

**Town of Chelsea
Board of Selectmen Minutes
Wednesday August 24, 2016
6:30PM, Chelsea Town Office**

I. Call regular meeting to order:

The meeting was called to order at 6:33PM by Chairman Danforth.

Selectmen present were Benjamin Smith, Richard Danforth and Michael Pushard.

Others present: Scott Tilton, Johan Brown, Carol Belanger, Ann Marie Murphy-Hein, Edwin West, Iain McCollett, Helaina McCollett, Michael MCollett, Amy McCollett, David Radsky, Gilbert Moranf Jr., Debbie Morang, and William Butler

The Pledge of Allegiance was recited.

II. Public Comment on items not part of the agenda:

A. NONE

III. Adjustments to the agenda:

A. Items V.A.4 , VI.A and B and Item VIII.A will be discussed after the Consent Agenda.

IV. Consent Agenda:

- A. Approval of Payroll Warrant # 08 for \$ 5,919.47
- B. Approval of Accounts Payable Warrant # 09 for \$
- C. Approval of Board of Selectmen August 10, 2016 Meeting Minutes.

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

V. Scheduled Items:

A. New Business:

4. Senior Citizens Building Donation

Johan Brown presented the Selectmen with request from the Chelsea Senior Citizens Group to accept their building and use it for town functions. Mrs. Brown answered several question from the Selectmen and the public. Both parties need to do more research and other work prior to the Selectmen recommending the voters accept the building.

VI. Legal:

A. Tax Acquired Property – Morang – Map 13 Lot 12

Mr. Butler (CEO) provided the Selectboard with an update on the progress being made by the family in cleaning up the estate of their parents Gilbert and Nancy Morang. Despite some progress the level of clean up expected at this time has not been achieved. The CEO reported that in an inspection August 20, 2016, Mr. Morang was quite agitated and uncooperative. His recommendation to the Selectboard was to proceed with the sale of the property. The Selectboard discussed giving more time and that they investigate the amount of clean up prior to making a decision.

A motion was made by Mr. Smith that was seconded by Mr. Pushard to table action on the disposition of this tax acquired property to the September 14, 2016 meeting.
Vote was unanimous.

B. Tax Acquired Property – Belanger – Map 5 Lot 16

The Town Manager explained to the Selectboard how the sale of this property had progressed. It was stated that Chelsea had an offer that it needed to consider and make a decision on if to accept. Lisa Kalloch, realtor representing Chelsea, answered questions and explained how the process has worked on end.

A motion was made by Mr. Smith that was seconded by Mr. Danforth to suspend action on this item pending an opportunity to obtain other offers at the next board meeting on September 14, 2016. The motion and second was withdrawn.

A motion was made by Mr. Smith that was seconded by Mr. Danforth to reject the offer presented, authorize the Manager to execute the documents necessary to return the earnest money and to request that all potential buyers present their highest and best offers to the realtor by 5PM September 12 so that the offers can be presented for possible action by the board at their September 14, 2016 meeting.

Vote was unanimous.

A motion was made by Mr. Smith that was seconded by Mr. Danforth to recess the meeting at 8:05PM.

The vote was unanimous

VIII. Executive Session Action:

A. Request for a Poverty Abatement in accordance with 1 MRSA §405(6)(G)

A motion was made by Mr. Smith that was seconded by Mr. Danforth to go into executive session in accordance with 1 MRSA §405(6)(G)

Vote was unanimous. In at 8:05PM

A motion was made by Mr. Smith that was seconded by Mr. Danforth to come out of executive session.

Vote was unanimous. Out at 8:17PM.

A motion was made by Mr. Smith that was seconded by Mr. Pushard to grant a partial abatement of the taxes on Map 4 Lot 184 in the amount of \$1,087.81 plus interest and fees which are the entire remaining 2014-15 balance.

Vote was unanimous

V. Scheduled Items:

A. New Business:

1. Appointments to Boards and Committees filling unelected term vacancies.
 - a. Peter Hanson – Board of Assessment Review – Term 6/30/17
 - b. Alpha Williams Sr. – SVRSU 12 BOD - Term 6/30/17
2. Annual Board of Selectmen Appointments – Term 6/30/17
 - a. Barry Truman – Economic Development Committee
 - b. Peter Hanson - Economic Development Committee
 - c. Shawn Ramage – Fire Chief
 - d. Shawn Ramage – Gardiner Ambulance Advisory Board
 - e. Michael Nicholas - Gardiner Ambulance Advisory Board Alternate
3. Confirmation of Town Manager Appointment(s)
 - a. Peter Hanson – Road Advisory Committee – Term 6/30/19
 - b. Shawn Ramage – Emergency Management Director – Term 6/30/17
 - c. Paul Mitnik – CEO and LPI Alternate – Term 6/30/17

A motion was made by Mr. Smith that was seconded by Mr. Danforth to appoint and confirm the volunteers listed above in Items 1, 2 and 3 to the position and term specified.

Vote was unanimous.

5. Davenport/Townhouse/Hankerson Intersection Traffic Flow Review

The Manager explained that he has had two separate requests to change the traffic flow at this intersection. One was from a resident on the Townhouse Road and the other was from representatives of the Local Roads Center. The Selectboard discussed the request and thought that other signage or warning devices would be more effective. No formal action was taken at this time as the consensus was to leave the intersection as it is.

V. Scheduled Items:

A. New Business:

- 6. Approve 2016 Investment Policy**
- 7. Approve 2016 Treasurers Disbursement Warrant for Employee Wages and Benefits Policy**
- 8. Approval 2016 State Fees Disbursement Policy**
- 9. Approval of 2016 Tax Receipting Policy**
- 10. Approval of 2016 Credit Card Acceptance Policy.**

A motion was made by Mr. Smith that was seconded by Mr. Pushard to approve Items 6 thru 10 as presented.

Vote was unanimous.

V. Scheduled Items:

B. Old Business:

- 1. Wood Harvesting at Town Property adjacent to Kennebec**

Mr. Pushard presented the results of his meeting with a wood cutter and forester regarding the possible harvesting of wood from the towns Kennebec River Property. He was encouraged by the meeting and would like the rest of the board to move forward.

A motion was made by Mr. Smith that was seconded by Mr. Danforth to obtain proposals from vendors to survey and mark the boundaries of the property.

Vote was unanimous

VII. Verbal Communication:

Town Manager – None

RSU # 12 Report – None

Committees and Boards - None

Board of Selectmen - None

VII. Written Communication:

- A.** The CEO Report for July 2016 was reviewed.
- B.** The BMV, MOSES, Animal Welfare Agent Report for July 2016 was reviewed.
- C.** The Town Clerk Report for July 2016 was reviewed.
- D.** The Town Managers Report for August 24, 2016 was reviewed

IX. Adjournment:

A motion was made by Mr. Pushard and seconded by Mr. Smith to adjourn the meeting. Mr. Danforth declared the meeting adjourned at 8:43PM.

Approved by the Board of Selectmen on September 28, 2016.

Richard Danforth

Michael Pushard

Benjamin Smith