

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

## **I. Call meeting to order:**

The regular meeting was called to order at 6:31PM by Chair Pushard.

Selectboard present in person included Jason Mills and Michael Pushard. Sheri Truman was absent and excused.

Also present was Scott Tilton, Carol Belanger, Molly Alexander, and Jeff Allen

## **IX. Executive Session:**

### **A. Pursuant to 1 MRSA § 405(6)(F)**

- 1.** Request from a resident to borrow CDBG Funds to replace roof shingles at their house.

A motion was made by Pushard that was seconded by Mills to go into executive session pursuant to 1MRSA § 405(6)(F). Vote was unanimous of those present. In at 6:34PM.

A motion was made by Pushard that was seconded by Mills to come out of executive session. The vote was unanimous of those present and voting. Out at 7PM.

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

## **III. Adjustments to the Agenda: NONE**

## **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 **\$273,393.52**
- C.** Approval of Payroll Warrant #15 in the amount of **\$8,183.09**
- D.** Approval of September 8, 2021 Selectboard Meeting Minutes.
- E.** Approval of September 22, 2021 Selectboard Meeting Minutes.

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

**V. Scheduled Items:**  
**A. New Business –**

**1. Review of Cell Tower Revenue Sharing or Buyout Options**

The Manager presented the Selectboard with the four options available to Chelsea regarding the lease or sale of the cell tower. The Selectboard requested the Manager get further clarification before they could make a decision. No action was taken

**2. Community Service Project List Review**

The Manager requested the Selectboard input on preparing a list of Community Service type activities in town. A list was created. More items can be added aa Town and resident needs and change.

**B. Old Business –**

**1. Create a new TIF District**

The Selectboard and Manager discussed areas of Chelsea that could be placed in a TIF District. The Selectboard were shown a map crated by the Economic Development Coordinator for a possible district on the River Road. No action was taken.

**2. Selectboard 2021-22 Goals Discussion.**

Goal setting was delayed until Sheri Truman could be present to participate.

**3. American Rescue Plan Act – Funding ideas**

The Manager presented the Selectboard with a list of possible items that could be funded with the soon to be received American Rescue Plan Act (ARPA) Funds. Chelsea will be receiving just over \$290,000 in two installments. The Selectboard will review the list and offer suggestions prior to spending being authorized.

**4. Chelsea Investment Policy and Investment Management Services**

The Manager presented the Selectboard with an investment proposal from First National Wealth Management. The proposal before it can be implemented will required the current Investment Policy approved in July to be replaced by a new policy. A plan for which funds and how much of each fund that was developed by the Manager was presented to the Selectboard for review. The Selectboard requested that the Manager contact First National and determine what investment strategy would be best in the current economy.

**5. Heart and Soul request to use TIF funds for new initiative**

A. Providing funds to encourage survey response, resident input upcoming town event participation.

The Selectboard requested the Manager work with the Heart and Soul Coordinator on a budget which once approved would eliminate the need to make continuous requests to the Selectboard.

**6. Student of the Month Recognition Program**

The Manager provided the Selectboard with a draft recognition plan. The Selectboard suggested changes which changed the plan considerably. The Chair requested that a meeting be scheduled with the C.E.S. Principal so that he could discuss what he was looking for in a recognition program. The Manager was instructed to set the meeting up.

**7. Sand for Seniors Program Policy Adoption**

There were no proposed changes to the policy. The Manager informed the Selectboard that finding a volunteer to distribute the sand may delay implementation.

A motion was made by Mills that was seconded by Pushard to approve the Sand for Seniors Policy for 2021-22. The vote was unanimous of those present and voting.

**VI. Legal:**

**A. Tax Abatement(s) – RE - 2022**

**1. Richard Condon – Acct 843 – \$8,207 in value**

A motion was made by Pushard that was seconded by Mills to approve an abatement of the 2022 RE taxes for Richard Condon (Acct 843 M16 L104MH) in the assessed amount of \$8,207. The vote was unanimous of those present and voting.

**2. Wayne S Allen – Acct 1643 – \$14,110 in value**

A motion was made by Pushard that was seconded by Mills to approve an abatement of the 2022 RE taxes for Wayne Allen (Acct 1643 M11 L119-001) in the assessed amount of \$14,110. The vote was unanimous of those present and voting.

**3. Cynthia Thompson – Acct 1395 – \$21,591 in value**

A motion was made by Pushard that was seconded by Mills to approve an abatement of the 2022 RE taxes for Cynthia Thompson (Acct 1395 M13 L24MH) in the assessed amount of \$21,591. The vote was unanimous of those present and voting.

**B. Tax Abatement(s) – RE – 2021**

**1. Cynthia Thompson – Acct 1395 – \$21,591 in value**

A motion was made by Pushard that was seconded by Mills to approve an abatement of the 2021 RE taxes for Cynthia Thompson (Acct 1395 M13 L24MH) in the assessed amount of \$21,591. The vote was unanimous of those present and voting.

**C. Tax Abatement(s) PP**

**1. Patrick Ellis Sr and Sandra Ellis – Acct 71 - \$5,100 in value**

A motion was made by Pushard that was seconded by Mills to approve an abatement of the 2022 PP taxes for Patrick Ellis Sr and Sandra Ellis (Acct 71) in the assessed amount of \$5,100. The vote was unanimous of those present and voting.

**2. John Maxell – Acct 277 - \$5,100 in value**

A motion was made by Pushard that was seconded by Mills to approve an abatement of the 2022 PP taxes for John Maxell (Acct 277) in the assessed amount of \$5,100. The vote was unanimous of those present and voting.

**D. Quit Claim Deed Approval**

**1. Russell Eric Lewis – Map 13 Lot 60 – Undischarged Lien**

A motion was made by Pushard that was seconded by Mills to approve a Quit Claim Deed for Russell Eric Lewis. The vote was unanimous of those present and voting

**E. Location of new Town Office – Update**

The Manager explained to the Selectboard that based on the interpretation of Chelsea’s Town Attorney the deeds from the Togus VA to the Town and then from the Town to RSU #12 would not create any Title and property rights issues for the Town as it relates the land gift from the school to the Town for a new Town Office

**F Winter Roads Memorandum of Understanding**

The Manager reviewed with the Selectboard a Memorandum of Understanding he is proposing to enter into with Gordon Libby Forest Products. The memorandum covers how certain problems encountered last plowing season could be corrected this season. The Selectboard suggested one change which will be included in the final version.

**VII. Written Reports and Communication:**

- A. RSU #12 Superintendents Report for September 2021 - NONE
- B. The Selectboard reviewed the Treasurer’s Report for September 27, 2021 Revenues and Expenses
- C. The Selectboard reviewed the Treasurer Report covering current TIF Balances
- D. The Selectboard reviewed the Code Enforcement Report for September
- E. Town Clerk Report - NONE
- F. Deputy Clerk Report - NONE
- G. Animal Control Report - NONE

**VIII. Verbal Communication:**

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

**X. Adjournment:**

A motion was made by Pushard that was seconded by Mills to adjourn the meeting. The vote was unanimous. The meeting was adjourned at 8:41PM

Approved by the Selectboard on November 24, 2021

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Michael Pushard

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ABSENT  
Sheri Truman

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Jason Mills