



**Agenda
Selectboard Meeting
March 8, 2023
Chelsea Town Office
Regular Meeting
6:00PM**

Present: Chair Michael Pushard, Vice-chair Sheri Truman, Selectboard Member Jason Mills, and
Town Manager Christine Landes

Absent: None

I. Call Meeting to Order | Pledge of Allegiance

Chair Pushard called the meeting to order at 6:05pm.

II. Public Comment on Items Not on Agenda

Novel Energy Solutions introduced themselves and the company to the Board.

III. Public Hearing:

Dangerous Building(s):

- a. 10 Searls Mill Road

ACTION: Chair Pushard opened the public hearing at 6:07pm.

Attorney Ferrante introduced himself and presented the board with the evidence that was collected by CEO Lumbert and Alternate CEO Roberts in regard to 10 Searls Mill Road being a dangerous building. CEO Lumbert briefed the board on the history of his involvement in the property. He also detailed some of the issues he witnessed on the property with his visit. Alternate CEO Roberts detailed the observations he encountered when he visited the property in August 2022. Both CEO's felt the structural integrity and habitability of the property was concerning.

There was some discussion as to the ownership of the property or sale recorded at the registry of deeds.

Chair Pushard asked Mr. Condon to comment on the matter. Discussion ensued regarding the upcoming projects planned for the property by the soon to be new owner. Permission to enter the property was not initially given to the CEO. Attorney Ferrante explained the process of securing entry into the property for inspection. Chair Pushard explained that the owners need to work with the towns' CEO to proceed with safety issues. Selectboard member Mills asked that Chief Ramage be informed that fire suppression be fought from the outside only knowing the danger that exists currently. Vice-chair Truman asked if monthly checks can be done with the CEO as to progress of updates on the property. The owners will work with the CEO's to make a plan for addressing the issues. Vice-chair Truman questioned the property owner if they would be willing to comply to noted remedies by January 2024. Attorney Ferrante explained to the board the document that they could modify to accommodate the requests. Vice-chair Truman would be comfortable entering into an agreement with the property owners as long as multiple check-ins are conducted.

ACTION: Chair Pushard closed the public hearing at 7:10pm. Vice-chair Truman seconded. No discussion. 3-0-0.

- b. 18 Hillcrest Drive (This item was removed from the agenda due to the legal process not being completed in time for the meeting.)

Chair Pushard called for a short break. The meeting reconvened at 7:12pm.

IV. Adjustments to the Agenda

V. Approval Consent Agenda Items:

- A. A/P Warrant #45 in the amount of **\$28,829.58**
- B. A/P Warrant #46 in the amount of **\$6,000.00**
- C. Payroll Warrant #47 in the amount of **\$8,472.58**
- D. A/P Warrant #48 in the amount of **\$24,941.19**
- E. A/P Warrant #49 in the amount of **\$243,349.72**
- F. Payroll Warrant #50 in the amount of **\$8,445.72**
- G. A/P Warrant #51 in the amount of **\$51,380.69**
- H. Minutes of February 8, 2023 Meeting

ACTION: Chair Pushard motioned to approve the consent agenda A-G as read. Vice-chair Truman seconded. No discussion. 3-0-0.

ACTION: Vice-chair Truman motioned to approve the minutes of the February 8, 2023 as presented. Selectboard member Mills seconded. No discussion. 3-0-0.

VI. Scheduled Items:

A. New Business:

1. Discuss and Consider Approval of Dangerous Building Orders for:

a. 10 Searls Mill Road

Chair Pushard explained that the board had to decide contents of the order that was in front of them if as to if it was a dangerous building or move to another action. Vice-chair Truman felt it could be modified a bit to help facilitate further repairs. Attorney Ferrante explained how the board could possibly modify the order to accommodate the requests and conditions discussed. The anticipated owner was asked about financing the property and the ramifications of filing a dangerous building document at the registry. Attorney Ferrante suggested to table the discussion for thirty days to have the CEO work on a resolution with the property owner. He also suggested that any agreement run with the property and not the property owner.

ACTION: Chair Pushard motioned to table the dangerous building order/agreement until the April 12, 2023 meeting and the CEO can enter the basement. Vice-chair Truman seconded. No discussion. 3-0-0.

b. 18 Hillcrest Drive (removed from the agenda)

2. Discuss and Consider Energy Lock in Price

Town Manager Landes explained to the board the opportunity for the town to lock into a per kilowatt price for the next three years (after October 2023) with Energy Professionals. A proposal was submitted by the current company. The rate will be locked upon signature.

ACTION: Chair Pusahrd motioned to secure the energy lock in price with Energy Professionals for three years and allow the Town Manager to sign the agreement. Vice-chair Truman seconded. No discussion. 3-0-0.

3. Consideration of Becoming a Compact Member in the Harold Alfond Center for the Advancement of Maine's Workforce

The Town Manager asked the board for approval to become compact members of the Harold Alfond Center Maine Workforce program. There is no cost to the town

and team members are offered the opportunity to further their education with scholarship funding.

Action: Chair Pushard motioned to enroll the town in the Harold Alfond Center for the Advancement of Maine's Workforce scholarship program. Vice-chair Truman seconded. No discussion. 3-0-0.

B. Old Business

VII. Legal:

A. NONE

VIII. Written Communication:

A. Town Manager Report

The Town Manager reviewed her report. The Town Manager signed the contract for the town. This was admitted to the board as some previous expenses were paid by the former Town Manager. The Town Manager explained what the previous minutes were regarding the town office parking lot plowing issues.

B. Town Clerk Report

Provided for the Board.

C. Code Enforcement Report

Provided for the Board at the meeting.

D. Animal Control Report

None provided.

IX. Verbal Communication:

A. SVRSU #12 School Board

Rick Danforth reviewed the budget the board has looked at. It seems to be secondary tuition that is accelerating the budget. More formal numbers will be provided later. Vice-chair Truman asked Chair Pushard if he would like a

meeting since he was absent at the last meeting. He was fine with no meeting. The Powerpoint will be on the website.

B. Boards and Committees

The newsletter will be arriving in town mailboxes soon. Dot Grady updated the board on the 175th birthday celebration committee. A lot of planning is in the works and will be a year long celebration centered around the town's fiscal year. Age Friendly cookbooks came in and the response has been amazing. In the first 24 hours over half of the cookbooks were sold. The reading program at the school has been approved. Monthly check-in calls will start in April. The summer concert series will commence in May and will include four concerts. The snack shack will be used to sell concessions this year. The next Age-Friendly luncheon will be March 16 at 11:30am.

C. Municipal Officers/Assessors Comments and Concerns

Chair Pushard mentioned that he took a phone call about plowing and the fact that the school bus was stuck on Mud Mill Road. It was later discovered that the bus stuck was an Augusta bus not a Chelsea bus.

X. Executive Session:

A. None

XI. Adjournment

ACTION: Chair Pushard motioned to adjourn. Vice-chair Truman seconded. No discussion.
3-0-0.

Adjourned at 8:11pm.

Respectfully submitted:

Christine M. Landes

Christine M. Landes, Town Manager

Michael Pushard
Chair Michael Pushard

Sheri Truman
Vice-chair Sheri Truman

Selectboard Member Jason Mills

A True Copy Attest: Cheryl Mitchell Town Clerk