

**Town of Chelsea
Board of Selectmen Minutes
September 23, 2015
6:30PM, Chelsea Town Office**

I. Call regular meeting to order:

The meeting was called to order at 6:36PM by Chairman Danforth.

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

Others present: Scott Tilton, Judy Williams, Andy Finale, Pat Finale, Celeste Turner, Jim Dunning and Lawrence Babb.

The Pledge of Allegiance was recited.

II. Consent Agenda:

- A. Approval of Payroll Warrant # 09 in the amount of \$ 5,561.62.
- B. Approval of Accounts Payable Warrant # 10 in the amount of \$ 472,441.55
- C. Approval of Payroll Warrant # 11 in the amount of \$ 5,521.34.
- D. Approval of Accounts Payable Warrant # 12 in the amount of 37,685.61
- E. Approval of Board of Selectmen August 26, 2015 Meeting Minutes.
- F. Approval of Board of Selectmen September 16, 2015 Meeting Minutes.

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

A motion was made by Mr. Pushard that was seconded by Mr. Danforth to approve Consent Agenda items F as presented. The vote was 2 – 0 – 1 (Smith)

III. Public Comment: NONE

IV. Scheduled Items:

A. New Business:

1. Review Chelsea solid waste and recycling options with Jim Dunning of Casella Waste.

Mr. Dunning explained to the Selectmen the current condition of the Solid waste and recycling markets. He presented a proposal which would allow Chelsea residents to bring their solid waste to Waterville for disposal. There would be a cost per bag to the resident but the annual membership fee to Hatch Hill would be eliminated. This could be a savings of \$40,000. Residents could bring the same products currently taken to Hatch Hill to the Waterville facility. The Selectmen requested the Town Manager invite Ross Nason, Environmental Planner, KVCOG to a future Selectmen meeting so that he could assist the town in reviewing other options.

2. Review and discuss the flyer to be sent to residents –

The Manager presented the Selectmen with a list of possible topics that could be included in the flyer. Topics included: Winter plowing and sanding, ordinances and volunteer opportunities. The Selectmen instructed the manager to email to Mr. Smith a copy of last year's flyer so that he could make changes. The plan is to send the flyer out in October. No formal vote was taken.

3. Review a proposed TAP Disposal Policy –

The Manager presented the Selectmen with a draft Tax Acquired Property Disposal Policy. The policy, which could also be approved by voters as an Ordinance, establishes guidelines that the Selectmen could use when making decisions about how to dispose of property. The policy also establishes how the property is to be managed while it is held by Chelsea. Although, it isn't a mention in the policy requiring bidders to include the payment of back taxes and interest in their bid price, it was agreed that this type of requirement could be added to the RFP at the time of sale. There was also an interest among Selectmen to use a realtor when the property acquired had substantial value. No formal vote was taken.

IV. Scheduled Items:

B. Old Business:

1. Review and adoption of Selectmen Goals

The Manager reviewed with the Selectmen the latest goals with completion dates. There was a minor change made to the date by when a complete inventory of all town owned capital items would be finished. The Selectmen were satisfied in the remainder of the goals and completion dates. No formal action was taken.

2. Personnel Policy Adoption –

The Manager has reviewed the proposed changes recommended by the Town Attorney all of which will be incorporated into the final version. There was also an outstanding question concerning the need to include a section on the Federal FMLA which hadn't been clarified yet. No formal action was taken.

3. Discuss streaming and broadcasting of Selectmen Meetings

The Manager presented the Selectmen with the various options and costs associated with streaming the Selectmen meetings to the public. The cost to provide this service seemed prohibitive at this time. No formal action was taken.

4. Selection of MMA Annual Meeting Voting Delegates

There was discussion concerning who would attend the MMA Convention this year. Mr. Smith expressed an interest in attending from the Board of Selectmen. The Manager and Town Clerk would be attending from staff.

A motion was made by Mr. Smith that was seconded by Mr. Pushard to select Scott Tilton as Chelsea voting delegate and Sheila McCarty as the alternate voting delegate. The vote was unanimous.

5. Selection of KVCOG General Assembly Representative

As a new member to KVCOG, Chelsea gets to have representation on the KVCOG Assembly. The Selectmen reviewed what this entailed. Mr. Pushard volunteered to represent the Chelsea Selectmen and serve on the KVCOG General Assembly. He will be joined by the Town Manager.

V. Legal:

1. Review Contract for Assessor Agent

The Selectmen reviewed the proposed contract and decided there were not any changes in the terms or conditions of contract.

A. Hiring of Assessor Agent and setting the compensation

The Selectmen were pleased with the current work being performed by Jacki Robbins of Robbins Assessing.

A motion was made by Mr. Smith and seconded by Mr. Pushard to renew the contract for Assessing services with Robbins assessing. The vote was unanimous.

2. Sale of Tax Acquired Property back to Owner – Elaine Grieves

The Treasurer was able to locate the current owner of the property. Following the notification of the owner, the current resident expressed an interest in paying the taxes up to the 2016 tax year to remove the property from tax acquired status.

A motion was made by Mr. Smith that was seconded by Mr. Pushard to issue a Municipal Release Deed to Mrs. Grieves for satisfaction of taxes due on Map 16 Lot 86 with the exception of 2016 tax year. The vote was unanimous.

3. Sale of Tax Acquired Property back to Owner – Lynn Thompson

The Treasurer was able to locate the current owner of the property, Gardiner FCU. Following the notification of the owner by bankruptcy foreclosure, the credit union expressed an interest in paying the taxes up to the 2014 tax year to remove the property from tax acquired status.

A motion was made by Mr. Smith that was seconded by Mr. Pushard to issue a Municipal Release Deed to Lynn Thompson for satisfaction of taxes for 2012 and 2013. The vote was unanimous.

V. Legal:

4. Quit Claim Deed for undischarged tax liens – Map 16 lot 194

This property was sold by its previous owner to Dennis Rideout. Mr. Rideout, in an effort to clear the title, discovered that there was a tax lien from 2003 that was not discharged by Chelsea.

A motion was made by Mr. Smith that was seconded by Mr. Pushard to approve and issue a Quitclaim Deed to Dennis Rideout. The vote was unanimous.

5. Adoption of General Assistance Ordinance and Appendices –

Being satisfied with the amendments to the ordinance and Appendices no further discussion was offered.

A motion was made by Mr. Danforth that was seconded by Mr. Smith to adopt the 2015 General Assistance Ordinance and the 2015 Appendices. The vote was unanimous.

VI. Written Communication:

1. The Board reviewed the report from the fire chief.
2. The Board reviewed the report from the Town Clerk.
3. The Board reviewed the BMV, MOSES and Dog Licensing Agent Report.
4. The Board reviewed a letter from DHHS highlighting the recent changes in the GA Laws.
5. The Board reviewed the letter from the MMA Risk Pool stating that Chelsea received a dividend from the Risk Pool.
6. The Board reviewed an invitation to KVCOG's Annual Meeting.
7. The Board reviewed a letter from RSU 12.
8. The Bard reviewed a letter from TWC dated Sept. 16, 2015
9. The Board reviewed a letter from Bangor Savings Bank dated Sept. 10, 2015.

VII. Verbal Communication:

Town Manager – A written report was presented.

RSU # 12 Report – Pamela Wiswell provided the Board with a written report.

Committees and Boards – None

VII. Verbal Communication:

Board of Selectmen – None

VIII. Executive Session Action: None

IX. Adjournment:

A motion was made by Mr. Smith and seconded by Mr. Pushard to adjourn the meeting. Mr. Danforth declared the meeting adjourned at 8:23PM.

Approved by the Chelsea Board of Selectmen on October 14, 2015

Richard Danforth, Chair

Michael Pushard

Benjamin Smith, Vice Chair