

**Chelsea Selectboard Meeting Minutes**  
**Thursday August 27, 2020**  
**Executive Session @ 6PM**  
**Regular @ 6:30PM**  
**Chelsea Grange Hall**

**IX. Executive Session @ 6PM**

**A. Pursuant to 1 M.R.S.A. §405(6)(A)**

A motion was made by Pushard that was seconded by Truman to go into executive session pursuant to 1 M.R.S.A. §405(6)(A). In at 5:52PM. The vote was unanimous of those present and voting.

A motion was made by Pushard that was seconded by Truman to come out of executive session. Out at 6:24PM. The vote was unanimous of those present and voting.

No action was taken.

**I. Call meeting to order:**

The regular meeting was called to order at 6: 30 PM by Sanderson.

Selectboard present included Deb Sanderson, Sheri Truman and Mike Pushard.

Others present included Scott Tilton, Roger Peppard, Jarrod Pinkham, Carol Belanger, Rick Danforth, Dennis Rideout, Mel Knox, Marion Bowman and Molly Alexander

**II. Public Comment on Items Not on Agenda: NONE**

**III. Adjustments to the Agenda:**

**Move VI. Legal Item A. to after action on the consent agenda**

#### **IV. Consent Agenda:**

- A. Approval of Payroll Warrant #07 in the amount of \$15,883.30
- B. Approval of Accounts Payable Warrant #08 in the amount of \$350,018.46
- C. Approval of August 13, 2020 Selectboard Meeting Minutes.

A motion was made by Pushard that was seconded by Truman to approve Consent Agenda Items A and B as presented. The vote was unanimous of those present and voting.

A motion was made by Truman that was seconded by Sanderson to approve Consent Agenda Item C as presented. The vote was 2 – 0 – 1 (Pushard)

#### **VI. Legal:**

##### **A. Land Use Violation – Setback Ordinance – 212 Birmingham Road**

The CEO presented a violation of the Setback Ordinance to the Selectboard. He is recommending that the Town undertake enforcement action immediately to resolve the issue.

A motion was made by Sanderson that was seconded by Pushard to authorize the CEO, with the assistance of the Town Attorney, to proceed with legal action to remedy the current violation at 212 Birmingham Road. The vote was unanimous of those present and voting.

#### **V. Scheduled Items:**

##### **A. New Business –**

##### **1 2020 – 21 Tax Commitment**

Roger Peppard, Chelsea's Assessor Agent, presented the Selectboard with four mil rates which could be used for the commitment of taxes

A motion was made by Pushard that was seconded by Truman to set the mil rate 0.01945 and to use \$350,000 in UFB as additional revenues. The vote was unanimous of those present and voting.

##### **2. Ambulance Service Contract w/ Gardiner Fire and Rescue**

The Selectboard were provided with the contract from Gardiner Fire and Rescue for 2020-21 Ambulance services.

A motion was made by Pushard that was seconded by Truman to contract with Gardiner Fire and Rescue for ambulance services from July 1, 2020 to June 30, 2021 in the amount of \$20,776.11. The vote was unanimous of those present and voting.

### **3. Sole Source Procurement of Winter sand for 2020-21 season**

The Manager/Procurement Officer presented a request to the Selectboard to Sole Source Winter Sand from Steven A McGee Construction for the 2020-21 season. The price per cubic yard is \$10.95.

A motion was made by Pushard that was seconded by Truman to authorize the Procurement Officer to sole source winter sand from Steven A McGee Construction for the 2020-21 season. The vote was unanimous of those present and voting.

### **4. Solar Array Ordinance**

The Selectboard reviewed the proposed Chelsea Solar Array Ordinance prepared by Planning Board member Terry Mitrenga and reviewed by the Planning Board.

Prior to the Selectboard approving the ordinance for voting on November 3, the Manager is going to get clarification of the language in Section 9 of the ordinance and find out how Solar Arrays are taxable. No action was taken at this time.

### **5. Marijuana Business Licensing Ordinance**

The Manager presented the Selectboard with a draft of a Marijuana Business Licensing Ordinance that includes Medical and Adult Use Retail, Manufacturing, Testing and Cultivation in one ordinance. No action was taken.

#### **B. Old Business:**

#### **1. Municipal Officers Order to Place Questions on Ballot for Secret Ballot Referendum Election**

The Selectboard reviewed the proposed Order to place the ordinances on the Ballot for the November 3, 2020 election.

A motion was made by Pushard that was seconded by Truman to approve the Order to place the seven ordinance questions on a ballot for November 3, 2020. The vote was unanimous of those present and voting.

#### **2. Notice of Public Hearing on Secret Ballot Referendum Issues**

A motion was made by Pushard that was seconded by Truman to schedule a Public Hearing to review the proposed ordinances on Thursday September 10, 2020 at the Chelsea Grange at 6PM. The vote was unanimous of those present and voting.

**3. Schedule 2020 – 21 Selectboard Goal Setting Workshop**

The Selectboard set a date of Thursday September 24, 2020 for a Goal Setting Workshop. The workshop will be at the Chelsea Grange starting at 5:30PM.

**4. Schedule a Selectboard workday at the Sand/Salt Building**

The Selectboard set a date of Saturday September 12, 2020 for a workday at the Salt Shed. The workday is scheduled to begin at 2PM.

**5. Approve demolishing house and cleaning up property a 330 Togus Road**

Before approving the tearing down and clean up of the house and accessory buildings, the Selectboard asked the Manager to contact a realtor to determine if leaving the building in tact would make the property worth more money. They also asked the Manager to get a revised price per cord or wood sold during a planned harvest operation. No action was taken.

**VI. Legal:**

**B. 2015 – 16 Tax Write Off as Uncollectible (Acct 432 Map 11 Lot 100)**

A motion was made by Pushard that was seconded by Truman to write off the 2015-16 taxes of \$3.24 plus cost and interest as uncollectable from Acct 432 (M11 L100).

The vote was unanimous of those present and voting.

**C. 2016 – 17 Tax Write Off as Uncollectible (Acct 432 Map 11 Lot 100)**

A motion was made by Pushard that was seconded by Truman to write off the 2016-17 taxes of \$3.26 plus cost and interest as uncollectable from Acct 432 (M11 L100).

The vote was unanimous of those present and voting.

**D. 2017 – 18 Tax Abatement (Acct 432 Map 11 Lot 100)**

A motion was made by Pushard that was seconded by Truman to approve a corrective abatement of the 2017-18 taxes in the amount of 180 in value and \$3.52 plus cost and interest as uncollectable from Acct 432 (M11 L100)

The vote was unanimous of those present and voting.

**E. 2018 – 19 Tax Abatement (Acct 432 Map 11 Lot 100)**

A motion was made by Pushard that was seconded by Truman to approve a corrective abatement of the 2018-19 taxes in the amount of 180 in value and \$3.59 plus cost and interest as uncollectable from Acct 432 (M11 L100)

The vote was unanimous of those present and voting.

**F. 2019 – 20 Tax Abatement (Acct 432 Map 11 Lot 100)**

A motion was made by Pushard that was seconded by Truman to approve a corrective abatement of the 2019-20 taxes in the amount of 180 in value and \$3.50 plus cost and interest as uncollectable from Acct 432 (M11 L100)

The vote was unanimous of those present and voting.

**G. ecomaine Recycling Contract Review and Approval**

A motion was made by Pushard that was seconded by Truman to reconsider the vote on approving a one-year contract with ecomaine.

The vote was unanimous of those present and voting.

A motion was made by Pushard that was seconded by Truman to enter into a 3-year contract with ecomaine for disposal of recycling

The vote was unanimous of those present and voting.

**H. Town owned property at 330 Togus Road well location**

The well providing water to 330 Togus Road house is locating on property belonging to Valmond Belanger

A motion was made by Pushard that was seconded by Truman to approve a Municipal Release of the well location to Valmond Belanger (M 13 L 152) and to authorize the Town Manager to sign the release on behalf of the town. The vote was unanimous of those present and voting.

**VII. Written Reports and Communication:**

A. The Selectboard reviewed the August 27, 2020 Town Manager Report

**VIII. Verbal Communication :**

- A. Town Manager – NONE
- B. Chelsea’s RSU #12 Representative – NONE
- C. Boards and Committee Reports – NONE
- D. Board of Selectmen/Assessors Concerns - NONE

**X. Adjournment:**

A motion was made by Pushard that was seconded by Truman to adjourn the meeting. The vote was unanimous. The meeting was adjourned

Approved by the Selectboard on September 10, 2020

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Deborah Sanderson

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Michael Pushard

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Sheri Truman