

Board of Selectmen Meeting
Thursday October 11, 2018
Regular Meeting and Executive Sessions
Chelsea Town Office

I. Call to regular meeting to order:

Selectmen present included Michael Pushard, Deborah Sanderson and Benjamin Smith

The meeting was called to order at 6:32PM by Sanderson.

Members of the public present included Scott Tilton, Leonetta Burns, Molly Alexander, Rick Danforth, Sheri Truman, Henry Truman Jr., Carol Belanger, Jessica Lowell and John Bennett

The Pledge of Allegiance was recited

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

Molly Alexander asked about the current status of the former Kennebec Central RR.

III. Adjustments to the agenda: NONE

IV. Consent Agenda:

- A. Approval of Accounts Payable Warrant # 14 in the amount of \$7,761.65
- B. Approval of Payroll Warrant # 15 in the amount of \$7,167.13
- C. Approval of Accounts Payable Warrant # 16 in the amount of \$225,809.37
- D. Approval of September 27, 2018 Selectboard Meeting Minutes

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

A motion was made by Pushard that was seconded by Sanderson to approve Consent Agenda Item D as presented. The vote was unanimous.

V. Scheduled Items:

A. New Business:

1. Board of Selectmen Appointments
 - a. Board of Appeals – Need 2
Richard Danforth – Reconsideration
Henry Truman
Dick Condon

A motion was made by Smith that was seconded by Sanderson to appoint Rick Danforth to the Board of Appeals to a term expiring June 30, 2019. The vote was 1 – 2 (Pushard, Sanderson)

A motion was made by Sanderson that was seconded by Pushard to appoint Henry Truman and Dick Condon to the Board of Appeals to a term expiring June 30, 2019.

A possible conflict of interest that could result from appointing Dick Condon a current Planning Board member to the Appeals Board was discussed.

SA motion was made by Sanderson that was seconded by Pushard to amend the motion to nominate Henry Truman Jr. to the Appeal Board. The vote on the motion as amended was 2 – 0 – 1 (Smith).

- b. Budget Committee – Need 1 - Term to June 30, 2019
Richard Danforth

A motion was made by Smith that was seconded by Sanderson to appoint Rick Danforth to the Budget Committee to the term expiring June 30, 2019. The vote was 2 – 1 (Pushard)

- c. Road Advisory Committee – Need 2 - Term to June 30, 2021
Richard Danforth

A motion was made by Smith that was seconded by Sanderson to appoint Rick Danforth to the Road Advisory Committee to the term expiring June 30, 2021. The vote was 2 – 1 (Pushard).

2. KVCOG Brownfields Site Assessment Application

The Manager introduced a program in which KVCOG makes funds available to perform assessments on properties in the KVCOG area that may be a polluted. The assessments will either confirm or deny the presence of environmental pollution. The Manager requested the Selectboard consider sites that may qualify for an application. No action was taken.

3. Plan for the adoption of revised Floodplain Management Ordinance

The Manager explained to the Selectboard that the National Flood Insurance Program and recent changes will require Chelsea to amend its current Flood Plain Management Ordinance in order to comply with the National Flood Insurance Program. The adoption of the amended ordinance will require a vote at a Town Meeting. The process of public hearings and ordinance review will be scheduled to begin in January 2019.

4. 2018 Town wide Christmas Event

Mike Pushard reported the Christmas with Santa and tree lighting are scheduled for December 1st. Events may need to be scaled back unless volunteers could be found to help out. A volunteer certified in the use of the CES kitchen is needed to organize and supervise the spaghetti supper. Seniors will be asked to get involved and a request will go out for a donated tree.

B. Old Business:

1. Plan for the adoption of a new Cable TV Ordinance

The Manager explained to the Selectboard that a Cable TV Ordinance is an ordinance that the Selectboard following a proper notice and public input can adopt. The Manager was instructed to begin the process of scheduling and notification in order that the Selectboard can act to adopt the ordinance.

2. Approval of Franchise Fee Collection

The Manager presented the Selectboard with a letter he proposed sending to Time Warner informing them that Chelsea wanted to exercise its right to collect the franchise fee as specified in the Franchise Agreement. The Selectboard wanted additional time to consider the request.

3. Amendment of Municipal Attorney Contact Policy

The Selectboard further reviewed the current policy. Members wondered if the policy was too restrictive and wished to consider making a change to allow any Selectboard member to contact the attorney. Upon review and discussion, it was determined that the current policy was sufficient for the Selectboard needs.

VI. Legal:

A. Schedule Public Hearing(s) on Secret Ballot RSU #12 Withdrawal Vote

A public hearing on the question of withdrawing from RSU #12 was scheduled for October 25 at 6:30PM at the CES Cafeteria. If CES is not available, the meeting will be at the Town Office.

B. Review and Approve Tax Abatements

A motion was made by Smith that was seconded by Pushard to approve the tax abatement as presented and summarized by the Assessors Agent as follows:

2019 - RE		
Map 05 Lot 033	34,144 in value	681.17 in tax
Map 05 Lot 033-001	122,098 in value	2,435.86 in tax
Map 05 Lot 112	2,520 in value	50.27 in tax
2019 – PP		
Acct 83	5,600 in value	111.72 in tax
2018 - RE		
Map 13 Lot 104	7,548 in value	147.79 in taxes
Map 05 Lot 112	20,000 in value	399.00 in taxes
Map 09 Lot 051	20,000 in value	399.00 in taxes
2018 – PP		
Acct 83	5,600 in value	109.65 in taxes

The vote was unanimous.

C. Review and Approve Supplemental Taxes

A motion was made by Smith that was seconded by Pushard to approve the tax supplementals as presented and summarized by the Assessors Agent as follows:

2019 – RE		
Map 05 Lot 033	141,946 in value	2,831.82 in taxes
Map 15 Lot 041	20,000 in value	399.00 in taxes
Map 05 Lot 112-001	16,000 in value	319.20 in taxes

The vote was unanimous.

D. Unknown Owner Assessment Public Notice Approval

The Manager presented the written Intent to Assess an Unknown Owner Notice for the Selectboard to sign. The approval to issue the notice and begin the process was given at the last meeting.

VII. Written Communication:

- A. The Selectboard reviewed a letter from Charter Communication dated October 1, 2018
- B. The Selectboard reviewed Summary of LD 1629 – An Act to Protect the Elderly from Tax Lien Foreclosure
- C. The Selectboard reviewed the Town Clerk Report for September 2018
- D. The Selectboard reviewed the Deputy Clerk Report for September 2018
- E. The Selectboard reviewed the Code Enforcement Officer Report for September 2018
- F. The Selectboard reviewed the Treasurer Report for fiscal year 1st Quarter

VIII. Verbal Communication:

- A. **Town Manager** – informed the Selectboard of a letter Chelsea received from Sheriff Mason regarding his agencies move to a new dispatch provider.
- B. **Sheepscot Valley RSU #12 Representative – NONE**
- C. **Boards and Committee – NONE**
- D. **Board of Selectmen/Assessors –**

Mr. Pushard – reminded the Manager of a road culvert replacement issue on the Windsor Road. He requested that the placement of solar panels on the roof of the Togus Road Fire Station be considered at the next meeting. He also pointed out the nice job being done by Wayne Michaud to improve the appearance of his property on the River Road.

Mr. Smith – provided the Selectboard with information about his attendance at the MMA Convention

Ms. Sanderson – NONE

IX. Executive Session:

- A. Consultation with Town Attorney on legal matters pursuant 1 MRSA § 405(6)(E)

A motion was made by Smith that was seconded by Pushard to go into executive session to consult with Town Attorney on legal matter. The vote was unanimous. In at 8:21PM.

A motion was made by Smith that was seconded by Pushard to come out of executive session. The vote was unanimous. Out at 9:22PM

No action was taken.

X. Adjournment:

A motion was made by Pushard that was seconded by Sanderson to adjourn the meeting. The vote was unanimous. Sanderson declared the meeting adjourned at 9:23PM.

Approved by the Board of Selectmen on October 25, 2018.

Deborah Sanderson

Michael Pushard

Benjamin Smith