

Town of Casco

Minutes of the April 7, 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:

Grant Plummer amended the agenda to include School Board budget warrants under New Business.

The Selectboard moved (Fernandes), seconded (Plummer) and voted to approve the amended agenda for the April 7, 2015 meeting: 5 in favor, 0 opposed, 0 abstentions.

Approval of Open Warrants:

The Selectboard moved (Fernandes), seconded (Plummer) and voted to approve the signing of open warrants: 5 in favor, 0 opposed, 0 abstentions.

Approval of Minutes: (March 24, 2015)

Mary Fernandes amended the March 24, 2015 minutes to include May 12, 2015 from 6:00 p.m. to 7:00 p.m. as the public hearing date for the S.A.D. 61 budget, and May 26, 2015 as the date for voting on the budget and proposed acquisition of land adjacent to Songo Locks School.

The Selectboard moved (Hancock), seconded (Nutting) and voted to approve the amended minutes of the March 24, 2015 Selectboard meeting: 5 in favor, 0 opposed, 0 abstentions.

Town Manager's Update: (David Morton)

The Finance Committee meeting this week will be on Wednesday, April 8 at 7:00 p.m. at the Central Fire Station. Town roads are still posted for heavy trucking. Anyone seeking an exemption should call the Town Office and ask to speak with the Town Manager. Point Sebago has withdrawn its application for a contract zone extension at this time. Town representatives visited the new Dayton Town Office to learn more about Dayton's alternative energy solutions.

A petition for considering an addition to the existing town office building will be an item for discussion at the April 28, 2015 Selectboard meeting.

Committee and Staff Reports:

- Tom Mulkern provided an update on 1) plans to replace road signs damaged as a result of plowing; 2) the installation of road bump signs; and 3) efforts to keep the Post Office loading dock free from obstructions.

Selectboard Comments:

- Holly Hancock noted that a sign gifted to the Town by Jeff York as an Eagle Scout project needs to be painted.
- Holly Hancock noted an inadequately lit intersection at Fountain Hill Rd. and Meadow Rd. David Morton stated that he would request recommendations from Central Maine Power and that the Town Energy Committee has done a good job of controlling costs.
- Mary Fernandes requested that the Town Manager provide Board members with the planning matrix, tax acquired property policy, the bid form, and the list of foreclosures.
- Grant Plummer expressed his disappointment with Point Sebago Enterprises' withdrawal of its application for a contract zone extension, and his view that the Town's request for assessments concerning public safety and the environment were fair and reasonable.
- Tom Peaslee inquired about the status of Point Sebago without a contract zone extension. David Morton explained that the contract zone will remain in place, but that its ability to build new structures will end on October 31, 2015. Grant Plummer added that the Town's legal counsel will be looking into the matter.

Public Participation:

- Tom Mulkern requested the Town to take into consideration traffic, parking and road closures during Casco Days as it considers a business lease of the former bank building. David Morton assured Tom that the issue has been part of the discussions.
- State Senator Bill Diamond updated the Board on status of the 2016 – 2017 Biennial Budget as proposed by Governor LePage. Based on public hearings, Senator Diamond expressed his view that the final budget may not be as proposed.

Mary Fernandes clarified that a proposed increase in sales and service-provider taxes will be broadened to include additional goods and services. David Morton added that an optional proposed tax on non-profit organizations with a value in excess of \$500,000.00 intended to partially off-set the proposed elimination of revenue sharing will not

compensate for Casco's potential losses. In response to an inquiry from Tom Peaslee as to who benefits from the proposed budget, Senator Diamond replied that it's a guess until the budget is final.

Tom Peaslee added that the proposed budget includes elimination of the homestead exemption. Mary Fernandes added that the proposed budget will likely be a hard hit on people with fixed income. Senator Diamond added that middle income people may be most affected, but emphasized that it's all in motion.

In response to an inquiry from Mary Fernandes concerning the toughening of child abuse laws, Senator Diamond assured her that he had bills concerning child sexual assault, mandated reporting, child trafficking, prosecution, prevention, training and other important factors.

Old Business:

1. Discussion regarding Town Office options.

David Morton stated that the Town received a petition with verified signatures regarding a proposal for an addition to the existing Town Office building that will be on the Selectboard agenda for its April 28, 2015 meeting.

Tom Peaslee commented on a visit along with David Morton to Dayton's new Town Office. Tom expressed that both he and David were impressed with the long-term thinking, costs, good workmanship, small town fit, and friendliness of their hosts. In response to an inquiry from Grant Plummer, David added that it was an attractive, quiet, stick built building with commercial grade interior fit and finish and low cost amenities. David added that solar, geothermal and electric components provided efficient, low cost energy. David added that Dayton's per square foot costs were comparable to estimates provided by Casco's architect. Tom added that much of the work was hired out. David added that although a lot of work was performed by volunteers, a lot of work, including flooring, plumbing, electrical, heating, etc., was performed by licensed, qualified individuals.

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

David Morton stated that the Bob Kimball expressed the Subcommittee that he and his wife were looking for a ten year lease in order to amortize their anticipated \$60,000.00 to \$70,000.00 investment in the building over a long period of time. The investment would include a new heating system, windows, flooring, landscaping, etc. David stated that the Town's attorney advised him that a Town Meeting is necessary to authorize the Selectboard to enter into a lease agreement of more than one year, and that because the Kimball's want to get started as soon as possible, the Board needs to consider a Special Town Meeting. David added that given the Kimball's proposed investment and assuming of responsibility for certain utility and maintenance costs, a modest lease would be appropriate.

Holly Hancock inquired as to whether this could be done at a regularly scheduled town meeting or another time. David stated that time is of the essence to the Kimballs, that it's up to the Board to decide how to proceed, and that a seven day notice is required for a Special Town Meeting. David addressed questions from the Board related to shorter term lease options, Special Town Meeting requirements, potential issues related to voter turnout, follow-up, scheduling, etc., and added that he doesn't think there is an acceptable option for the Kimballs if the Board waits until June because they would miss a valuable portion of the optimal business season.

The Selectboard moved (Hancock), seconded (Fernandes) and voted to schedule a Special Town Meeting for April 16, 2015 to request permission for the Selectboard to enter into a multi-year lease for the former bank building: 5 in favor, 0 opposed, 0 abstentions.

New Business:

3. Committee appointments.

David Morton stated that Norm Heald expressed an interest in being appointed to a one year term on the Finance Committee, and John Orlando expressed an interest in being appointed to a three year term on the Zoning Board of Appeals. David commented on each candidate's experience and qualifications, and emphasized the need for appointments to the Zoning Board of Appeals.

The Selectboard moved (Plummer), seconded (Fernandes) and voted to appoint Norm Heald to the Finance Committee for a one year term: 5 in favor, 0 opposed, 0 abstentions.

The Selectboard moved (Plummer), seconded (Hancock) and voted to appoint John Orlando to position number two for a three year term on the Zoning Board of Appeals: 5 in favor, 0 opposed, 0 abstentions.

4. Discussion regarding letting out bids for the last Libby Road segment of construction.

David Morton explained that two segments have been completed and that the largest segment from Valley Rd. to the top of the hill remains to be completed. David added that 1) the engineering work for the final segment has been completed; 2) the Town has received an opinion of probable construction costs from the engineers; 3) the project is ready to be put out to bid; 4) the funding is subject to Town Meeting approval and the bids should be back in time for the June Town Meeting; and 6) the work could begin July 1, 2015 when the new budget year begins.

The Board discussed previous contractors, the bidding process, historical costs as they relate to the opinion of probable costs, the incline of the road and other factors related to the project.

The Selectboard moved (Hancock), seconded (Fernandes) and voted to put the project out to bid and have something ready to present at the June Town Meeting: 5 in favor, 0 opposed, 0 abstentions.

5. Review of mass gathering event permits.

David Morton explained that the Greater Bridgton Lakes Region Chamber of Commerce requested a mass gathering permit for its annual Brew Fest event at Point Sebago on September 26, 2015 from 11:00 a.m. to 5:00 p.m. Grant Plummer added that this is a long-standing event.

The Selectboard moved (Hancock), seconded (Plummer) and voted to approve the mass gathering permit for the Brew Fest: 5 in favor, 0 opposed, 0 abstentions.

David Morton explained that a mass gathering permit has been requested by the Sebago Lake Triathlon to be held on June 13th and 14th at Point Sebago for a third year.

The Selectboard moved (Plummer), seconded (Hancock) and voted to approve the mass gathering permit for the Sebago Lake Triathlon: 5 in favor, 0 opposed, 0 abstentions.

6. Public hearing for a liquor license for Migis Lodge scheduled for 7:30 p.m. or later.

David Morton explained that this liquor license is for Migis Lodge in South Casco, that it has been held for many years, that it has been advertised, that the Town has received no complaints or objections, and that no problems have been brought to the attention of the Town as a result of Migis Lodge serving alcohol.

The Selectboard moved (Plummer), seconded (Peaslee) and voted to approve the liquor license for Migis Lodge: 5 in favor, 0 opposed, 0 abstentions.

7. Special event liquor license application review for Point Sebago Resort events.

David Morton explained that this application is for several catered events at the Point Sebago Resort.

The Selectboard moved (Plummer), seconded (Hancock) and voted to approve the liquor license application for catering permits for Point Sebago Resort events: 5 in favor, 0 opposed, 0 abstentions.

8. Review and approval of games of chance for Camp Sunshine.

David Morton explained that these are fundraisers for Camp Sunshine to be held at the Point Sebago facility, that Camp Sunshine retains 100% of the proceeds, and that the State of Maine polices these events. David added that the first event is for Beano and the second event is for dice, poker, blackjack, wheels, sealed tickets, over and under, and beat the dealer.

The Selectboard moved (Plummer), seconded (Peaslee) and voted to approve the games of chance for Camp Sunshine, which are run at the Point Sebago facility: 5 in favor, 0 opposed, 0 abstentions.

9. 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).)

There were no abatements for the Board to Review.

David Morton presented two property tax write-offs and explained that they were for camper trailers removed with unpaid taxes before somebody else placed a camper in the same location. David added that the write-off for 3-7-23L is for \$76.27, and the write-off for 1A-3L-0532 is for \$171.77. In response to an inquiry from Calvin Nutting, David clarified that these trailers were taxed as real property because they were not legally registered.

The Selectboard moved (Plummer), seconded (Fernandes) and voted to approve the write-off of \$171.77 for account number 3791: 5 in favor, 0 opposed, 0 abstentions.

In response to further questioning from Calvin Nutting, David Morton explained that the parties and the trailer are no longer present and that he was unable to explain a blank ledger entry except for the possibility that a tax may have been paid.

The Board discussed enforcement procedures for trailer registrations, the need to fix any procedural gaps that may result in trailers being illegally removed with unpaid taxes, and the need to update campground owners.

The Selectboard moved (Plummer), seconded (Peaslee) and voted to approve the write-off of \$76.27 for account number 214: 4 in favor, 0 opposed, 1 abstention (Nutting).

After commenting on a previously considered application for an emergency medical abatement, Holly Hancock suggested that a vote be taken at the April 28, 2015 Selectboard meeting on sending the balance of applications to a collection agency.

10. School Board budget warrants.

David Morton explained that one of the warrants is for permission to transfer \$70,000.00 from undesignated fund balances to the capital reserve fund for the purchase of 3.9 acres of land adjacent to Songo Locks School pending voter approval on May 26, 2015.

The Selectboard signed School Board budget warrants.

Grant Plummer requested that the Board review a draft agreement for road plowing and compare it to the former agreement. The Board discussed new roads established for emergency 911 purposes, old road standards versus new road standards based on the Town Subdivision Ordinance, the grandfathering of older public roads that do not meet new road standards, and the discontinuation of plowing certain private roads that fail to meet road standards until such standards are met.

Grant Plummer mentioned the need for a better understanding of Town Committee reviews and appointments.

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

ATTEST:

Robert C. Tooker
Administrative Secretary