

**TOWN OF CHELSEA
ANNUAL TOWN MEETING WARRANT
MUNICIPAL ELECTION and
BUSINESS MEETING**

Election

**June 10, 2025 Tuesday
8:00 AM to 8:00 PM
Chelsea Town Office**

Business Meeting

**June 12, 2025 Thursday
6:00 PM
Chelsea Elementary School Gym**

To: Dorothy Grady, a citizen of the Town of Chelsea, in the County of Kennebec:
GREETINGS: In the name of the State of Maine, you are hereby required to notify and warn the inhabitants of the Town of Chelsea in said County, qualified by law to vote in Town affairs, to meet at the **Chelsea Town Office** in said Town of Chelsea at **8:00 A.M.**, on **Tuesday, the 10th day of June, A.D., 2025**, there and then to act on **Article 1**, to elect a Moderator, and then the polls will be open from **8:00A.M. to 8:00 P.M.** to vote on **Article 2**,

AND

to notify and warn said voters to meet at the **Chelsea Elementary School Gymnasium** in said Town of Chelsea at **6:00 P.M.** on **Thursday, the 12th day of June, A.D., 2025** there and then to act on **Articles numbered 3 through 55**, to wit:

ARTICLE 1. To elect by written ballot a Moderator to preside at said Meeting.

Action: There was a motion to nominate Lisa Erickson to be moderator. Seconded. No other nominations. There was a motion for nominations to cease. Seconded. All in favor. There were three ballots cast for Lisa Erickson. Lisa Erickson was declared moderator. She was sworn in and opened the polls at 8:00AM.

ARTICLE 2. To elect all necessary Town Officer/Officials by secret ballot as set forth on the specimen ballot posted herewith:

89 Total Ballots Cast

SELECTBOARD/ASSESSOR/OVERSEER of the POOR

- One Vacancy – Three-Year Term

70 Votes for Michael G. Pushard Jr.

Action: Michael G. Pushard, Jr. was declared the winner of the Selectboard/Assessor/Overseer of the Poor for a three-year term.

RSU #12 SHEEPSCOT VALLEY SCHOOL BOARD of DIRECTORS

- One Vacancy – Three-Year Term
- One Vacancy – Two-Year Term

57 Votes for Fletcher Atkinson for a three-year term

66 Votes for Scott Grady for a two-year term

Action: Fletcher Atkinson was declared the winner of the RSU #12 Sheepscot Valley School Board of Directors for a three-year term. Scott Grady was declared the winner of the RSU #12 Sheepscot Valley School Board of Directors for a two-year term.

PLANNING BOARD

- Seven Vacancies - Three-Year Term

Action: No one was declared a winner due to lack of write-in candidates. All Blank Votes.

BOARD of APPEALS

- One Vacancy – One-Year Term
- Two Vacancies – Two-Year Term
- Two Vacancies – Three-Year Term

Action: No one was declared a winner due to lack of write-in candidates. All Blank Votes.

BOARD of ASSESSMENT REVIEW

- One Vacancy – One-Year Term
- Two Vacancies – Two-Year Term
- Two Vacancies – Three-Year Term

Action: No one was declared a winner due to lack of write-in candidates. All Blank Votes

BUDGET COMMITTEE

- One Vacancy – One-Year Term
- Two Vacancies – Two-Year Term
- Two Vacancies – Three-Year Term

Action: No one was declared a winner due to lack of write-in candidates. All Blank Votes

Polls shall be opened at 8:00 A.M. and closed at 8:00 P.M. Absentee ballots will be processed beginning at 10:00 A.M. and continuing at 2:00 P.M., 4:00 P.M., and 8:00 P.M.

Action: At 10:25PM Lisa Erickson resigned as moderator and the meeting continued until Thursday, June 12, 2025 at 6PM at the Chelsea Elementary School.

Action: Meeting called to order at 6:00PM by Town Manager Christine Landes. There was a request for nominations for moderator. There was a motion for Stephen Langsdorf to be Moderator. Seconded. No other nominations. There was a motion for nominations to cease. Seconded. Approved. Three ballots cast. Three votes for Stephen Langsdorf. Stephen Langsdorf was declared moderator and sworn in.

Action: The moderator called for a motion to allow non-residents Christine Landes, Jesse Thompson (Gardiner FD) and Kennebec County Sheriff Ken Mason speak. So, moved. Seconded. No discussion. Approved.

Action: Moderator Langsdorf asked for nominations from the floor for the boards and committees that did not elect any members.
Motioned and seconded to elect Joel Alexander, Tony Loiko, John M. Bennett III, Rachel Gorneau, Sher Sarosh, Sean Spillman and Kathryn Temple to the Planning Board.
Approved.

ARTICLE 3. Shall the amendments to the ordinance entitled ‘Town of Chelsea Land Use Ordinance’ be enacted?

NOTE: The enactment of the proposed amendment will incorporate the Town of Chelsea Subdivision Ordinance into the Land Use Ordinance, with modifications, and repeals the Town of Chelsea Subdivision Ordinance.

Note: A copy of the text of the proposed ordinance changes is available from the town clerk.

Action: Motioned and seconded. There was some discussion from the Planning Board Chair in regard to what the amendment was attempting to modify in the ordinance. Approved.

ARTICLE 4. Shall the amendments to the ordinance entitled ‘Chelsea Automobile Graveyard/Automobile Recycling and Junkyard Permitting Ordinance’ be enacted and the Automobile Graveyard Ordinance Moratorium be repealed?

Note: A copy of the text of the proposed ordinance changes is available from the town clerk.

Action: Motioned and seconded. The Planning Board Chair briefed the audience on the amendments to the ordinance. Approved.

***Budget Committee did not have a quorum due to the lack of members present. Their recommendations were still noted in each warrant article as applicable.**

ARTICLE 5. To see if the Town will vote to raise and appropriate not more than \$273,355 for Administration Salaries.

<u>FY2022</u>	<u>FY2023</u>	<u>FY2024</u>	<u>FY2025</u>	<u>Requested FY2026</u>
\$157,450	\$181,056	\$200,501	\$252,858	\$273,355

Municipal Officers Recommend	\$273,355	Vote was 3-0-0
Budget Committee* Recommends	\$267,355	Vote was 3-0-1

***Explanation:** The Budget Committee did not get to vote on the new amount of \$273, 355. Both were originally in favor of \$267,355, but due to the resignation of an employee, the selectboard amended the amount to cover any potential adjustments to salary of that position as a new team member is recruited.

Action: Motioned and seconded. No discussion. Approved for \$273,355.

ARTICLE 6. To see if the Town will vote to raise and appropriate not more than \$106,808 for **Administration Expenses**.

<u>FY2022</u>	<u>FY2023</u>	<u>FY2024</u>	<u>FY2025</u>	<u>Requested FY2026</u>
\$38,821	\$41,853	\$63,852	\$80,500	\$106,808

Municipal Officers Recommend	\$106,808	Vote was 3-0-0
Budget Committee* Recommends	\$106,808	Vote was 2-2-0
Budget Committee* Recommends	\$101,808	Vote was 2-2-0

Action: Motioned and seconded for \$106,808. Motioned and seconded to amend to the Budget Committee number of \$101,808. Discussion as to why the Budget Committee suggested the amended amount. Approved for \$101,808.

ARTICLE 7. To see if the Town will vote to raise and appropriate not more than \$17,000 for **Town Office Expenses**.

<u>FY2022</u>	<u>FY2023</u>	<u>FY2024</u>	<u>FY2025</u>	<u>Requested FY2026</u>
\$10,920	\$10,920	\$21,500	\$21,500	\$17,000

Municipal Officers Recommend	\$17,000	Vote was 3-0-0
Budget Committee* Recommends	\$17,000	Vote was 4-0-0

Action: Motioned and seconded. No discussion. Approved.

ARTICLE 8. To see if the Town will vote to raise and appropriate not more than \$35,940 for **Administration Miscellaneous**.

<u>FY2022</u>	<u>FY2023</u>	<u>FY2024</u>	<u>FY2025</u>	<u>Requested FY2026</u>
\$56,170	\$44,530	\$39,700	\$38,550	\$35,940

Municipal Officers Recommend	\$35,940	Vote was 3-0-0
Budget Committee* Recommends	\$35,940	Vote was 4-0-0

Action: Motioned and seconded. No discussion. Approved.

ARTICLE 9. To see if the Town will vote to raise and appropriate not more than \$26,000 for **Assessor**.

<u>FY2022</u>	<u>FY2023</u>	<u>FY2024</u>	<u>FY2025</u>	<u>Requested FY2026</u>
\$24,788	\$26,244	\$27,500	\$28,000	\$26,000

Municipal Officers Recommend	\$26,000	Vote was 3-0-0
Budget Committee* Recommends	\$26,000	Vote was 4-0-0

Action: Motioned and seconded. No discussion. Approved.

ARTICLE 10. To see if the Town will vote to raise and appropriate not more than \$4,500 for **Contracted Labor Services.**

<u>FY2022</u>	<u>FY2023</u>	<u>FY2024</u>	<u>FY2025</u>	<u>Requested FY2026</u>
\$3,520	\$3,830	\$16,400	\$14,000	\$4,500

Municipal Officers Recommend	\$4,500	Vote was 3-0-0
Budget Committee* Recommends	\$4,500	Vote was 4-0-0

Action: Motioned and seconded. No discussion. Approved.

ARTICLE 11. To see if the Town will vote to raise and appropriate not more than \$11,300 for **Boards.**

<u>FY2022</u>	<u>FY2023</u>	<u>FY2024</u>	<u>FY2025</u>	<u>Requested FY2026</u>
\$900	\$6,400	\$11,700	\$10,600	\$11,300

Municipal Officers Recommend	\$11,300	Vote was 3-0-0
Budget Committee* Recommends	\$11,300	Vote was 4-0-0

Action: Motioned and seconded. No discussion. Approved.

ARTICLE 12. To see if the Town will vote to raise and appropriate not more than \$92,836 for **Employee Benefits.**

<u>FY2022</u>	<u>FY2023</u>	<u>FY2024</u>	<u>FY2025</u>	<u>Requested FY2026</u>
\$42,052	\$55,733	\$70,540	\$92,090	\$92,836

Municipal Officers Recommend	\$92,836	Vote was 3-0-0
Budget Committee* Recommends	\$92,836	Vote was 4-0-0

Action: Motioned and seconded. No discussion. Approved.

ARTICLE 13. To see if the Town will vote to raise and appropriate not more than \$308,110 for **Winter Roads.**

<u>FY2022</u>	<u>FY2023</u>	<u>FY2024</u>	<u>FY2025</u>	<u>Requested FY2026</u>
\$302,320	\$303,820	\$252,200	\$261,200	\$308,110

Municipal Officers Recommend	\$308,110	Vote was 3-0-0
Budget Committee* Recommends	\$308,110	Vote was 4-0-0

Action: Motioned and seconded. There was some discussion as to the amount. Motioned and seconded to amend the amount to \$275,000. Motion failed. Approved for the original amount of \$308,110.

ARTICLE 14. To see if the Town will vote to raise and appropriate not more than **\$707,500** for **Summer Roads**.

<u>FY2022</u>	<u>FY2023</u>	<u>FY2024</u>	<u>FY2025</u>	<u>Requested FY2026</u>
\$600,213	\$640,700	\$676,500	\$703,500	\$707,500

Municipal Officers Recommend	\$707,500	Vote was 3-0-0
Budget Committee* Recommends	\$707,500	Vote was 4-0-0

Action: Motioned and seconded. No discussion. Approved.

ARTICLE 15. To see if the Town will vote to raise and appropriate not more than **\$234,204** for the **Fire Department**.

<u>FY2022</u>	<u>FY2023</u>	<u>FY2024</u>	<u>FY2025</u>	<u>Requested FY2026</u>
\$99,659	\$104,308	\$163,518	\$229,590	\$234,204

Municipal Officers Recommend	\$234,204	Vote was 3-0-0
Budget Committee* Recommends	\$234,204	Vote was 3-0-1

Action: Motioned and seconded. No discussion. Approved.

ARTICLE 16. To see if the Town will vote to raise and appropriate not more than **\$127,680** for **Public Safety**.

<u>FY2022</u>	<u>FY2023</u>	<u>FY2024</u>	<u>FY2025</u>	<u>Requested FY2026</u>
\$26,197	\$61,035	\$31,673	\$33,247	\$127,680

Municipal Officers Recommend	\$127,680	Vote was 3-0-0
Budget Committee* Recommends	\$ 80,880	Vote was 3-1-0

Action: Motioned and seconded. There was discussion surrounding the coverage provided by the Sheriff's department. Motioned and seconded to amend to \$27,680. More discussion. Motion failed. Motioned and seconded to amend to \$41,000. More discussion. Motion failed. Motion finally approved for \$127,680.

ARTICLE 17. To see if the Town will vote to raise and appropriate not more than **\$42,115** for **Insurances**.

<u>FY2022</u>	<u>FY2023</u>	<u>FY2024</u>	<u>FY2025</u>	<u>Requested FY2026</u>
\$28,095	\$28,395	\$30,456	\$32,315	\$42,115

Municipal Officers Recommend	\$42,115	Vote was 3-0-0
Budget Committee* Recommends	\$42,115	Vote was 4-0-0

Action: Motioned and seconded. No discussion. Approved.

MINUTES – ANNUAL TOWN MEETING JUNE 10-12, 2025

Action: Motioned and seconded to bundle Articles 18-27 as one item. No discussion. Approved (see end of article 27 for action).

ARTICLE 18. To see if the Town will vote to raise and appropriate not more than **\$19,570** for **Animal Control**.

<u>FY2022</u>	<u>FY2023</u>	<u>FY2024</u>	<u>FY2025</u>	<u>Requested FY2026</u>
\$10,944	\$11,261	\$15,029	\$17,789	\$19,570

Municipal Officers Recommend \$19,570 Vote was 3-0-0

Budget Committee* Recommends \$19,570 Vote was 4-0-0

ARTICLE 19. To see if the Town will vote to raise and appropriate not more than **\$77,795** for **Ambulance**.

<u>FY2022</u>	<u>FY2023</u>	<u>FY2024</u>	<u>FY2025</u>	<u>Requested FY2026</u>
\$37,207	\$56,491	\$60,000	\$84,877	\$77,795

Municipal Officers Recommend \$77,795 Vote was 3-0-0

Budget Committee* Recommends \$77,795 Vote was 4-0-0

ARTICLE 20. To see if the Town will vote to raise and appropriate not more than **\$94,944** for **Code Enforcement**.

<u>FY2022</u>	<u>FY2023</u>	<u>FY2024</u>	<u>FY2025</u>	<u>Requested FY2026</u>
\$38,000	\$26,860	\$78,576	\$94,090	\$94,944

Municipal Officers Recommend \$94,944 Vote was 3-0-0

Budget Committee* Recommends \$94,944 Vote was 4-0-0

ARTICLE 21. To see if the Town will vote to raise and appropriate not more than **\$27,460** for **Landfill**.

<u>FY2022</u>	<u>FY2023</u>	<u>FY2024</u>	<u>FY2025</u>	<u>Requested FY2026</u>
\$38,460	\$42,006	\$44,710	\$44,710	\$27,460

Municipal Officers Recommend \$27,460 Vote was 3-0-0

Budget Committee* Recommends \$27,460 Vote was 4-0-0

ARTICLE 22. To see if the Town will vote to raise and appropriate not more than **\$1,100** for **Street Lights**.

<u>FY2022</u>	<u>FY2023</u>	<u>FY2024</u>	<u>FY2025</u>	<u>Requested FY2026</u>
\$1,220	\$1,356	\$1,000	\$1,000	\$1,100

MINUTES – ANNUAL TOWN MEETING JUNE 10-12, 2025

Municipal Officers Recommend **\$1,100** **Vote was 3-0-0**
 Budget Committee* Recommends **\$1,100** **Vote was 4-0-0**

ARTICLE 23. To see if the Town will vote to raise and appropriate not more than **\$6,100** for **General Assistance.**

<u>FY2022</u>	<u>FY2023</u>	<u>FY2024</u>	<u>FY2025</u>	<u>Requested FY2026</u>
\$11,000	\$12,100	\$7,500	\$5,900	\$6,100

Municipal Officers Recommend **\$6,100** **Vote was 3-0-0**
 Budget Committee* Recommends **\$6,100** **Vote was 4-0-0**

ARTICLE 24. To see if the Town will vote to raise and appropriate not more than **\$18,000** for **Cemeteries & Parks.**

<u>FY2022</u>	<u>FY2023</u>	<u>FY2024</u>	<u>FY2025</u>	<u>Requested FY2026</u>
\$17,045	\$20,920	\$18,350	\$17,600	\$18,000

Municipal Officers Recommend **\$18,000** **Vote was 3-0-0**
 Budget Committee* Recommends **\$18,000** **Vote was 4-0-0**

ARTICLE 25. To see if the Town will vote to raise and appropriate not more than **\$7,250** for the **Donations & Contributions.**

<u>FY2022</u>	<u>FY2023</u>	<u>FY2024</u>	<u>FY2025</u>	<u>Requested FY2026</u>
\$2,500	\$2,500	\$7,250	\$7,250	\$7,250

Details:

Chelsea Grange \$1,000
Chelsea Historical Society \$500
Chelsea Food Bank \$3,000
Chelsea Backpack Program \$1,500
KVCAP \$250
All Seasons Trail Riders \$1,000 (Pass through funds from State of Maine for maintenance of trail system)

Municipal Officers Recommend **\$7,250** **Vote was 3-0-0**
 Budget Committee* Recommends **\$7,250** **Vote was 4-0-0**

ARTICLE 26. To see if the Town will vote to raise and appropriate not more than **\$32,020** for **High School Transportation.**

<u>FY2022</u>	<u>FY2023</u>	<u>FY2024</u>	<u>FY2025</u>	<u>Requested FY2026</u>
\$27,650	\$29,032	\$29,322	\$30,788	\$32,020

The Municipal Officers and Budget Committee did not vote on this.

ARTICLE 27. To see if the Town will vote to raise and appropriate not more than \$6,000 for the **Contingency Fund**.

(The Selectboard feels it is in the best interest of the Town to appropriate some funds to take care of unforeseen, emergencies or unanticipated expenditures in 2025/2026.)

<u>FY2022</u>	<u>FY2023</u>	<u>FY2024</u>	<u>FY2025</u>	<u>Requested FY2026</u>
\$3,000	\$4,000	\$7,500	\$6,000	\$6,000

Municipal Officers Recommend	\$6,000	Vote was 3-0-0
Budget Committee* Recommends	\$6,000	Vote was 4-0-0

Action: Motioned and seconded articles 18 -27. No discussion. Approved.

ARTICLE 28. To see if the Town will vote to raise and appropriate not more than \$35,000 for **Reserve Accounts**.

<u>FY2022</u>	<u>FY2023</u>	<u>FY2024</u>	<u>FY2025</u>	<u>Requested FY2026</u>
\$33,000	\$53,000	\$75,000	\$35,000	55,000

	<u>BOS</u>	<u>BC</u>
Mobile Equipment	\$0	\$0
Fire Department Equipment	\$10,000	\$10,000
Fire Station Reserve	\$5,000	\$5,000
Town Office Reserve	\$25,000	\$15,000
Revaluation	\$5,000	\$5,000
Equipment Replacement	\$5,000	\$5,000
Sand/Salt Shed	<u>\$5,000</u>	<u>\$5,000</u>
Total	\$55,000	\$45,000

Municipal Officers Recommend	\$55,000	Vote was 3-0-0
Budget Committee* Recommends	\$45,000	Vote was 4-0-0

Action: Motioned and seconded. No discussion. Approved as \$35,000 due to typo in article despite requests and recommendations.

ARTICLE 29. To see if the Town will vote to raise and appropriate \$500 to **Miscellaneous Accounts (TIF Consult)**.

<u>FY2022</u>	<u>FY2023</u>	<u>FY2024</u>	<u>FY2025</u>	<u>Requested FY2026</u>
\$3,000	\$4,000	\$2,000	\$1,500	\$500

Municipal Officers Recommend	\$500	Vote was 3-0-0
Budget Committee* Recommends	\$500	Vote was 4-0-0

Action: Motioned and seconded. No discussion. Approved.

ARTICLE 30. To see if the Town will vote to raise and appropriate \$79,358 to **TIF Transfer**.

FY2022	FY2023	FY2024	FY2025	Requested FY2026
\$0	\$0	\$134,964	\$134,867	\$79,358

Municipal Officers Recommend **\$79,358** **Vote was 3-0-0**
 Budget Committee* Recommends **\$79,358** **Vote was 4-0-0**

Action: Motioned and seconded. No discussion. Approved.

ARTICLE 31. To see what sum the Town will vote to appropriate from **ANTICIPATED STATE REVENUE SHARING** to reduce the property taxes for the fiscal year **2025/26** as detailed below or take any action thereon. Recommended amount is \$394,735.

FY2022	FY2023	FY2024	FY2025	Requested FY2026
\$150,000	\$300,000	\$450,000	\$400,000	\$394,735

The Municipal Officers and Budget Committee did not vote on this.

Action: Motioned and seconded. No discussion. Approved.

ARTICLE 32. To see what sum the Town will vote to appropriate from **ANTICIPATED NON-PROPERTY TAX REVENUES** to reduce the property taxes for the fiscal year **2025/2026** as detailed below, or take any action thereon:

REVENUE TYPE	FY2023	FY2024	FY2025	FY2026
A. Auto Excise Tax	\$400,000	\$450,000	\$500,000	\$550,000
B. Boat Excise Tax	\$ 2,000	\$ 2,000	\$ 2,000	\$ 2,000
C. Building Permits	\$ 6,000	\$ 7,000	\$ 7,000	\$ 7,000
D. Plumbing Permits	\$ 2,600	\$ 3,000	\$ 3,000	\$ 3,000
E. Motor Vehicle Agent	\$ 7,000	\$ 12,000	\$ 12,000	\$ 12,500
F. Interest on Liens	\$ 4,000	\$ 5,000	\$ 10,000	\$ 2,500
G. Lien Costs	\$ 5,700	\$ 4,000	\$ 4,000	\$ 4,000
H. GA Reimbursement	\$ 1,500	\$ 5,250	\$ 1,500	\$ 4,270
I. Local Roads Assistance	\$ 25,824	\$ 27,450	\$ 27,450	\$ 30,000
J. Animal Welfare Fees	\$ 1,500	\$ 1,000	\$ 1,000	\$ 1,000
K. Recreation Agent Fees	\$ 900	\$ 750	\$ 750	\$ 750
L. Town Clerk Fees	\$ 1,500	\$ 1,500	\$ 1,500	\$ 1,500
M. Interest on Taxes	\$ 8,000	\$ 10,000	\$ 10,000	\$ 10,000
N. Investment Interest	\$ 5,000	\$ 15,000	\$ 35,000	\$ 50,000
O. Snowmobile Reg. Fees	\$ 1,000	\$ 1,000	\$ 1,000	\$ 1,000
P. Junkyard Permits	\$ 0	\$ 50	\$ 100	\$ 0
Q. Dog Agent Fees	\$ 0	\$ 750	\$ 1,000	\$ 1,000
R. Marijuana License	\$ 0	\$ 1,500	\$ 5,000	\$ 5,000
S. Rental Agreement	\$ 0	\$ 8,500	\$ 0	\$ 0
T. Recycling Fees	\$ 0	\$ 2,000	\$ 1,000	\$ 1,000
U. Misc. Revenues	\$ 5,000	\$ 30,000	\$ 20,000	\$ 25,000
Total	\$ 476,024	\$ 587,750	\$ 643,300	\$711,520

The Municipal Officers and Budget Committee did not vote on this.

Action: Motioned and seconded. No discussion. Approved.

ARTICLE 33. To see if the Town will vote to authorize a full payback of the monies (\$5,000) that was previously approved to be borrowed from the Woodlot Reserve Fund (was used to clear the area adjacent to the town office).

Action: Motioned and seconded. No discussion. Approved.

ARTICLE 34. To see if the Town will vote to authorize the tax collector to accept prepayment of taxes, the amount collected not to exceed the previous year's taxes. Interest on any prepayment will be **zero percent (0%)**.

Action: Motioned and seconded. No discussion. Approved.

ARTICLE 35. To see if the Town will vote to authorize the Selectboard to use unappropriated revenues from previous fiscal year's undesignated fund balances as necessary to offset the **2025/2026** tax commitment.

Action: Motioned and seconded. No discussion. Approved.

Action: Motioned and seconded to bundle Articles 36-47 as one item. Motioned and seconded to amend the motion to exclude article 41. Approved to amend. Amendment Approved. (see end of article 41 and 48 for actions).

ARTICLE 36. To see if the Town will vote to appropriate an Overlay in an amount not to exceed the State of Maine limitation in the calculation as set by the annual Municipal Valuation Return to cover the cost of abatements during the fiscal year.

(The Selectboard, as Assessors, are authorized to raise Overlay under Title 36 MRSA Section 710 but require voter authorization to spend Overlay. Overlay can not be more than 5% of the Tax Commitment.)

ARTICLE 37. To see if the Town will vote to authorize the Treasurer to receive incidental fees and receipts and to credit such revenues to the corresponding accounts.

ARTICLE 38. To see if the Town will vote authorize the Selectboard to submit applications for grants, and if a grant is approved to authorize the Selectboard to accept said grants and to expend grant funds for the purpose of the grant, and to make such assurances, assume such responsibilities, and exercise such authority as is necessary and reasonable to implement such a program or act thereon.

ARTICLE 39. To see if the Town will vote to authorize the Selectboard to apply for **2025/2026** Community Development Block Grant and if a grant is received, to authorize the Selectboard to accept and expend said grant funds and to make

such assurances, assume such responsibilities, and exercise such authority as are necessary and reasonable to implement such programs.

- ARTICLE 40.** To see if the Town will vote to determine a date when **2025/2026** taxes shall be due and payable and the date after which interest will accrue.

2025/2026 Recommendation:

1st Half Due Date: **(Wednesday) October 8, 2025 or 30 days from commitment date whichever is later.**

2nd Half Due Date: **(Wednesday) April 8, 2026**

(This article provides taxpayers with as many as 30 days to pay the first half of their taxes because occasionally the commitment date of taxes is delayed for reasons beyond the Board of Assessor's control.)

- ARTICLE 41.** To see if the Town will vote to charge interest on **2025/2026** taxes unpaid as of the due date at **seven and one-half percent (7.5%)**. All payments will be credited as of the date the town receives them.

Action: Motioned and seconded to amend the amount to 5%. Approved.

- ARTICLE 42.** To see if the Town will vote to set an interest rate of **zero percent (0%)** on abated taxes that were prepaid.

- ARTICLE 43.** To see if the Town will vote to authorize the Selectboard, on behalf of the Town, to sell or dispose of any real estate acquired by the Town for nonpayment of taxes thereon, on such terms as they may deem advisable except that the Selectboard shall use the special sales process required by 36 M.R.S.A § 943-C for qualifying homestead property if they choose to sell it to anyone other than the former owner(s) and to execute quit claim deeds for such property if sold, or to retain such property for town use if the Selectboard decides this is more advantageous to the Town.

- ARTICLE 44.** To see if the Town will vote to authorize the Selectboard, on behalf of the Town, to sell or dispose of any personal property or equipment and material owned or seized by the Town on such terms as they deem proper and transfer funds to reserve accounts associated with affected sales when applicable.

- ARTICLE 45.** To see if the Town will vote to accept all funds collected through various fund-raising activities and donations and to authorize the Selectboard to expend the same.

- ARTICLE 46.** To see if the Town will vote to authorize the Selectboard to use the unexpended **2025/2026** balances as carried forward in the CDBG Rehab Reserve Account.

ARTICLE 47. To see if the Town will vote to authorize the Selectboard to set the date and time of the next Town Meeting to approve the municipal budget for the **July 1, 2026 to June 30, 2027** fiscal year.

Action: Motioned and seconded articles 36 - 47. No discussion. Approved. (Article 41 separate action as noted.)

Action: Motioned and seconded to bundle Articles 48 - 51 as one item. Motioned and seconded to amend the motion to exclude article 51. Approved to amend. Amendment Approved. (see end of article 51 for actions).

ARTICLE 48. To see if the Town will vote to authorize the Selectboard to carry forward specific account balances from the current year to the same accounts for the ensuing year for the specific purpose of each account. The express purpose of this article is to allow the continuation of ongoing voter approved programs.

ARTICLE 49. To see if the Town will vote to authorize the Selectboard to enter multiple-year leases, contracts and agreements on terms and conditions that the Selectboard deems necessary and appropriate.

ARTICLE 50. To see if the Town will authorize the Selectboard to accept the proceeds of any insurance claims for damage occurring to Town equipment and to allow the expenditure of funds as necessary to replace said equipment as they deem appropriate.

ARTICLE 51. To see if the Town shall authorize the Selectboard to expend such monies as they deem necessary from the following Reserve Funds or take any action related to same.

Mobile Equipment/Investment
Fire Department Equipment/Investment
Fire Station/Investment
Town Office/Investment
Revaluation/Investment
Equipment Replacement/Investment
Sand/Salt Shed/Investment
Transfer Station/Recycling/Investment
Wood Lot Cash/Investment

Action: Motioned and seconded articles 48 - 50. The legislative body asked that the carry forward article 48 note carry forwards as part of information each year. Approved. (Article 51 separate action as noted.)

Action: Article 51- Motioned and seconded. There was discussion as to what was spent out of reserve funds. Approved by show of hands 19-15.

MINUTES – ANNUAL TOWN MEETING JUNE 10-12, 2025

ARTICLE 52. To see if the Town shall authorize the spending authority of the Town to continue with the FY2025 budget for sixty (60) days into FY2026 shall any budget article fail?

Action: Motioned and seconded. No discussion. Approved.

ARTICLE 53. To see if the Town shall authorize the Selectboard, with a two-thirds (2/3) vote, to transfer up to 10% of unexpended balances between accounts as needed or act thereon.

Action: Motioned and seconded. There was a motion to amend the article to state 3/3 vote for transfer. Seconded. Amendment to vote on motion approved. Approved for 3/3.

ARTICLE 54. To see if the Town shall vote to allow the Selectboard to dispose of up to twenty (20) acres near the Sand/Salt Building (Map 01 Lot 089) with net revenues to be set aside for the proposed new Town Office. (Said property contains 23.53 acres +/- with a total assessed land value of \$77,816.)

Action: Motion and seconded. Chair Pushard explained that he had asked for the article to be placed on the warrant. He urged the article to fail based on looking to the future growth potential of that property. Failed.

ARTICLE 55. To see if the Town shall vote to fund half of the 1% required Maine Paid Leave Contributions requirement with the other .5% being deducted from the employee's wages. (Estimated cost amount is \$2,080.99.)

The Selectboard and Budget Committee did not vote on this article.

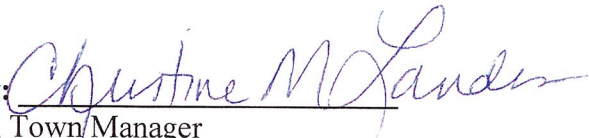
Article: Motioned and seconded. No discussion. Approved.

Approximately 34 voters present.

Action: Motioned and seconded to adjourn at 8:05pm. Approved. Adjourned at 8:05pm.

**GIVEN UNDER OUR HANDS THIS 28th DAY OF MAY 2025
CHELSEA SELECTBOARD**

Chair Michael Pushard

A True Copy Attest: 
Christine M. Landes, Town Manager
July 30, 2025

Vice-Chair Jacob Soucy

Selectboard Member Sheri Truman

A true copy:

Attest: Sandra Devaney
Sandra Devaney
Town Clerk