



**Chelsea Selectboard Regular Meeting
November 19, 2025
6:00PM
Chelsea Town Office**

Board Present: Chair Sheri Truman, Vice-Chair Jake Soucy, Selectboard Member Mike Truman and Town Manager Christine Landes

I. Call Meeting to Order | Pledge of Allegiance

Chair Truman called the meeting to order at 6:00 p.m.

II. Public Comment on Items Not on Agenda

NONE

III. Update from Kennebec County Sheriff's Office

Due to residents' complaints, deputies have been patrolling Keith Street. No violations were noted while deputies were there.

IV. Public Hearing

None

V. Adjustments to the Agenda

Add Assistant Fire Chief as item 7. in New Business.

VI. Approval of Consent Agenda Items

Action: Vice-Chair Soucy motioned to approve Items A-L as read. Selectboard Member Pushard seconded. No discussion. 3-0-0

Action: Chair Truman motioned to approve Item M as read. Selectboard Member Pushard seconded. No discussion. 2-1-0

- A. A/P Warrant #10 in the amount of **\$2,074.50**
- B. A/P Warrant #11 in the amount of **\$347,426.95**
- C. A/P Warrant #12 in the amount of **\$81,985.97**
- D. A/P Warrant #43 (2024) in the amount of **\$211.50**
- E. Payroll Warrant Week #42 in the amount of **\$15,608.53**
- F. Payroll Warrant Week #43 in the amount of **\$4,295.63**
- G. Payroll Warrant Week #44 in the amount of **\$4,243.40**
- H. Payroll Warrant Week #45 in the amount of **\$5,577.16**
- I. Payroll Warrant Week #46 in the amount of **\$5,627.28**
- J. Payroll Warrant Week #47 in the amount of **\$13,698.32**
- K. Minutes of September 10, 2025 Meeting
- L. Minutes of October 8, 2025 Meeting
- M. A/P Warrant #13 in the amount of **\$436,646.58**

VII. Scheduled Items

A. New Business:

1. Discussion Surrounding Windsor Road/Eastern Avenue New Construction- Maine DOT Marty Rooney and Gary Libby
Discussion ensued regarding the State project on Rt 17 and Windsor Rd.
2. TIF Education | Discussion- Raegan LaRochelle
Revisit at December meeting.
3. Discussion with Murphy Appraisal | Revaluation Plan
Update from Murphy Appraisal regarding 3-year proposal and 4-year revaluation plan.

4. New Road Name | Belle's Way | 335 Nelson Road

Action: Chair Truman motioned to approve renaming 335 Nelson Rd to Belle's Way. Vice-Chair Soucy seconded. No discussion. 3-0-0

5. RSU#12 Bus Contract

Action: Chair Truman motioned to approve RSU #12 Bus Contract \$27,362.65. Vice-Chair Soucy seconded. No discussion. 3-0-0

6. Discussion Regarding New Rate for Fax Line

Action: Chair Truman motioned to discontinue the Fax Line. Vice-Chair Soucy seconded. No discussion. 3-0-0

7. Update from Assistant Fire Chief Ramage regarding 100-day warranty for the new fire truck. Quarterly Ambulance meeting in Gardiner, expect budget increase. Water test from the Hallowell Road Station. Evaluated stairs, planning to replace stairs.

B. Old Business

1. 2026/2027 Mowing Contract Proposals

Send back out to bid.

VIII. Legal

- A. NONE

IX. Written Communication

- A. Town Manager Report
- B. Town Office Report
- C. Code Enforcement Report
- D. Animal Control Report
- E. Fire Chief Report
- F. SVRSU #12 School Board

X. Verbal Communication

- A. Boards and Committees – update was given from Chelsea Community Events & Fundraising Committee.

- B. Municipal Officers/Assessors Comments and Concerns – Vice-Chair Soucy wanted to know if Willett Family Construction was bonded. Selectboard Member Pushard mentioned clean-up Hankerson Rd.

XI. Executive Session

Action: Chair Truman motioned to enter Executive Session Pursuant to 1 MRS § 405(6)(F): Consideration of a Poverty Abatement for Real Estate Taxes at 7:46 p.m. Selectboard Member Pushard seconded. No discussion. 3-0-0

- A. Pursuant to 1 MRS § 405(6)(F): Consideration of a Poverty Abatement for Real Estate Taxes

- B. Pursuant to 1 MRS § 405(6)(F): Consideration of a Poverty Abatement for Real Estate Taxes

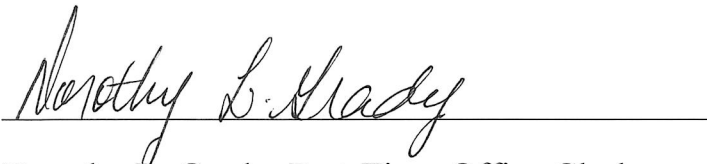
Action: Chair Truman motioned to deny application #2 on the Poverty Tax Abatement. Selectboard Member Pushard seconded. No discussion. 3-0-0

Action: Selectboard Member Pushard motioned to adjourn Executive Session at 8:03 p.m. Chair Truman seconded. No discussion. 3-0-0

XII. Adjournment

Action: Chair Truman motioned to adjourn at 8:04 p.m. Selectboard Member Pushard seconded. No discussion. 3-0-0

Respectfully Submitted,

A handwritten signature in cursive script, reading "Dorothy L. Grady", is written over a horizontal line.

Dorothy L. Grady, Part-Time Office Clerk

A handwritten signature in dark ink, appearing to read "Sheri Truman", written over a horizontal line.

Chair Sheri Truman

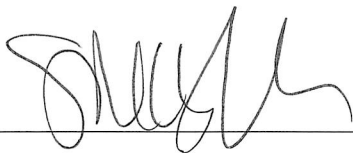
A handwritten signature in dark ink, appearing to read "Jake Soucy", written over a horizontal line.

Vice-Chair Jake Soucy

A horizontal line with a very faint, illegible handwritten signature above it.

Selectboard Member Mike Pushard

A true copy attest:

A handwritten signature in dark ink, appearing to read "Samantha M. Peaslee", written over a horizontal line.

Samantha M. Peaslee, Town Clerk