

Town of Casco

Minutes of the February 8, 2017 Selectboard Meeting

Selectboard Members Present:

Holly Hancock, Mary Fernandes, Grant Plummer and Tom Peaslee

Staff Present:

Town Manager David Morton and Administrative Secretary Bob Tooker

Approval of Agenda:

Agenda item 7 was amended to become agenda item 2a.

The Selectboard moved (Plummer), seconded (Peaslee) and voted to approve the agenda for the February 8, 2017 Selectboard meeting as amended: 4 in favor, 0 opposed, 0 abstentions.

Approval of Warrants:

The Selectboard moved (Plummer), seconded (Fernandes) and voted to approve bills and sign open warrants: 4 in favor, 0 opposed, 0 abstentions.

Approval of Minutes: (January 10, 2017)

The Selectboard moved (Plummer), seconded (Fernandes) and voted to approve the minutes of the January 10, 2017 Selectboard meeting: 4 in favor, 0 opposed, 0 abstentions.

Town Manager's Update: (David Morton)

None.

Public Participation:

Cathy LeShane 1) requested a delay in foreclosure on her property because forms misplaced by the Town resulted in a delay in her ability to make payment arrangements; and 2) offered a proposed payment structure to bring her taxes up to date.

The Selectboard moved (Plummer), seconded (Fernandes) and voted to approve the proposed payment structure for account 40036 dated February 8, 2017: 4 in favor, 0 opposed, 0 abstentions.

Yvonne Myer, a real estate agent representing Debbie Chute, requested a delay in foreclosure on Debbie's properties because she needed more time to sell the properties in an effort to pay-off a mortgage and delinquent taxes.

The Selectboard moved (Fernandes), seconded (Plummer) and voted to approve a delay in foreclosure until November 1, 2017 for properties identified as Casco Tax Map 3, Lot 23-A and Casco Tax Map 3, Lot 23-D provided that taxes are paid at closing: 4 in favor, 0 opposed, 0 abstentions.

David Kimball commented on his dispute regarding ownership of a parcel of land at Casco Tax Map 39, Lot 1.

Committee and Staff Reports:

Code Enforcement Officer Alex Sirois updated the Selectboard on his workload and recent activities.

Old Business:

1. Discussions regarding the Grange Hall building.

Alex Sirois stated that a small structure could be on the Grange Hall lot if the structure were to be demolished. After reviewing structural deficiencies, lead contamination and rehabilitation costs, the Selectboard identified the following options for the property and agreed to recommend demolition at the June Town Meeting:

- Keep the property and invest the approximately \$700,000 necessary to rehabilitate it to a level necessary for public use.
- Sell the property with conditions for rehabilitation or demolition.
- Demolish the building and keep the lot.
- Demolish the building and sell the lot.
- Sell or give the property to an abutter for the cost of demolition provided that the Town retains control of the demolition process.
- Ensure that potentially valuable contents of the building are salvaged.

The Selectboard discussed the possibility of recommending to the Town a choice between keeping the building and investing approximately \$700,000 or empowering the Selectboard to decide on the disposition of the property.

2. Continued review regarding tax acquired properties.

The Selectboard reviewed notes from recent drive-by inspections of tax acquired properties in an effort to determine potential value and conditions for sale such as requirements for the removal of structures or debris. The Selectboard agreed that the goal is to get the properties back on the Town's tax rolls. The Selectboard agreed to 1) notify abutters; 2) advertise the properties for sale in March and leave the bidding process open through April; 3) review bids at the first Selectboard meeting in May; and 4) take no action on properties in need of review by the Tax Assessor or offered to the Open Space Commission for consideration.

The Selectboard directed the Town Manager to begin the process of evicting Steven Lindeman from a Town owned property that he continues to occupy.

2a. Review of a request to renew a permit for an automobile recycle license for Skip's Auto Recycling.

Alex Sirois stated that 1) the business pre-dates Town and Shore Land zoning; 2) the license requires renewal every five years; 3) the license only requires a sworn statement by the owner that everything is up to code; and 4) the license requires no Town monitoring of the business. The Selectboard directed Alex to flag the business for further review when the license comes up for renewal in five years.

The Selectboard moved (Fernandes), seconded (Peaslee) and voted to approve the recycling permit for Skip's Auto Recycling: 4 in favor, 0 opposed, 0 abstentions.

3. Discussions regarding collection of personal property taxes in arrears.

The Selectboard moved (Plummer), seconded (Fernandes) and voted to approve a one-time offer to waive interest on delinquent personal property taxes for 2015 and prior provided that the principal is paid in full: 4 in favor, 0 opposed, 0 abstentions.

New Business:

4. Review and award of bids for the Edwards Road and Johnson Hill Road projects in 2017.

David Morton reviewed bids received for the Edwards Road and Johnson Hill Road projects.

The Selectboard moved (Peaslee), seconded (Fernandes) and voted to approve R.N. Willey & Sons Excavating, Inc. for the Edwards Road project: 4 in favor, 0 opposed, 0 abstentions.

The Selectboard moved (Peaslee), seconded (Fernandes) and voted to approve R.N. Willey & Sons Excavating, Inc. for the Johnson Hill Road project: 4 in favor, 0 opposed, 0 abstentions.

5. Appointments to the Casco Planning Board.

David Morton 1) stated that John Kimball resigned from the Planning Board; 2) identified open positions; and 3) identified individuals who expressed an interest in serving.

The Selectboard moved (Plummer), seconded (Fernandes) and voted to reappoint Jim Macklin to position number one on the Planning Board: 4 in favor, 0 opposed, 0 abstentions.

The Selectboard moved (Plummer), seconded (Fernandes) and voted to appoint Ted Beckner to position number three on the Planning Board: 4 in favor, 0 opposed, 0 abstentions.

The Selectboard moved (Plummer), seconded (Peaslee) and voted to reappoint Pat Troy to position number five on the Zoning Board of Appeals: 4 in favor, 0 opposed, 0 abstentions.

6. Review of a liquor license application for Top of the Hill Grill.

The Selectboard moved (Plummer), seconded (Peaslee) and voted to approve the liquor license for Top of the Hill Grill: 4 in favor, 0 opposed, 0 abstentions.

7. This agenda item was amended to become agenda item 2a.

8. Review of proposed February through June, 2017 Selectboard meeting dates.

The Selectboard agreed to meet on the following dates through July, 2017:

March 14
March 28
April 11
April 25
May 9
May 23
June 6
June 20
July 11

9. Selectboard Comments.

- David Morton stated that he received a request to write off a tax assessing error in the amount of \$75.66.

The Selectboard moved (Fernandes), seconded (Peaslee) and voted to write-off real estate taxes for Casco Tax Map 3, Lot 7-31L in the amount of \$75.66 for fiscal year 2015 as a trailer was taxed incorrectly due to a system error: 4 in favor, 0 opposed, 0 abstentions.

- David Morton stated that the Town is in the process of assembling proposed budget books and that the Finance Committee will be meeting soon.
- David Morton stated that engineers are preparing documents necessary to solicit bids for the Village septic system.
- David Morton stated that Pleasant Lake/Parker Pond dam contractors decided to release water because Pleasant Lake water levels were 18 – 20 inches above the normal high water mark. Consequently, the force of the water caused the cofferdam to fail resulting in Pleasant Lake water levels dropping rapidly at a rate of 8 – 9 inches in two days, which caused a number of downstream concerns.
- David Morton stated that efforts will be made to clear an apparent obstruction in the culvert between the Heath and Thompson Lake.

10. Review of requests for abatement of taxes due to poverty or infirmity. (Requires executive session subject to Title 1 M.R.S.A., subsection 405, paragraph 6, part F., and pursuant to Title 36 M.R.S.A. subsection 841(2).)

The Selectboard moved (Fernandes), seconded (Plummer) and voted to adjourn to executive session to review requests for abatement of taxes due to poverty or infirmity subject to Title 1 M.R.S.A., subsection 405, paragraph 6, part F., and pursuant to Title 36 M.R.S.A. subsection 841 (2): 4 in favor, 0 opposed, 0 abstentions.

The Selectboard entered into executive session at 8:41 p.m.

The Selectboard returned from executive session at 9:02 p.m.

It was moved, seconded and voted to approve the request for abatement of taxes due to poverty or infirmity for account 2-8-17-D in the amount of \$380.74 for fiscal year 2016: 4 in favor, 0 opposed, 0 abstentions.

It was moved, seconded and voted to approve the request for abatement of taxes due to poverty or infirmity for account 2-8-17-C in the amount of \$3,804.87 for fiscal year 2015: 4 in favor, 0 opposed, 0 abstentions.

It was moved, seconded and voted to approve the request for abatement of taxes due to poverty or infirmity for account 2-8-17-B in the amount of \$1,727.67 for fiscal year 2015: 4 in favor, 0 opposed, 0 abstentions.

It was moved, seconded and voted to approve the request for abatement of taxes due to poverty or infirmity for account 2-9-17-A in the amount of \$434.17 for fiscal year 2015: 4 in favor, 0 opposed, 0 abstentions.

It was moved, seconded and voted to adjourn: 4 in favor, 0 opposed, 0 abstentions.

ATTEST:

Robert Tooker
Administrative Secretary