

**Town of Chelsea
Board of Selectmen Meeting Minutes
August 22, 2012**

Regular Meeting:

Call to order:

Chairperson Ben Smith called the meeting to order at 6:31 PM.

Selectboard members present included Linda Leotsakos, Michael Pushard, and Benjamin Smith. Lisa Gilliam, Town Clerk, is present for Scott Tilton, Town Manager, who is away, along with about six (6) residents and members of the public.

Consent Agenda:

- A. Approve Payroll Warrant # 0008 in the amount of \$6,349.73.
- B. Approve Accounts Payable Warrant # 0009 in the amount of \$ 320,961.22.
- C. Approve Board of Selectmen Meeting Minutes of August 8, 2012.

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

Public Comment on Items not part of the Agenda:

Jake Soucy asked if a request for bids would be going out for roadside cutting. He would like to submit a bid if necessary to do some of the roadside cutting. Linda Leotsakos recommended he talk with Scott Tilton to get information and make his interest known.

Rick Danforth had been looking through his paperwork for a copy of the original Cable TV Franchising Ordinance. He felt that a new ordinance would be necessary because so many changes were needed. Wording in the new ordinance should include a passage stating that the new ordinance supersedes any previous ordinance.

Scheduled items:

A. New Business: None.

B. Old Business:

1. The letter about the revaluation company from Scott Tilton that will be an insert in the tax bill is okay to go. The Board of Selectmen discussed the information to be included about the ordinances. It was felt that some of the wordiness should be removed, but were cautioned not to eliminate wording that is important for residents to read. Ben Smith will discuss it with Scott Tilton, make edits, and send the revised document to the Selectboard members for approval. No action is needed.
2. The Board of Selectmen reviewed and discussed a draft of the Budget Committee Bylaws, Town of Chelsea, and suggested changes. This is the first reading of the document and Ben Smith will ask Scott Tilton put it on as an agenda item for the next Board of Selectmen meeting.

Legal Issues:

- A. Tax assessing issues. Norman and Sheila Lemar, Acct: 595, Map 02 Lot 070. After reviewing property deeds and town tax maps, the mapper concluded that the lot size is 48.07 acres rather than the 64 acres that has been listed on the tax records. The assessors approved an abatement for the valuation of 16 acres, which should not have been billed for, as follows:

2009-2010 abated \$11,000 valuation at \$15.50 mil rate = \$170.50 plus interest.
2010-2011 abated \$11,000 valuation at \$15.00 mil rate = \$165.00 plus interest.
2011-2012 abated \$11,000 valuation at \$16.30 mil rate = \$179.30 plus interest.

The valuation on Map 02 Lot 070 has been adjusted in the town tax record at 48.07 acres.

- A motion was made by Linda Leotsakos that was seconded by Mike Pushard to approve
- three (3) abatements for Acct. 595 Map 02 Lot 070 for 2009-2010 abated \$11,000
- valuation at \$15.50 mil rate = \$170.50 plus interest, 2010-2011 abated \$11,000 valuation
- at \$15.00 mil rate = \$165.00 plus interest, and 2011-2012 abated \$11,000 valuation at
- \$16.30 mil rate = \$179.30 plus interest. Vote was unanimous. Motion carried.

B. Confirm Town Manager Appointment

1. Margaret (Peggy) Sirois – additional Alternate Animal Control

- A motion was made by Mike Pushard that was seconded by Linda Leotsakos to confirm
- the Town Manager's appointment of Margaret (Peggy) Sirois as Alternate Animal Control
- Officer for a one (1) year term. Vote was unanimous. Motion carried.

Written Communication:

- A. An email dated August 15, 2012 was received from Michael Edgecomb, Director, Government Relations at Time Warner Cable. Letters are being sent to Time Warner Cable customers letting them know that Residential and Business Class customers will be receiving a new account number for their Time Warner Cable services. Customers need to re-register for recurring payments that are set up through their financial institutions.
- B. An email dated August 16, 2012 was received from Michael Edgecomb, Director, Government Relations at Time Warner Cable. It is a standard letter regarding programming changes.

C. Town Manager Report.

Town Office Water Shut Off – The only way to shut the water off at the town office is at the school or at Togus VA. This could be very bad if something was to happen at the town office and the school was closed. I am therefore going to look into getting a shutoff installed.

Written Communication: Town Manager Report continued,

Togus VA Request – I have asked Togus VA if there is a way for Chelsea to use some of the equipment that the VA has at their disposal. I refer to the loader, grader, sweeper, trucks, backhoes and much more. I was told they would look into it. Depending on where the request goes, I will likely try and get our US Senators involved.

Windsor Road – The letter I sent to Pine State Trading received a positive response. The President was going to make sure to correct the situation. I will be writing additional letters as I am made aware of violations. I have requested and received approval to use the portable message and speed boards from the City of Augusta. My plan is to have the message board placed at the Togus Rd end of the Windsor road alerting everyone to the weight limits. I also have plans to borrow the speed board and the traffic counter from Augusta and place them in various locations. Jeff, from Brown Signs, has offered some input concerning various sign options that may help get a driver's attention.

Meeting with Augusta Childcare – I met with Karen Hatch, Director of Augusta Childcare Program, concerning what to do to establish and successfully operate a before and after school childcare service. The information was again very positive and helpful. A couple of things she recommended were to obtain a license and to have it operated and part of the Recreation Dept. I will be having this discussion with the Select Board at the September 12, meeting.

Banking Services – Based on the proposals from area banks, I have decided to keep our checking account relationship with Bangor Savings Bank. Changes have been made which should save Chelsea money in transaction fees and earn Chelsea money in higher rates of interest. To accomplish this, the municipal sweep account has been discontinued, the bank management of the sub-accounts has been discontinued, and a money market investment account has been established. This will require more attention by staff but it can be done.

Chelsea Recreation – As I mentioned above, childcare is only one benefit of having an active recreation department. Other recreation programs can be established which could provide Chelsea youths with more local programming.

Meeting with Winter Maintenance Contractor – The workshop with McGee Construction has been scheduled for September 19 at 6PM at the Town Office. Related to this issue are my discussions with other towns to determine ways that winter plowing and sanding could more effectively be shared to avoid long travel times during winter operations i.e. Nelson and Patterson.

Cemetery Committee Meeting – A cemetery Committee meeting has been scheduled for August 28 at 5PM. We will be traveling to the various cemeteries and discussing future work and other issues. The committee seems really excited.

Plaque Presentation – September 20 has been tentatively selected for the presentation of the plaque to the City of Augusta. This is the night of the Augusta Council's Business Meeting. We need someone to prepare some words and make the presentation.

Verbal Communication:

- A. Town Manager Report – see written report.
- B. Town Department, Boards and Commissions Reports.

The Charter Commission continues to meet. Subcommittees are making progress. It was suggested that a press release be put in the Kennebec Journal about the process and the progress the Charter Commission is making.

- C. The proposed Cost Allocation Formula changes need to be reviewed by residents. There will be public hearings to discuss the changes. The information should be available on the RSU website, www.svrsu.org. The next RSU #12 Board of Directors Meeting is September 13, 2012 at Whitefield School at 6:30PM.
- D. Board of Selectmen/Assessor's Comments or Concerns.

Lisa Gilliam mentioned that she is very sure Chelsea will be approved for voting machines for the next election. The machines count the votes. The only cost to the town will be to program the machines. This cost will be shared with the State. Linda Leotsakos mentioned that these machines will potentially save Chelsea a lot of money and that citizens don't understand how much money it costs when they arbitrarily write in candidates [who may not even have any interest in the position].

Thank you to Lisa Gilliam for all you do!

Linda Leotsakos continues to work with Susan Phelps in the office on assessing items. Susan is a great help to Linda.

Executive Session. None.

Next Board of Selectmen Meeting is September 12, 2012 at 6:30 PM at Chelsea Town Office.

Adjournment:

- A motion to adjourn was made by Linda Leotsakos that was seconded by Mike Pushard. Ben Smith declared the meeting adjourned at 7:45 PM.

Approved by the Chelsea Board of Selectmen on September 12, 2012.

Benjamin Smith – Chair

Michael Pushard

Linda Leotsakos