

Town of Casco

Minutes of the April 11, 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:

The Selectboard moved (Peaslee), seconded (Plummer) and voted to approve the agenda for the April 11, 2017 Selectboard meeting: 4 in favor, 0 opposed, 0 abstentions.

Approval of Warrants:

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

Approval of Minutes: (March 28, 2017)

The Selectboard moved (Peaslee), seconded (Fernandes) and voted to approve the minutes of the March 28, 2017 Selectboard meeting: 4 in favor, 0 opposed, 0 abstentions.

Town Manager's Update: (David Morton)

- The Pleasant Lake/Parker Pond dam project is basically complete.
- The Town ordinance codification project is complete.
- The process of issuing Town bonds is complete.
- Heavy load road postings remain in place.

Committee and Staff Reports:

None.

Guest Speaker: (Al Smith, Superintendent of SAD 61 schools)

This agenda item was moved to a future Selectboard meeting.

CSB 4.11.17

Public Participation:

Robert Morton requested an opportunity to redeem a foreclosed property. The Selectboard discussed advice from legal counsel related to redeeming foreclosed properties.

The Selectboard moved (Plummer), seconded (Fernandes) and voted to authorize a contract with Mr. Morton to redeem the property within sixty days of signing the contract: 4 in favor, 0 opposed, 0 abstentions.

James Shaw, on behalf of Wendy Bruno, requested an opportunity to redeem foreclosed property at 327 Quaker Ridge Road.

The Selectboard moved (Plummer), seconded (Fernandes) and voted to authorize a contract to redeem the property at 327 Quaker Ridge Road within sixty days of signing the contract: 4 in favor, 0 opposed, 0 abstentions.

Old Business:

1. Discussion regarding the Historical Society's old school house located in back of the Community Center and Library buildings.

Town Manager David Morton stated that the Raymond-Casco Historical Society requested a Town Meeting article for \$18,000 to cover the cost of relocating the old school house from its current location to the Historical Society's location on Route 302. David noted that Skip Watkins offered to provide space and a foundation for the building.

The Selectboard moved (Peaslee), seconded (Fernandes) and voted to submit the request to the Finance Committee: 4 in favor, 0 opposed, 0 abstentions.

New Business:

2. Review of applications for mass gathering permits.

This agenda item was moved to a future Selectboard meeting.

3. Discussion regarding the appointment of Edward Phipps to the Casco Planning Board as 1st Alternate filling an unexpired term ending in March, 2018.

Edward Phipps discussed his interest in serving on the Planning Board.

The Selectboard moved (Plummer), seconded (Fernandes) and voted to appoint Edward Phipps to the unexpired term as 1st Alternate on the Planning Board: 4 in favor, 0 opposed, 0 abstentions.

4. Review of legal counsel recommendations regarding forbearance of tax lien foreclosures.

Ray Grant commented on the number of people on the border line of tax lien foreclosure as a result of falling behind in their property taxes as it relates to the importance of treating every tax lien foreclosure the same way.

The Selectboard agreed to accept the recommendations of legal counsel regarding the forbearance of tax lien foreclosures by not interfering with the foreclosure process and implementing the use of contracts for the redemption of foreclosed properties after foreclosure has taken place. The Selectboard instructed the Town Manager to work with legal counsel to develop a standard form contract for the redemption of foreclosed properties that requires payment of all taxes owed plus one year of taxes within ninety days of signing the contract.

5. Review of a request from Thomas Connelly for deferred tax payments to avoid foreclosure.

The Selectboard agreed to adhere to recommendations from legal counsel regarding the forbearance of tax lien foreclosures.

6. Review of bids received for the Community Center and Library septic system project.

David Morton stated that 1) Bedard Excavation submitted a bid of \$97,000; 2) Gordon Contracting Inc. submitted a bid of \$123,260; and 3) both bids were significantly higher than anticipated. The Selectboard discussed the possibility of attracting smaller contractors with lower bids by breaking the project into several pieces with the Town acting as general contractor.

The Selectboard moved (Hancock), seconded (Fernandes) and voted to reject the bids, send the project back to Sebago Technics to be broken into segments, and re-advertise the segments with the Town acting as general contractor: 4 in favor, 0 opposed, 0 abstentions.

7. Selectboard comments.

- Holly Hancock noted that a joint meeting with the Planning Board will be held during the April 25, 2017 Selectboard meeting to discuss the P&K Sand and Gravel Contract Zone and Planning Board recommendations related to amendments to the Settlers Village Contract Zone.
- Holly Hancock added 1) a roads workshop; 2) a review of bids for tax acquired properties; 3) a review of June Town Meeting warrant articles; 4) an update regarding the Town ordinance codification project; and 5) a discussion about junky yards to the May 9, 2017 Selectboard meeting.
- David Morton commented on the implementation of road management software.

- Grant Plummer commented on the need to get the word out regarding property tax increases resulting from the issuance of Town Meeting approved bonds.

David Morton stated that the new fiscal year budget will likely be about the same as the previous fiscal year budget with the exception of bond related debt service that will add approximately sixty cents to the tax rate. In an effort to soften the first year's tax increase, David proposed applying a premium paid to towns for the opportunity to buy bonds to the first year that will lower the first year's increase from approximately sixty cents to approximately forty cents.

8. Review of applications 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 (Hancock), seconded (Fernandes) and voted to adjourn to executive session to review applications 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 7:53 p.m.

The Selectboard returned from executive session at 8:07 p.m.

It was moved, seconded and voted to return from executive session: 4 in favor, 0 opposed, 0 abstentions.

It was moved seconded and voted to deny the request for account 41117-A due to no imminent danger of foreclosure: 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