

Board of Selectmen Meeting
Thursday April 11, 2019
Following PH
Chelsea Town Office

I. Call to regular meeting to order:

Selectboard present included: Deborah Sanderson, Michael Pushard and Benjamin Smith

The meeting was called to order at 6:47PM by Sanderson.

Members of the public present included Scott Tilton, Dick Condon, Rick Danforth, Carol Belanger, Sam Shepard

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 Payroll Warrant #47 in the amount of \$9,492.83
- B. Approval of Accounts Payable Warrant #48 in the amount of \$250,860.77
- C. Approval of March 28, 2019 Selectboard Meeting Minutes

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

V. Scheduled Items:

A. New Business:

1. Proposal from CMP to convert Chelsea Street Lights to LED

The Manager presented the Selectboard with a proposal from CMP to convert Chelsea's current street lights to LED. The proposal from CMP was made in order to provide the Selectboard with an alternate comparison to the Affinity LED Light proposal. No action was taken.

2. Review Vehicle Excise Tax Ordinance

State Statute (MRS 36 § 1483-A) allows Chelsea to enact an ordinance to exempt certain motor vehicle excise taxes from being charged for vehicles belonging to residents of the town permanently stationed at a military post outside of Maine. A draft of an ordinance was presented to the Selectboard for review. The Selectboard expressed support for the ordinance being presented to the Town Meeting for a vote.

V. Scheduled Items:

B. Old Business:

1. Tax Assessing Matters

a. Tax Abatement

Condon/Beckham-Magee – Map 08 Lot 132

2016-17 – Homestead Exemption - \$15,000

2017-18 – Homestead Exemption - \$20,000

2018-19 – Homestead Exemption - \$20,000

The Selectboard were presented with tax certificates of abatement for Map 8 Lot 132. The Homestead Exemption was apparently removed from this property for the last 3 tax years. The taxpayer listed has a life tenancy. Before approval of the abatements, the Selectboard requested that the assessor agent clarify that the Statute allows a Life Tenancy to receive a Homestead

b. Personal Property Taxation – 706 Declaration Letter

The Selectboard reviewed the Personal Property Assessment process, increased the amount of taxable value to \$5000 and approved a letter being sent out to every residence and business in Chelsea that receives mail from the two Chelsea delivery mail routes.

c. Property Tax Abatement Request - MMT Rental

The Chelsea Selectboard were provided with an abatement of valuation request from MMT Rental LLC. The Selectboard expressed concern that the owner of the building in his abatement request was comparing the assessed value with the recent purchase price without providing comparisons to similar properties. It was also recognized that the abatement had been requested in October of 2018 and the Boards time to decide had lapsed. No action was taken.

d. CMP Transmission Line Assessment

The Selectboard discussed the current values that CMP sends to Chelsea for the transmission lines. The values appear lower than those assessed in other neighboring communities. The Selectboard and the Assessor Agent will be reviewing the reported current values and work to align them closer to actual value. No action was taken.

2. Continuation of Town Hall Streaming Services

The Selectboard reviewed the current viewership of Chelsea's Selectboard meetings. Viewership has been growing. The current contract runs out on June 30. The Selectboard will discuss continuing the streaming and providing the funding at the April 25, 2019 meeting. No action was taken.

VI. Legal:

A. Fire Tanker Sale Bid Results

The Selectboard reviewed the bids received for the purchase of the KW Fire Tanker. Bids were lower than expected. The Fire Chief recommended that all the bids be rejected. The Selectboard agreed and instructed the bid process be started over.

B. Approve Contract with Department of Public Safety for Dispatch Services

The Selectboard reviewed the proposed two-year contract with the Department of Public Safety to supply dispatch services to the Chelsea Fire Department.

A motion was made by Smith that was seconded by Pushard to approve the contract and authorize the Town Manager to sign the contract on Chelsea's behalf. The vote was unanimous.

C. Quitclaim Deed for Tax Acquired Property – David Humphrey Map 1 Lot 147

The former owner of the tax acquired property, David Humphrey Map 1 lot 147 has purchased the property back from Chelsea after payment in full of the 2017, 2018 and 2019 taxes including cost and interest.

A motion was made by Smith that was seconded by Pushard to sell the property back to David Humphrey and to issue a Municipal Quit Claim Deed. The vote was unanimous.

D. Purchase of Tax Acquired Property by Former Owner –

1. Jeffrey Kincaid – Map 11 Lot 130

The Selectboard were informed of Jeffrey Kincaid's interest in purchasing back his property for the 2017 taxes. The Selectboard did not approve the purchase. They requested that the Town Manager work with Mr. Kincaid to have him purchase the property back for the 2017 and 2018 taxes with cost and interest. No action was taken.

VII. Written Communication:

- A. The Selectboard reviewed a letter from Charter Communication dated March 29, 2019
- B. The Selectboard reviewed a letter from Charter Communication dated April 1, 2019
- C. The Selectboard reviewed the March 2018 CEO Report
- D. The Selectboard reviewed the March 2018 Treasurers Investment Report
- E. The Selectboard reviewed the YTD Report on Town Revenue and Expenses
- F. The Selectboard reviewed the Town Manager Report
- G. The Selectboard reviewed the KVCOG's Executive Director Report
- H. The Selectboard reviewed a the RSU 12 Superintendents Report

VIII. Verbal Communication:

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

IX. Executive Session:

- A. Pursuant to 1 MRSA § 405(6)(F)

A motion was made by Smith that was seconded by Pushard to go into executive session pursuant to **1 MRSA § 405(6)(F)**. The vote was unanimous. In at 8:12PM.

A motion was made by Smith that was seconded by Pushard to come out of executive session pursuant to **1 MRSA § 405(6)(F)**. The vote was unanimous. Out at 8:36PM.

No action on the executive session item was taken

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 8:37PM.

Approved by the Board of Selectmen on April 25, 2019

Deborah Sanderson

Michael Pushard

Benjamin Smith