourned at 9:00PM.

Approved by the Board of Selectmen on March 14, 2019

Deborah Sanderson

Michael Pushard

Benjamin Smith

