

Town of Casco

Minutes of the March 24, 2015 Selectboard Meeting

Members Present:

Grant Plummer, Mary Fernandes, Holly Hancock, Calvin Nutting and Tom Peaslee

Staff Present:

Town Manager David Morton and Administrative Secretary Bob Tooker

Approval of Agenda:

Emergency medical services billing was added to the agenda under New Business.

The Selectboard moved (Fernandes), seconded (Hancock) and voted to approve the agenda for the March 24, 2015 meeting: 5 in favor, 0 opposed, 0 abstentions.

Approval of Warrants:

The Selectboard moved (Fernandes), seconded (Plummer) and voted to approve bills and signed warrants: 5 in favor, 0 opposed, 0 abstentions.

Approval of Minutes: (March 10, 2015)

The Selectboard moved (Fernandes), seconded (Nutting) and voted to approve the minutes of the March 10, 2015 Selectboard meeting: 4 in favor, 0 opposed, 1 abstention (Hancock).

Town Manager's Update: (David Morton)

Finance Committee meetings are held on Wednesday evenings at 7:00 p.m. at the Central Fire Station. Town roads are now posted to restrict vehicles with a combined weight in excess of 23,000 pounds without permission from the Road Commissioner. A list of posted roads is available on the Town website.

Committee and Staff Reports: none

Selectboard Comments:

- Holly Hancock inquired about the Request for Proposal for Tank 7. David Morton stated that it had been reviewed by legal counsel and was in the hands of the Fire Chief who will be reviewing it with the Finance Committee.
- Holly Hancock provided an update on the Pleasant Lake/Parker Pond dam. An update from the consultant will be available to the Subcommittee in a few weeks, and a full report will be available by the end of April. A final recommendation from the Subcommittee is due by May 15, 2015.
- Holly Hancock inquired as to whether Form 7 for storm damage reimbursement had been submitted to the Federal Emergency Management Agency (FEMA). David Morton stated that the form had not been submitted because the Town had not incurred identifiable financial or material losses. Holly mentioned that the Cumberland County Regional Communications Center had a million dollars available to reimburse Towns, and that it might be helpful to find out if extra funds spent on additional fire and rescue personnel qualify for reimbursement.
- Mary Fernandes inquired about a voting proposal from the Maine Department of Conservation. David Morton explained that the Department provides an opportunity for Towns to apply for matching fund grants up to \$16,000.00 for repairs or improvements to public boat ramps. David described proposed improvements to boat ramps on Thompson Lake and Pleasant Lake, adding that proposed improvements to the ramp on Pleasant Lake would result in ongoing operating and maintenance costs to the Town.

Public Participation:

- Peg Dilly of Casco described her volunteer efforts on behalf of the Town. Peg suggested that when Selectboard members are involved in meetings with lawyers, the Chairs of affected Town committees should be in attendance. Peg announced that a newly formed group called the Casco Crafting Center will be meeting at the Community Center on April 6, 2015 at 7:00 p.m. for the purpose of listening to citizens and putting forth what citizens want their town to look like.
- Larry Nile, Sr. of Casco advocated for adding a couple of rooms to the current Town Hall instead of building a new Town Hall in order to keep property taxes lower.
- Ray Grant of Casco inquired about the status of several town owned parcels. Grant Plummer replied that the Casco Open Space Commission is reviewing them and that the Commission has been in contact with the Portland Water District to see if they have any easement value for District funding. Ray commented that foresters recommended thinning them and that he feels the Town should proceed with that plan. Ray commented that the Town should use the land or sell it.

- Ray Grant inquired about the status of a \$1,000,000.00 grant from the Department of Environmental Protection. David Morton clarified that it was a \$500,000.00 grant to be used exclusively for groundwater protection, and that the Town is working with the Cumberland County Soil and Water Conservation Service to identify possible uses for the funds. Grant Plummer added that a previous proposal for use of the funds was too expensive. David added that there is no time limit for using the funds.

Guest Presentation: Superintendent of S.A.D. 61 Schools Regarding Budgets

Al Smith, Superintendent of S.A.D. 61 schools, presented a summary budget for the District that reflected an overall budget increase of 2.1%. Al explained budgets for each revenue and expense category. Factors influencing the budget included sources of revenue, enrollment trends, overcrowding, staffing, facilities, curriculum, special education, charter schools, food, etc., and a potential land acquisition. Al emphasized the importance of good long-term stewardship.

The public hearing for the S.A.D. 61 budget will be held on May 12, 2015 from 6:00 p.m. to 7:00 p.m., and the vote on the budget and proposed acquisition of land adjacent to Songo Locks School will be held on May 26, 2015.

Phil Shane of Casco advocated for the selection of a School Board member who will support the reopening of Crooked River School as a remedy for overcrowding at Songo Locks School.

Old Business:

1. Discussion regarding Town Office options.

Grant Plummer stated that he submitted “take off proposals” for “good, better, best” material lists to Hancock Lumber for the three options, and that he will meet soon with others to review the proposals and other initial cost estimates. Holly Hancock clarified that Grant Plummer, Tom Peaslee and Ray Grant are working on the project. In response to an inquiry from Mary Fernandes, Grant stated that he had not yet reached out to Dayton for feedback on its town hall project, but that he will do so soon. Grant added that he had reached out to an energy efficiency expert. In response to a comment from Peg Dilly that Frye Island should also be approached for feedback, Grant explained that in order to compare options on the same cost basis, labor costs needed to be determined on the same cost basis before considering sources of labor.

2. Review of a revised Point Sebago Contract Zone amendment.

The Board discussed proposed revisions to the Sixth Amendment to Contract Zoning Agreement for the Point Sebago Contract Zone. Tim Keiter, attorney for Point Sebago Enterprises, spoke on behalf of Point Sebago Enterprises. Discussions focused on what areas were included in the amendment, the chronology of negotiations, clarification of proposed revisions to the amendment, what each side expects from the other, and whether the contract zone extension will be for one year or three years.

Town concerns related to public safety and a need for a professional assessment of infrastructure related to fire suppression, storm/wastewater management and public water supply. Point Sebago Enterprises' concerns related to the time required to accommodate the Town's concerns, including time for potential remedial action and negotiation of a longer term extension. The Selectboard felt that a one year extension provided sufficient time, and Point Sebago Enterprises felt that three years was appropriate.

Lynne Potter, Planning Board Chair, explained that the Planning Board voted on a one year extension to provide Point Sebago Enterprises with more time to complete the infrastructure assessments and for both parties to decide how to proceed based on the results – with no expectation of any remedial work being done prior to a subsequent extension. In response to an inquiry from Holly Hancock, Don Toms of Point Sebago Enterprises described certain actions already taken to address the Town's concerns.

The Board deferred to the parties' respective attorneys to resolve differences in time for the next Planning Board meeting on March 30, 2015.

New Business:

3. Discussion regarding a proposal for business use for the former bank building.

David Morton explained that the Town has considered potential uses for the former bank building, including business and its potential as a new Town Hall. Bob and Robin Kimball submitted a business plan to relocate their hair salon and vintage boutique to the former bank building. Bob described their desire to be a part of the community and build their clientele locally. David commented that there are no financial terms in their business plan for leasing the former bank building because they wanted to know if there was any interest before negotiating with the Town. In response to an inquiry from David, Bob clarified that a June 1, 2015 opening allowing time for renovations was important to their business plan. The Board discussed the implications of eliminating the former bank building as an option for a new Town Hall.

Tom Peaslee expressed that while he appreciated the dilemma, he was in favor of bringing business into the Town. Calvin Nutting agreed that the Selectboard should support new business. Mary Fernandes expressed that the business plan was a long overdue opportunity and that she was in favor of it. Tom Peaslee clarified that the business plan fit the Village Zone.

The Selectboard moved (Nutting), seconded (Fernandes) and voted to move forward with the business plan, and for Mary Fernandes, Calvin Nutting and David Morton to negotiate terms with Mr. and Mrs. Kimball: 4 in favor, 0 opposed, 1 abstention (Plummer).

4. Possible appeal to pay taxes foreclosed upon.

David Morton stated that the agenda item was no longer necessary.

5. Liquor license hearing for Point Sebago Resort.

David Morton explained that Point Sebago Enterprises routinely requests liquor licenses for special events, in this case “Friends of Elvis Fundraising Weekend” at Camp Sunshine.

The Selectboard moved (Plummer), seconded (Fernandes) and voted to approve the special event liquor license for Point Sebago Enterprises: 5 in favor, 0 opposed, 0 abstentions.

6. Emergency medical services billing.

The Selectboard reviewed four requests to waive costs for emergency medical services due to hardship.

The Selectboard moved (Plummer), seconded (Fernandes) and voted to approve request 32415-1 for \$430.00, half the amount owed: 5 in favor, 0 opposed, 0 abstentions.

The Selectboard moved (Plummer), seconded (Hancock) and voted to approve request 32415-2 for the full amount owed: 5 in favor, 0 opposed, 0 abstentions.

The Selectboard moved (Plummer), seconded (Fernandes) and voted to approve request 32415-3 for the full amount owed: 5 in favor, 0 opposed, 0 abstentions.

The Selectboard moved (Hancock), seconded (Fernandes) and voted to postpone action on request 32415-4, and to request the Town’s billing company find out more information, specifically about the hospital’s actions: 5 in favor, 0 opposed, 0 abstentions.

The Selectboard reviewed a list of delinquent accounts for any that should not be sent to the Town’s collection agency.

Additional Public Participation:

Don Toms of Point Sebago Enterprises described the chronology of negotiations with the Town that resulted in the current status of negotiations.

Larry Nile, Sr. of Casco expressed a need to bring all options for a new Town Hall to voters in order to prevent a need to keep coming back to voters with other options.

7. Review of a request 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 (Plummer), seconded (Fernandes) and voted to adjourn to 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): 5 in favor, 0 opposed, 0 abstentions.

The Selectboard adjourned to executive session at 9:10 p.m.

The Selectboard returned from executive session at 9:33 p.m.

The Selectboard moved (Plummer), seconded (Hancock) and voted to approve 32415-A for the entire amount owed plus interest for 2013, and to require the property owner to submit a plan within six months for paying property taxes going forward: 5 in favor, 0 opposed, 0 abstentions.

The Selectboard moved (Plummer), seconded (Hancock) and voted to approve 32415-B for the entire amount owed for 2013: 5 in favor, 0 opposed, 0 abstentions.

There being no further business, the Selectboard moved (Hancock), seconded (Plummer) and voted to adjourn: 5 in favor, 0 opposed, 0 abstentions.

ATTEST:

Robert C. Tooker
Administrative Secretary