

**Chelsea Selectboard Meeting  
October 13, 2021 @ 6:30PM  
Chelsea Elementary School  
In Person**

**I. Call regular meeting to Order:**

**IX. Executive Session:**

**B. Pursuant to 1 MRSA § 405(6)(F)**

1. Request from a resident to borrow CDBG Funds to replace roof shingles at their home

**II. Public Comment on Items Not on Agenda:**

**III. Adjustments to the Agenda:**

**IV. Consent Agenda:**

- A. Approval of Payroll Warrant #13 in the amount of **\$9,257.43**
- B. Approval of Accounts Payable Warrant #14 in the amount of **\$TBD**
- C. Approval of Payroll Warrant #15 in the amount of **\$TBD**
- D. Approval of September 8, 2021 Selectboard Meeting Minutes.
- E. Approval of September 22, 2021 Selectboard Meeting Minutes.

**V. Scheduled Items:**

**A. New Business –**

1. Real Estate Market Study and Valuation Adjustments
2. Review of Cell Tower Revenue Sharing or Buyout Options
3. Community Service Project List Review

**B. Old Business –**

1. Create a new TIF District
2. Selectboard 2021-22 Goals Discussion.
3. American Rescue Plan Act – Funding ideas
4. Chelsea Investment Policy and Investment Management Services
5. Heart and Soul request to use TIF funds for new initiatives:
  - A. Providing funds to encourage survey response and resident input
6. Student of the Month Recognition Program
7. Sand for Seniors Program Policy Adoption

**VI. Legal:**

- A. Tax Abatement(s) – RE - 2022
  - 1. Richard Condon – Acct 843 – M16 L104MH - \$8,207 in value
  - 2. Wayne S Allen – Acct 1643 – M11 L119-001 – \$14,110 in value
  - 3. Cynthia Thompson – Acct 1395 – M13 L24MH - \$21,591 in value
- B. Tax Abatement(s) – RE – 2021
  - 1. Cynthia Thompson – Acct 1395 – M13 L24MH - \$21,591 in value
- C. Tax Abatement(s) PP
  - 1. Patrick Ellis Sr and Sandra Ellis – Acct 71 - \$5,100 in value
  - 2. John Maxell – Acct 227 - \$5,100 in value
- D. Quit Claim Deed Approval
  - 1. Russell Eric Lewis – Map 13 Lot 60 – Undischarged Lien
- E. Location of new Town Office - Update
- F. Winter Roads Memorandum of Understanding

**VII. Written Communication:**

- A. RSU #12 Superintendents Report for September 2021
- B. Treasurer’s Report – September 27, 2021 Revenues and Expenses
- C. Treasurer Report – Current TIF Balance
- D. Code Enforcement Report
- E. Town Clerk Report
- F. Deputy Clerk Report
- G. Animal Control Report

**VIII. Verbal Communication:**

- A. Town Manager
- B. Chelsea’s RSU #12 Representative
- C. Boards and Committees
- D. Board of Selectmen/Assessors Comments and Concerns

**X. Adjournment:**

To maintain meeting effectiveness, the following guidelines are set forth:  
Board members speaking during discussion on any item will be limited to two minutes and may speak only once until each member has spoken or been given an opportunity to speak.

Members of the public speaking during discussion on any item will be limited to two minutes and may speak only after each Selectboard member has spoken or been given an opportunity to speak.