

**Chelsea Selectboard Meeting Minutes**  
**April 13, 2022**  
**Chelsea Town Office**

**I. Call meeting to order:**

The regular meeting was called to order at 6:35 PM by Pushard.

Selectboard present in person included: Michael Pushard and Sheri Truman.  
Selectboard member Jason Mills was participating via Zoom

Public present in person included: Scott Tilton, Marion Bowman, Dot Grady, Lori Milner, Gordon Libby, Sarah, Carol Belanger, Jake Soucy, Dustin Freeman, Henry Truman, Gary Pierce, Tammy Pierce, Molly Alexander, Sherrill Hallett, Allen Hallett and Shawn Ramage

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

**Lori Milner** – stated that a sink hole has begun to develop around the culvert at the Ferry and Dr. Mann Rd intersection.

**III. Adjustments to the Agenda: None**

**IV. Consent Agenda:**

- A. Payroll Warrant #42 in the amount of **\$6,940.25**
- B. Accounts Payable #43 in the amount of **\$18,393.17**
- C. Accounts Payable Warrant # 44 in the amount of **\$295,281.64**
- D. Payroll Warrant #45 in the amount of **\$7,792.04**
- E. March 23, 2022 Selectboard Meeting Minutes

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

**V. Scheduled Items:**

**A. New Business –**

**1. Public input from residents on the spending of American Rescue Plan Act funds.**

After a brief explanation of how much and the current allowed uses of the ARPA Funds by the Manager, Mr. Pushard asked for ideas on how to use the funds from the public:

**Dustin Freeman** asked if the Selectboard had explored the possibility of Renovating and expanding the Town Office with the funds instead of using the funds to build a new Town Office.

**Shawn Ramage** stated that the Fire Department could use the funds to replace older trucks and vehicles.

**Dustin Freeman** asked if the Selectboard for their ideas on how to use the funds.

**Marion Bowman** stated that the purchase of a electronic message sign would be good use of the funds

**B. Old Business –**

**1. Enrolling Chelsea in a Solar Net Energy Billing Program**

The Manager reminded the Selectboard that Chelsea has been provided with an opportunity to enroll in Net Energy Billing and save 15% on Chelsea's six electricity accounts.

A motion was made by Truman that was seconded by Pushard to authorize the Manager to enroll Chelsea in a Net Energy Billing program. The vote was unanimous.

## **2. Approval of a Resolution supporting diversity**

The Manager explained to the Selectboard the purpose and benefits of adopting a Resolution supporting diversity

A motion was made by Pushard that was seconded by Truman to adopt a resolution supporting diversity in Chelsea. The vote was unanimous

## **3. Establishing a Chelsea TIF Revolving Loan Fund**

No action on establishing a Revolving Loan Fund will be required until a plan is created.

## **4. MDOT Partnership Initiative**

No action will be needed until the Manager needs additional time to determine if projects requiring a partnership exist in Chelsea.

## **5. Winter Roads Plowing and Sanding Discussion**

Gordon Libby, Gordon Libby Forest Products was in attendance to discuss with the Selectboard the one-year extension of his plowing and sanding contract. He explained that due to rising fuel and materials cost he is seeking a 6% increase in the contract amount.

Most of the public in attendance supported the contractor and felt he did a good job.

The Selectboard agreed to wait until April 27, 2022 before determining how to move forward.

**6. Discussion on hiring a Forester to create a Forest Management Plan for Chelsea's three forested properties.**

The Manager provided information to the Selectboard on what a Forestry Management Plan includes. There was further discussion from the Selectboard on which of the town's properties they want to prepare a plan for. The Manager was instructed to contact the Two Trees Forestry and get a revised proposal and budget to complete a plan for Butternut Park only.

**VI. Legal:**

**A. Discussion with the CEO on Spring Land Use Violation Enforcement**

The CEO is estimating that there are 75 properties in Chelsea in violation of the Junkyard Ordinance or the Nuisance/Dangerous Building Statutes. Cleaning up properties in violation will require funds and support by the Selectboard.

The Selectboard expressed support for the CEO. They requested the Manager contact the CEO and instruct him to determine the three worst properties to begin enforcement action against them. In addition, the Selectboard approved sending letters to the remaining properties in violation warning them to clean up or face enforcement action in the very near future.

**B. Hiring a Mission Broadband to complete an assessment of Chelsea's broadband needs**

Chelsea received a grant in the amount of \$2,500 to complete a town wide broadband needs assessment. The assessment will provide Chelsea with the information required to take the next steps toward obtaining town wide broadband availability. Mission Broadband has presented Chelsea with a proposal to complete the assessment. A motion was made by Pushard that was seconded by Truman to authorize the Town Manager to authorize Mission Broadband to complete the assessment in an amount not to exceed \$2,500. The vote was unanimous

### **C. Solar Array Moratorium Ordinance**

The Manager reviewed with the Selectboard what a moratorium ordinance does and doesn't allow the town to do.

The Selectboard asked the Manager to create a draft ordinance for review at a future meeting. The ordinance once created in its final format would be placed on the June 16 Warrant for voting on by residents

### **D. MDOT Over Limit Permit Approval**

The Manager reviewed the request for a permit from the MDOT.

The Selectboard, due to the lack of detail in the request, will not take action to approve the permit until details on the paving work are clearer.

### **E. Noise Complaints – Noise Ordinance**

The Manager explained to the Selectboard that he has received complaints from residents about noise associated with timber harvesting, commercial vehicle operation and fireworks.

The Selectboard tabled the decision until a more thorough review of the language in the proposed ordinance and the need for the ordinance.

### **F. Personal Property Write Off**

#### **1. Acct PP 93 - Uncollectable – Error in Assessment**

The Manager requested that action on this item be delayed to another meeting.

### **G. Authorize the Town Manager to sign an Ambulance Agreement with the City of Augusta**

A motion was made by Pushard that was seconded by Truman to enter into an agreement with the City of Augusta for Ambulance services for the period July 1 2022 to June 30 2023. The vote was 2 – 0 – 1 (Mills)

## **H. Election Clerk and Ballot Clerk Appointments**

1. Dorothy Grady
2. Leah Jarvis

Since the last Ballot Clerks and Election Clerks were appointed, two other residents have expressed an interest in being appointed.

A motion was made by Pushard that was seconded by Truman to appoint Dorothy Grady (R) and Leah Jarvis (D) to the position of Ballot and Election Clerks in Chelsea for the two-year term ending in 2024. The vote was unanimous.

## **VII. Written Communication:**

- A. The Selectboard reviewed the Town Clerk's Report
- B. The Selectboard reviewed the Deputy Clerk's Report
- C. The Selectboard reviewed the Code Enforcement Report
- D. The Selectboard reviewed the Workers Compensation Fund Audit Letter
- E. The Selectboard reviewed the Charter Communication Fees and Charges Increase Notice
- F. The Selectboard reviewed the SVRSU # Superintendent Report

## **VIII. Verbal Communication:**

- A. SVRSU #12 School Board – NONE
- B. Boards and Committees – NONE
- C. Town Manager – The Manager presented verbally to the Selectboard and residents the highlights of his written report
- D. Board of Selectmen/Assessors Comments and Concerns –

Sheri – asked about the progress being made to improve the sight distance at the Hankerson/ Togus Road intersection.

Jason – None

Mike – None

**IX. Executive Session:**

**A. Executive Session pursuant to 1MRSA § 405(6)(A)**

Due to time constraints the executive session was tabled.

**X. Adjournment:**

A motion was made by Pushard that was seconded by Truman to adjourn the meeting. The vote to adjourn was unanimous. The meeting was adjourned at 9:21PM.

Approved by the Selectboard on April 27, 2022

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Michael Pushard

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Sheri Truman

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Jason Mills