

**Town of Chelsea  
Board of Selectmen Meeting Minutes  
May 23, 2012**

**Regular Meeting:**

**Call to order:**

Chairperson Linda Leotsakos called the meeting to order at 6:38 PM.

Selectboard members present included Linda Leotsakos, Michael Pushard, and Benjamin Smith. Town Manager Scott Tilton was present along with about seventeen (17) residents and members of the public.

**Consent Agenda:**

- A. Approve Payroll Warrant # 52 for \$5,621.11.
- B. Approve Accounts Payable Warrant # 53 for \$9,055.79.
- C. Approve Accounts Payable Warrant # 54 for \$18,329.83.
- D. Amend previously approved Board of Selectmen [Meeting April 25, 2012] Minutes Section V. Legal Subsection A. – Phillip Bunnell Supplemental Tax - \$97.80.
- E. Approve Board of Selectmen Meeting Minutes of May 9, 2012.

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

**Public Comment on Items not part of the Agenda: None.**

**Scheduled items:**

**A. New Business:**

Before recognizing Mrs. Curtis, Chair Linda Leotsakos stated for the record that one Select Board member, Ben Smith, is also employed by the PUC.

1. Mr. and Mrs. Mark Curtis – CMP Transmission Line concern. Wanda Curtis stated the new power lines that C.M.P. is installing emit unsafe EMF (Electric Magnetic Field) energy levels that could potentially increase the likelihood of childhood Leukemia. Wanda has done extensive research and will forward her data and graphs to the Board of Selectmen and Scott Tilton to review. Wanda presented her concerns with conviction. She has contacted the company with these concerns and feels that C.M.P. has not taken reasonable steps, for example burying the power lines, or 'reverse phasing' the lines to protect Chelsea residents. There is also a concern that unnecessary and extensive cutting of 'danger trees' has occurred along the power lines. There is a pending case #2011504 listed on the P.U.C. Website that gives additional information. Wanda is asking the Board of Selectmen to send a letter to the company presenting their concerns on this matter. Linda Leotsakos thanked Wanda for her presentation and asked that she emails the information presented to members of the Board and Scott Tilton for review. Mike Pushard also

thanked Wanda for her extensive research and said that there was a lot of information to consider and discuss. Ben Smith declined comment because of his employment at the P.U.C.

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

1. Shawn Ramage stated that Chelsea Fire Department Tank 2, a 1988 Kenworth, has been having mechanical problems. It has been intermittently stalling on the way to a fire call or while pumping water at fires. The truck was placed on the diagnostic machine at O'Connor Motors. The first code that showed up was for the speed sensor, which is about \$600 and \$800 to replace to repair. The fuel filters have been checked and the fuel tank does not have algae in it, which can occur when equipment sits for long periods. The code will be reset to see what, if any, other codes show up. There is not enough money available in the truck maintenance account because of the repairs needed on another truck this budget year, but there is money in the Fire Department Account in a different line item. It is possible to pay for this repair from funds within the fire department operations account, as long as the total account is not overdrawn.
  
2. The Select Board did not have any nominations for the M.M.A. Legislative Policy Committee.
  
3. The Select Board and Budget Committee have voted to recommend to the Town Meeting that Chelsea fund a town-wide revaluation. The Board of Selectmen recommends John O'Donnell & Associates of New Gloucester, Maine conducts the town-wide revaluation. The software used will interface with the T.R.I.O. Software currently in use by the town. Mr. John O'Donnell will attend the Annual Town Meeting to answer any questions that might arise.

➤ A motion was made by Ben Smith that was seconded by Mike Pushard to select John O'Donnell & Associates to do the town-wide revaluation subject to town approval for funding at the Chelsea Annual Town Meeting. Vote was unanimous. Motion carried.

### **Legal Issues:**

- A. June's Restaurant is requesting a renewal of their liquor license. It is for one (1) year. There have been no issues on record with either the Maine State Police or the Kennebec County Sheriff's Office. No public hearing is necessary. Scott Tilton recommends the renewal be approved.
- A motion was made by Ben Smith that was seconded by Mike Pushard to renew the liquor license for June's Restaurant for one (1) year. Vote was unanimous. Motion carried.

**Legal Issues: continued,**

- B. A request was made to use C.D.B.G. funds to replace a septic system at Map 9 Lot 26. Two (2) options that have been used in the past are available to help the owner. The Single Family Owner Agreement would allow for repayment of the funds if the owner sold the property at a decreasing percentage (%) until after five (5) years when the loan would be forgiven and no repayment would be due. The second option is the Promissory Note-CDBG that would be at zero percent (0%) interest and deferred payment. This allows the owner to repay the loan so that the funds would be available to help another resident. The homeowner is working with the Code Enforcement Officer and Scott Tilton to get the necessary repairs in completed.

➤ A motion was made by Mike Pushard that was seconded by Ben Smith for the Board of Selectmen to authorize Scott Tilton to enter into the Promissory Note-CDBG agreement with the owner for the septic system repairs. Vote was unanimous. Motion carried.

- C. The Board of Selectmen discussed the Annual Town Meeting and Election Warrant. Changes suggested at the public hearing to the Ordinance Regulating the Storage and Disposal of Garbage, Junk and Solid Waste were reviewed and discussed.

➤ A motion was made by Ben Smith that was seconded by Linda Leotsakos to amend Article 7 B. Prohibition 1) (a) ...container for a period not to exceed seven (7) days, ....  
Article 7 B. Prohibition 1) (d) ...period not to exceed ninety (90) days within....  
Vote was unanimous. Motion carried.

The rest of the Annual Town Meeting and Election Warrant was reviewed.  
[Article 29 will list all the charitable purposes to be considered in this article instead of separately as done in the past.]

➤ A motion was made by Ben Smith that was seconded by Mike Pushard to approve the Annual Town Meeting and Election Warrant as amended. Vote was unanimous. Motion carried.

**Written Communication:**

- A. An email dated May 1, 2012 was received from Michael Edgecomb, Director, Government Relations at Time Warner Cable. It is a standard letter regarding possible programming changes.

**Verbal Communication:**

- A. Town Manager Report: May 23, 2012

**Aspire Worker** – No ASPIRE worker is available at this time.

**Road Striping** – Lucas Striping will be doing double centerline striping work. The Town received 3 bids, the lowest was \$0.095 plf. I asked Lucas if he would do the work in Chelsea for the Augusta bid price of \$ 0.078 per linear foot of center line. He agreed. My plan is to have the work done by mid June. Work will be done on the Cony, Hankerson, Townhouse, Hallowell, Windsor, Davenport, Collins and Birmingham Roads. I also plan on striping the TO parking lot and the speed humps on Beech Street.

**Grading** – Manter Construction has finished the road grading. Despite the weather and the lack of gravel on some roads, I felt he did a good job.

**Sweeping** – Sweeping is behind schedule. A big push will be underway this Friday with two sweepers placed into service.

**As Needed Road Services** – I am preparing a bid package for as needed roadwork. I will be getting prices for machinery, materials and labor. This should provide us with a supply of contractors willing to work in the town and comply with the procurement ordinance.

**Revaluation Interest to Woodlot Account** – I have spoken with Maine Municipal Bond Bank about an interest rate in which the woodlot should be getting in return for using it to complete the revaluation. Currently the money earns only .015%. The bond bank was able to bond during the last round of funding for .015%. This is the rate or higher we should be paying the account back.

**Code Enforcement Training** – The CEO is attending training courses to maintain certification. The classes have recently been on Monday when the office is closed. Therefore, in order that he does not exceed 16 hours per week he has had to take time off when the office is open.

**Contracted Fire Services** – I recently asked the Chief if there had been discussions with other towns about providing contracted fire services in Chelsea. We will be facing the expense of having to replace the old vehicles. This would be very costly partially due to the lack of funds in reserve accounts. I am not trying to replace our department, who I feel does an excellent job. I only bring it up here as an option.

**Maine Surplus Property** – Chelsea is re-registered to do business with State of Maine Surplus Property. I have had the names of previous administration removed.

**Free Architectural Services** – The University of Maine at Augusta has contacted the town to find out if it would like the services of an intern to provide architectural services. My mind immediately went to the design and planning of a Town Office. Is there another project or even a need for this?

**Verbal Communication: continued,**

A. Town Manager Report: May 23, 2012

**Town Report** – The town report is nearing completion. It will be sent to the printers by the first of next week. I have a picture of the school as well as pictures of the Town Manager, Town Clerk and CEO. I would like to get a picture of the current BOS. I have thought quite a bit about the dedication but have not been able to meet with Linda to select someone. Traditionally, the dedication is made to an elderly person or someone who has passed away, but being new to town, I have not worked as closely with Chelsea's elderly as I would like. The only people I could think of to receive a dedication are the volunteers that I have knowledge of including: Shawn Ramage, Ted Gardner, Peter Hanson, Myra Drisko, Sharon Morang, Barbara Skehan, Judy Williams, Palmer Sargent and many others.

**Dog Case** – The ACO is getting ready to take an individual to court for having barking dogs. I have asked the Town Attorney to contact him so that it can be determined if the services of the attorney will be required. By ordinance, if we win we can collect attorney and legal fees.

**Computer Upgrade** – Used PC's have been installed in the CEO and Assessors Office. The previous PCs were outdated and did not work properly. The only cost to the town was for installing software.

**Verbal Communication: continued,**

B. Department Reports. None.

C. School Department Report.

[The regional budget adoption meeting is 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 requested that the Town Manager remove his contact information from the list at the Emergency Dispatch Communication Center as he receives calls at all hours of the day or night.

Mike also explained that upon arriving at work one morning he found his building was full of smoke. Mike was thankful and very impressed with the quick response of the volunteer members of the Chelsea Fire Department.

**Executive Session. None.**

**Next Board of Selectmen Meeting is June 13, 2012 at 6:30 PM at Chelsea Elementary School Cafeteria.**

**Adjournment:**

➤ A motion was made to adjourn by Mike Pushard that was seconded by Ben Smith. The vote was unanimous. Linda Leotsakos declared the meeting adjourned at 8:38 PM.

Approved by the Chelsea Board of Selectmen on June 13, 2012.

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Linda Leotsakos – Chair

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Michael Pushard

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Benjamin Smith