



**Chelsea Selectboard
Regular Selectboard Meeting
July 22, 2026
6:00 PM
Chelsea Town Office**

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

Public Present: Dot Grady, Greg Lumbert, Henry Truman, Rick Danforth, Scott Grady, Molly Alexander, Maria Jacques, Tanya Condon, Sandra Devaney, Tim Willett

I. Open the Meeting | Pledge of Allegiance

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

II. Public Comment on Items Not on Agenda

A resident expressed his opinion regarding the June 17, 2026 Selectboard meeting.

III. Update from Kennebec County Sheriff's Office

NONE

IV. Public Hearing

NONE

IV. Adjustments to the Agenda

NONE

V. Approval of Consent Agenda Items

- A. A/P Warrant #39 (FY26) in the amount of **\$101,424.64**
- B. A/P Warrant #40 (FY26) in the amount of **\$38,294.60**
- C. A/P Warrant #1 in the amount of **\$678,478**
- D. Payroll Warrant Week #25 in the amount of **\$6,220.94**
- E. Payroll Warrant Week #26 in the amount of **\$4,302.28**
- F. Payroll Warrant Week #27 in the amount of **\$5,400.34**
- G. Payroll Warrant Week #28 in the amount of **\$7,697.81**
- H. Payroll Warrant Week #29 in the amount of **\$4,629.91**
- I. Minutes of the June 17, 2026 Meeting
- J. Minutes of the July 1, 2026 Special Meeting
- K. A/P Warrant #41 (FY26) in the amount of **\$3,501.51**
- L. A/P Warrant # 2 (FY27) in the amount of **\$40,562.77**
- M. A/P Warrant #3 (FY27) in the amount of **\$223.13**

Action: Vice-Chair Soucy motioned to approve Items A-M as written. Chair Truman seconded. No discussion. 3-0-0

VI. Scheduled Items

A. New Business:

1. Appointments

Action: Chair Truman motioned to appoint Steve MacDonald to the Budget Committee for a one-year term, appointment to expire on June 30, 2027. Vice-Chair Soucy seconded. No discussion. 3-0-0

B. Old Business:

2. Property Clean-up Update:

- a. 20 Birch Street | Walter Ames, Jr.

CEO Lumbert provided an update on the property cleanup. He reported that little progress has been made to date. The property owners have until August 8, 2026 to bring the property into compliance. If the property is not cleaned up by that date, the Town will hire a contractor to complete the work. CEO Lumbert will monitor the progress on a weekly basis.

VII. Legal

- A. NONE

VIII. Written Communication

- A. Town Manager Report – Inmates have continued to paint at the office and weeded the area around the two town signs.
- B. Town Office Report
- C. Code Enforcement Report
- D. Animal Control Report
- E. Fire Chief Report
- F. SVRSU #12 School Board

IX. Verbal Communication

- A. Student Selectboard Member Update – No update, school year has not yet started.
- B. Boards and Committees – Dot Grady gave an update on the events planned for FY27.
- C. Municipal Officers/Assessors Comments and Concerns

Chair Truman: Had a call from a resident who wanted to know when the Fire Department Sign would be put back on the building. Apparently, it has been down for a while.

Vice-Chair Soucy: Wanted to know if there was any new information regarding the culvert grant.

Selectboard Member Pushard: Asked about roadside mowing.

Vice-Chair Soucy motioned to enter Executive Session Pursuant to 1 MRSA § 405(6)(A): Personnel Matters- Town Manager Contract Renewal. Selectboard Member Pushard seconded. No discussion. 3-0-0

Vice-Chair Soucy motioned to exit Executive Session at 7:05 p.m. Selectboard Member Pushard seconded. No discussion. 3-0-0

X. Executive Session

Pursuant to 1 MRSA § 405(6)(A): Personnel Matters- Town Manager Contract Renewal.

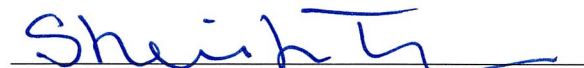
Action: Vice-Chair Soucy motioned to allow a rewrite of Town Manager employment agreement with terms discussed and to allow the Chair to sign. Selectboard Member Pushard seconded. No discussion. 3-0-0

X. Adjournment

Action: Chair Truman motioned to adjourn at 7:09 p.m. Vice-Chair Soucy seconded. No discussion. 3-0-0

Respectfully Submitted,

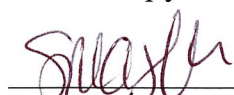

Dorohty L. Grady, Part-Time Office Clerk


Sheri Truman, Chair


Jacob Soucy, Vice-Chair


Selectboard Member Michael Pushard

A true copy attest:


Samantha Peaslee, Town Clerk