

**Town of Chelsea  
Board of Selectmen Meeting Minutes  
May 9, 2012**

**Regular Meeting:**

**Call to order:**

Chairperson Linda Leotsakos called the meeting to order at 6:32 PM.

Selectboard members present included Linda Leotsakos, Michael Pushard, and Benjamin Smith. Town Manager Scott Tilton was present along with about fifteen (15) residents and members of the public.

**Consent Agenda:**

- A. Approve Payroll Warrant # 50 for \$5,646.35.
- B. Approve Accounts Payable Warrant # 51 for \$172,408.02.
- C. Approve Board of Selectmen Meeting Minutes of April 25, 2012.

- A motion was made by Ben Smith that was seconded by Mike Pushard to approve Consent Agenda items A., B., and C. as written. Vote was unanimous. Motion carried.

**Public Comment on Items not part of the Agenda:**

Ed Tobias said the Kennebec Journal article was very informative.

Carol Belanger mentioned that residents should be able to go to the town office after a Board of Selectmen Meeting and pick up a complete packet.

**Scheduled items:**

**A. New Business:**

1. Mr. and Mrs. Mark Curtis – CMP Transmission Line concern. Mr. and Mrs. Curtis were unable to be at tonight's meeting and requested that this item be passed for consideration at the next Board of Selectmen Meeting.
2. Joyce Acheson requested that the Town of Chelsea have an art show at the Chelsea Elementary School to promote Chelsea artists. There was discussion about who would be responsible for set-up, clean-up, contacting artists, etc. and perhaps having it in conjunction with other activities to make it a community event. Joyce contacted Andrew Doiron, Chelsea Elementary School Principal, about using the school. Andy asked her to connect with the Art Teacher. Diane Richards will also follow-up with Joyce to discuss possible ideas. The Board of Selectmen supports Joyce Acheson and recommended to pursue having this event and bring back more information to the Board as it develops.
3. M.M.A. sent a letter dated May 1, 2012 seeking nominations to MMA's Legislative Policy Committee. Eligible individuals must be currently serving as a municipal official. Due date for the nomination form is June 14, 2012. Ben Smith will ask for interested parties. This item will be discussed at the next Board of Selectmen Meeting.

**B. Old Business:**

1. A letter dated April 30, 2012 was received by Scott Tilton from Susan Mason, Chelsea Youth Program Treasurer regarding \$1,200.00 from the Town of Chelsea to be deposited in the Chelsea League Account. She also requested an additional \$2,400.00 from the previous two (2) years budget be forwarded to the Chelsea League Account. Questions remain as to whether the Chelsea League Account is connected to an RSU#12 account. The program funded soccer programs for Chelsea youth. It was discussed whether the funding could be used for Chelsea summer basketball programs or soccer programs. There was also a question about liability insurance, and if the program is covered under the RSU#12 insurance. The Board of Selectmen requested that Scott Tilton gather more information and bring it to the Board at the next Board of Selectmen's Meeting.

**B. Old Business: continued,**

1. continued,

Kelly McLaughlin asked who managed the fund, whether it was the school or the town's responsibility. Was the account removed from the town's E.I.N. number? Whitefield runs their program without tax money, using only donations.

It was added that the Town of Whitefield retained possession of the athletic fields when RSU#12 was formed.

2. The school bus transportation of Chelsea students to area high school was discussed. In the morning, students are currently picked up at their homes, transported to the Chelsea Elementary School, and picked up there by the appropriate bus for the high school they attend. In the afternoon, students are transported from area high schools to Chelsea Market. They are met there by a Chelsea bus and taken to their homes. An additional bus is used to separate the high school students from the elementary school students. An email from John Merry stated that according to the three (3) drivers, 75 students per day ride the high school bus, which is 375 students per week. Diane Richards raised concerns about truancy if the high school buses were not funded by the Town of Chelsea. Information will continue to be collected regarding the number of students using the high school buses and what some other options are.

3. A lump sum payment in lieu of annual cell tower lease was discussed. Scott Tilton has received two (2) offers regarding a lump sum payment for the US Cellular tower on Route 17. Option A is for one payment of \$78,000 and Option B is for six (6) semi-annual equal payments of \$15,300 (total of \$91, 800). The Town of Chelsea currently receives \$710.00 per month rental for 25 years (total of \$213,000). The lease agreement expires this year and other rental fees could be researched but would take more time than Scott Tilton could allow. Ben Smith would like the Town to explore and consider other options. Mike Pushard feels that to receive a lump sum payment would not be a good decision for Chelsea at this time. Ben Smith would like to review the terms of the buyouts (lump sum payment agreements) and the current lease the Town has with US Cellular. Scott has heard from additional potentially interested companies and will bring the information to the Board of Selectmen for consideration.

Kelly McLaughlin asked whether Scott Tilton has contacted other Towns to see what they do. Scott said that it varies from Town to Town, and it is difficult to determine the market value.

4. The Chelsea Municipal Streetlight Analysis recommended that five (5) streetlights be removed from their current locations and relocated to new locations where safety is now a concern. One light on Sylvester Rd. will be moved to a new location on the same street and one light on Oak Ridge Dr. will also be moved to a new location on the same street. There was discussion as to whether it would be cost effective to have CMP or an electrician install a security light at the rear of the Town Office. The two (2) streetlights on Route 226, previously in front of the old Chelsea School, provide lighting to the Town Office rather than the new Chelsea Elementary School [cost is \$14.00 per month].

- A motion was made by Ben Smith that was seconded by Mike Pushard to approve the recommendation as written and for the Town of Chelsea to continue to pay for the cost of the streetlights on CMP Pole 24 and CMP Pole 26. Vote was unanimous. Motion carried.

**Legal Issues:**

- A. Personal Property Tax has not paid on seven (7) accounts. TCI Properties, LLC (2007, 2008, 2009) has been contacted and has not owned property in Chelsea since 2007. DirectTV, Inc. (2012) is not a concern at this time and Verizon Wireless (2012) is probably interest accumulated [0.08]. W&S Wood Products Inc. (2005, 2009) has gone through probate and there is no money in the estate. The estate has properties for sale but whether it would be worth putting a lien on those properties, to collect when sold is questionable. At this time, the amount owed is uncollectible. The necessary documents will be available for the Board of Selectmen at the next Board Meeting.
  - B. Proposed Ordinances ready for consideration at the Chelsea Annual Town Meeting are: Culvert Ordinance, Ordinance Exempting Eligible Active Duty Military Personnel from Motor Vehicle Excise Tax, Property Assessed Clean Energy (PACE) Ordinance, Fire Department Service Billing Ordinance and Ordinance Regulating the Storage and Disposal of Garbage and Junk. Not knowing how much time would be needed to discuss each item, and to potentially save time at the Town Meeting, it was discussed whether a public hearing should be scheduled to hear public comment on the ordinances before the Town Meeting.
- A motion was made by Ben Smith that was seconded by Mike Pushard for the Board of Selectmen to set the date for a Public Hearing for all five (5) Ordinances listed in Legal Issues, Item B. for May 23, 2012 at 5:30 PM. Vote was unanimous. Motion carried.

**Written Communication:**

- A. A letter dated April 30, 2012 was received from Maine Municipal Association (M.M.A.) showing the Town of Chelsea 2011 Fund Balance Report for the MMA Unemployment Compensation Fund. The balance January 1, 2012 is -\$581.85. No penalties have been assessed and the Town of Chelsea is still covered, but the negative balance needs to be paid and a positive balance restored.

**Verbal Communication:**

- A. Town Manager Report: May 9, 2012

Myra Drisko will be placing U.S. Flags on Veterans' graves approximately one week before Memorial Day (May 28, 2012) and has agreed to remove the flags approximately one week after Memorial Day.

Two (2) bids were received for computer service for the Town Office. Scott Tilton prefers to continue to use the company the Town of Chelsea currently works with and keep it on an "as needed" basis instead of a lump sum payment.

Scott Tilton will be interview a new "ASPIRE" Program worker for help in the Town Office. The other person that was working through the program has found employment elsewhere. The State of Maine does a background check on the people working in the program and no confidential information is seen by the individual, only public record information.

- B. Department Reports. None.

- C. School Department Report.

The initial budget has been approved by the RSU#12 Board Members to be presented at the regional budget adoption meeting on June 2, 2012 at 10:00 AM at Windsor Elementary School. The regional validation vote (secret ballot vote) will take place in each RSU#12 town on June 12, 2012.

D. Board of Selectmen / Assessors Reports and Comments.

Mike Pushard noted that during the last rainstorm a tree had uprooted and fallen across the road. Scott Tilton was notified and Mike Pushard, Shawn Ramage, and some members of the Chelsea Fire Department closed the road, cut down, and cut up and removed the tree. Mike was very impressed with the quick response of all involved.

Mike Pushard also asked that the Cemetery Committee be notified that some trees and bushes on the edges of some cemeteries in town are shading the property so much that just moss is growing and they need to be cut back to let more light in.

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**Executive Session.**

- A motion was made by Ben Smith and seconded by Mike Pushard to go into executive session pursuant to 1 MRSA Subsection 405(6) (A) to evaluate the Town Manager's performance. Vote was unanimous. Motion carried. In at 7:57 PM.
- A motion was made by Ben Smith and seconded by Mike Pushard to come out of executive session. Vote was unanimous. Motion carried. Out at 8:24 PM.
- A motion was made by Ben Smith and seconded by Mike Pushard to authorize the Board of Selectmen Chairperson to complete and sign the Town Manager's evaluation based on discussions during the executive session. Linda Leotsakos thanked Scott for all his hard work and assistance to the Town. Vote was unanimous. Motion carried.

**Next Board of Selectmen Meeting is May 23, 2012 at 6:30 PM at Chelsea Elementary School Cafeteria.**

**Adjournment:**

- A motion to adjourn was made by Ben Smith that was seconded by Mike Pushard. Vote was unanimous. Linda Leotsakos declared the meeting adjourned at 8:27 PM.

Approved by the Chelsea Board of Selectmen on May 23, 2012.

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Linda Leotsakos – Chair

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Michael Pushard

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Benjamin Smith