

**Town of Chelsea
Board of Selectmen Meeting Minutes
July 10, 2013**

Regular Meeting:

Call to order:

Chairperson Ben Smith called the meeting to order at 6:30 PM.

Selectboard members present included Michael Pushard, Benjamin Smith and Richard Danforth. Scott Tilton, Town Manager and Jim Gagnon, Assistant Fire Chief was also present along with about thirty-eight (38) residents and members of the public.

Ben Smith led the attendees in the Pledge of Allegiance.

A. Election of Board of Selectmen Leadership

1. Chair

- Motion made by Mike Pushard seconded by Rick Danforth to elect Ben Smith as Board of Selectmen
- Chair for 2013-2014. Vote was two (2) in the affirmative. Ben Smith abstained. Motion carried.

2. Vice-Chair

- Motion made by Mike Pushard seconded by Ben Smith to elect Rick Danforth as Board of Selectmen
- Vice-Chair for 2013-2014. Vote was two (2) in the affirmative. Rick Danforth abstained.
- Motion carried.

Consent Agenda:

- A. Approve Payroll Warrant #01 for \$6,400.63.
- B. Approve Accounts Payable Warrant #02 for \$34,074.42.
- C. Approve Accounts Payable Warrant #60 for \$8,173.16.
- D. Approve Board of Selectmen Executive Session of June 27, 2013.
- E. Approve Board of Selectmen Meeting Minutes of June 27, 2013.

- Motion made by Mike Pushard seconded by Ben Smith to approve Consent Agenda items A., B., C., D.,
- and E. as read. Vote was two (2) in the affirmative. Rick Danforth abstained. Motion carried.

Public Comment on Items not part of the Agenda:

Dick Condon, Sr. asked about the culvert that was put in at the corner of Cony Rd and Hallowell Rd. saying that the ditch would not allow for proper drainage and the culvert was not needed. The culvert was a replacement for one that had failed.

Barbara Skehan voiced concern about the land valuation increases along with building value increases and the potential hardship on residents and asked if the Board would reconsider the new land tables used or implement the new land table values in a two-step process.

Scheduled Items:

A. New Business:

1. Firearms Ordinance Discussion began with Scott Tilton introducing a proposed Town of Chelsea Firearms Discharge Ordinance. It primarily addresses firearms discharge on Town owned properties, Schools, and Daycare Facilities. An example of an institutional building would be on Togus V.A. Campus.

A. New Business: continued

Ben Smith expressed his personal opinion that he did not believe an ordinance was necessary and raised the question of who would be responsible for enforcing the ordinance where we have no police force/constable and the state police/sheriff's office will not enforce a local ordinance absent a contractual arrangement. Ben also stated that the draft ordinance provision would mirror requirements already existing under state and/or federal laws (e.g., prohibiting possession and discharge within certain distance of dwellings, commercial buildings, institutional buildings, and schools). Mike Pushard stated that he would like to find a way for the parties that gave rise to the draft ordinance to try and work out their problems. Rick Danforth reiterated some of the concerns expressed by Ben and also stated an additional problem under the draft ordinance is that daycare facilities (one of the areas included in the prohibition of firearm possession or discharge) are not always visibly marked or known.

Members of the Burns family and owners of the Stepping Stones Montessori School were present. Each of the parties shared their concerns about the proposed Firearms Ordinance. The need for better communication seems to be a key issue in the conflict that has developed around this issue and a representative from each party agreed to meet with an impartial person present to try to come to some resolution. Mike Pushard volunteered to be present at meetings as needed.

➤ Motion made by Rick Danforth seconded by Ben Smith to table consideration of the ordinance pending private discussions by the Burns family and Montessori School to explore potential resolution of the issue. Vote was unanimous. Motion carried.

2. Determining if a Board of Selectmen Meeting Secretary Position should be a staff person, a volunteer, or a hired individual to record Board of Selectmen Meeting notes and prepare the Minutes was discussed. The contingency fund would be a source of funding if needed. Scott Tilton originally proposed that \$1,200 be put in the budget for approximately 6 – 8 hours per month. The Planning Board used to pay someone to report its minutes but a Planning Board member is responsible for that now. The Planning Board uses a digital recorder at its meetings.

This item is passed to the next Board of Selectmen Meeting after Scott Tilton looks into a plan to resolve this issue.

3. It was agreed by Selectmen present to continue with the second and fourth Wednesdays at 6:30 PM for the Date and Time of the 2013-2014 regular scheduled Board of Selectmen Meetings. The intention is to continue to hold the meetings at Chelsea Elementary School.

➤ Motion made by Mike Pushard seconded by Rick Danforth to set time and dates of the regular scheduled Board of Selectmen Meetings for 2013 – 2014 on the second and fourth Wednesdays at 6:30 PM. Vote was unanimous. Motion carried.

4. Jim Gagnon, Chelsea Assistant Fire Chief was present to inform the Board of Selectmen about the recent Tank 2 Inspection Failure. Shawn Ramage sent an email to Scott Tilton stating that this fire tank failed an annual inspection. The 4000-gallon water tank is leaking. The tank is 0.25" steel was specifically made for the truck and expected to last 12 years. It has far exceeded that expectation and a new tank must meet strict specifications to be insured. Getting the tank repaired versus a new or used tank will be researched.

No action is necessary from the Board at this time.

Legal Issues:

A. Action on Tax Acquired Property Bids, each property was discussed separately with one motion being made regarding the accepted bid for each property.

1. Map 6 Lot 132 - two (2) bids: **\$15,000 from Ed Gardiner** and \$14,005 from John diMajo & Giuseppe diMajo.

Legal Issues: continued

2. Map 7 Lot 21 – three (3) bids: **\$3,800 from Linda Adams**, \$3,410 from Gary Quintal, and \$2,000 from Scott & Heidi Miller

3. Map 1 Lot 109 – four (4) bids: **\$5,005 from Almon Truman, Jr.**, \$5,000 from Linda Adams, \$4,180 from Gary Quintal, and \$3,700 from John diMajo & Giuseppe diMajo

- Motion made by Rick Danforth seconded by Mike Pushard for the Board of Selectmen to accept the high
- bids and sell the properties as is to the following bidders: Map 6 Lot 132 **\$15,000 from Ed Gardiner**, Map 7 Lot 21
- **\$3,800 from Linda Adams**, and Map 1 Lot 109 **\$5,005 from Almon Truman, Jr.** and authorize Scott Tilton to
- prepare quitclaim deeds to be signed by the Board of Selectmen. Vote was unanimous. Motion carried.

B. Selling Tax Acquired Property – Map 9 Lot 148 – William Davenport, former owner, was present at the meeting and agreed to pay all the back taxes and the 2014 estimated taxes in order to purchase the property back from Chelsea.

- Motion made by Ben Smith seconded by Mike Pushard to sell the property back to the owner and to authorize
- Scott Tilton, Town Manager, to prepare a quitclaim deed to William Davenport for Map 9 Lot 148 to be executed by
- the Board of Selectmen upon payment by Mr. Davenport past, current and anticipated taxes for the
- 2013-14 fiscal year. Vote was unanimous. Motion carried.

C. Quitclaim Deed for Non Discharged Tax Liens for each of these properties is needed:

1. Pamela Bumford - Map 11 Lot 074. The lien on this property was paid off but not discharged in 2003.

2. Laura Heath - Map 1 Lot 289. The lien on this property was paid off but not discharged in 2002.

- Motion made by Mike Pushard seconded by Rick Danforth to authorize Scott Tilton, Town Manager, to
- prepare a quitclaim deed for Pamela Bumford on Map 11 Lot 074 and Laura Heath on Map 1 Lot 289 to
- be signed by the Board of Selectmen. Vote was unanimous. Motion carried.

D. Selection of individuals per Charter to Vacant and Appointive Town Positions:

1. Planning Board – One-Year Term. Doug Crochere and Palmer Sargent for consideration for appointment to vacant positions.

- Motion made by Rick Danforth seconded by Mike Pushard to appoint Doug Crochere and Palmer
- Sargent to the Planning Board for term expiring June 30, 2014. Vote was unanimous. Motion carried.

2. Board of Appeals – no appointments at this time.

3. Board of Assessment Review – no appointments at this time.

E. Selection of individuals per Charter to Vacant and Appointive Town Positions:

4. Budget Committee – Jeremy Hiltz – term to end 2014 and Mitchell Boynton – term to end 2014 for consideration for appointment to vacant positions.

5. Cemetery Committee – Peter Hanson – term to end 2014, Sharon Burns – term to end 2014, Lee Burns – term to end 2015, Shelley Hanson – term to end 2015, and Beth Cousins – term to end 2016 for consideration for appointment.

- Motion made by Rick Danforth seconded by Mike Pushard for the Board of Selectmen to confirm Budget
- Committee and Cemetery Committee appointments brought to the Board by Scott Tilton, Town Manager.
- Vote was unanimous. Motion carried.

Legal Issues: continued,

6. Road Advisory Committee – Peter Hanson, Ted Gardner and Randall Magee for consideration for appointment to the vacant positions.

- Motion made by Mike Pushard seconded by Rick Danforth for the Board of Selectmen to appoint Peter
- Hanson - term to end 2016, Ted Gardner - term to end 2016, and Randall McGee - term to end 2015 to
- the Road Advisory Committee as brought to the Board by Scott Tilton, Town Manager. Vote was
- unanimous. Motion carried.

7. Other positions – None at this time.

F. Maine Power Options (Maine Energy Purchasers Consortium) has been given an agreement for a fuel oil price of \$3.26 per gallon from C.N. Brown. There is a 60 day option to lock in a price per gallon.

This falls within the Chelsea Procurement Ordinance, therefore Selectmen action is not needed.

G. Animal Sheltering Agreement with the Kennebec Valley Humane Society. The cost for the 2014 – 2015 is based on \$1.59 per capita (2721, Chelsea ME., 2010). The assessment is #1,081.60 per quarter for 2014 and 2015.

- Motion made by Ben Smith seconded by Mike Pushard to authorize Scott Tilton to sign on behalf of Chelsea the
- Sheltering agreement with Kennebec Valley Humane Society based on the terms and conditions of the agreement.
- Vote was unanimous. Motion carried.

Scheduled Items:

A. Old Business:

1. Tax Bill Inserts. P.A.C.E. brochures paid for by Efficiency Maine will be sent with the Tax Bills. This is a good time to inform owners about the recently approved Chelsea Ordinances. The cost for one-sided is 14¢ -16¢ and two-sided 18¢ - 20¢ depending on the quantity ordered.

Rick Danforth will do the preliminary work on wording for the inserts.

No Board action is necessary at this time.

2. Tax Assessing – Carol Belanger met with a representative from John E. O'Donnell & Associates, the company doing the Revaluation in Chelsea. She is concerned because she believed that many of her questions were not answered at the meeting. She would like to see the land tables that were established, and asked what the differences were from parcel to parcel. Carol stated that she feels that the revaluation was to put 'everyone on the same playing field' and does not feel that it happened and we are not any better off than before.

Information on property values is available at <http://jeodonnell.com/revaluations/default.asp>

Richard Cote asked what the new mil rate would be. He also stated that usually if assessment values increase, the mil rate usually decreases.

The RSU#12 budget is responsible for the largest portion of the mil rate when compared to the Municipal budget.

The next step is for the Board of Selectmen to review the proposed changes that resulted from the revaluation hearings at a Board of Assessors Meeting and to make further adjustments as needed.

Written Communication:

- A. Monthly Letter from Time Warner dated July 03, 2013 was received. It is a routine letter regarding programming.
- B. July 11, 2013 RSU #12 School Board Meeting (at Palermo Consolidated School at 6:30 PM)
Agenda – included in tonight’s packet.

Verbal Communication:

- A. Town Manager – nothing additional.
- B. Chelsea’s RSU #12 Representative
July 11, 2013 RSU #12 School Board Meeting (at Palermo Consolidated School at 6:30 PM)
Agenda – included in tonight’s packet.

After the majority of residents in the RSU#12 towns voted the budget down, the RSU#12 has only reduced the budget by approximately \$116,000 after receiving the \$328,659 state subsidy that was slated to be given to the district in the last budget. It is still an increase from last year’s budget of about 2%.

The Budget Validation Referendum Meeting is scheduled for Tuesday, August 13, 2013 at Whitefield School. It will be asked that the meeting time be scheduled for 7:00 PM instead of 6:00 PM as listed.

The Budget Referendum Vote is scheduled for September 10, 2013. The question about what times the polls will be open will be asked at tomorrow’s meeting, and I will request that they be open 8:00 AM to 8:00 PM so residents are able to vote before or after work.

- C. Board of Selectmen/Assessors – nothing additional.

Executive Session: None.

Next Board of Selectmen Meeting is July 24, 2013 at 6:30 PM at Chelsea Elementary School.

Adjournment:

- Motion made by Rick Danforth seconded by Mike Pushard to adjourn. Motion carried.

Ben Smith declared the meeting adjourned at 9:17 PM.

Approved by the Chelsea Board of Selectmen on July 24, 2013.

Benjamin Smith – Chair

Richard Danforth Vice-Chair

Michael Pushard