

Town of Casco

Minutes of the July 11, 2017 Selectboard Meeting

Selectboard Members Present:

Holly Hancock, Mary Fernandes, Grant Plummer, Calvin Nutting 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 July 11, 2017 Selectboard meeting: 5 in favor, 0 opposed, 0 abstentions.

Approval of Warrants:

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

Approval of Minutes: (June 20, 2017)

The Selectboard moved (Plummer), seconded (Fernandes) and voted to approve the minutes of the June 20, 2017 Selectboard meeting: 5 in favor, 0 opposed, 0 abstentions.

Town Manager's Update: (David Morton)

- The Town is seeking qualified individuals for the position of Shoreland Zoning Assistant to the Code Enforcement Officer.
- The Edwards Road construction project is expected to begin this week.
- Roadside mowing is scheduled to begin tomorrow.
- The Town is adjusting the Assessing Department to make it easier to contact the Assessor. Forms and contact information are available at the Town Office and on the Town website.
- The Town has advertised a bid opportunity for the wastewater disposal field and ramp project at the Community Center and library.

- The State of Maine is planning to place a new intake pipe in Pleasant Lake for the fish hatchery water supply.
- The next Selectboard meeting is scheduled for August 15, 2017.

Committee and Staff Reports: (Berry Park Committee)

Sam Brown and Posy Gillespie reported on the Berry Park Committee's broad and specific ideas for the park. Broad ideas include a quiet, meditative, private, manicured and managed space. Specific ideas include a pond, stone work, plantings, walking paths, restrooms, fire pits and other ideas including a possible skating rink. Sam suggested holding a community open house to walk the grounds, invite feedback and encourage the community to poke holes in the Committee's ideas to arrive at plan that is beautiful, unifying and owned by the community.

The Selectboard agreed to discuss the status of the ad hoc Berry Park Committee with the Parks & Recreation Committee because development of the park will eventually fall under its jurisdiction.

Public Participation:

David Kimball commented on his dispute regarding ownership of a parcel of land at Casco Tax Map 39, Lot 1. Holly Hancock reminded Mr. Kimball of its request that he hires an attorney and have the property surveyed.

Old Business:

1. Discussion regarding the disposition of the former Casco Grange Hall building.

The Selectboard discussed offering the building for sale by bid before considering other options with assurances that the buyer will make the building safe, serviceable and sufficient for a Certificate of Occupancy.

The Selectboard moved (Plummer), seconded (Peaslee) and voted to offer the property for sale with a for sale sign installed before Casco Days and with public bids due by Monday, September 11 and with a full information package available at the Town Office: 4 in favor, 1 opposed, 0 abstentions.

2. Update regarding the Community Center septic system.

David Morton stated that bid packages offering an opportunity to bid on one, two or all three elements of the project are available at the Town Office and that several companies have picked up bid packages. David stated that elements of the project include a septic system, parking lot paving and an Americans With Disabilities Act (ADA) compliant entrance to the library. David stated that the project will be paid for out of the Tenney Hill Reparations Fund.

3. Review of initial tax acquired property list.

The Selectboard reviewed a preliminary 2017 foreclosure list and discussed standardizing a process for a period of time during which redemption can be considered and after which an eviction notice will be sent. The Selectboard agreed to seek advice from legal counsel as to how to structure such a process.

In preparation for an upcoming workshop, David Morton reviewed documents related to private roads that included 1) Road Plow Mileage Updated 2011; 2) Standards for Plowing of Private Roads by Town Meeting 2015; 3) Best Estimate Private Road Costs; and 4) Design Standards for Streets. The Selectboard discussed the maintenance of private roads as it relates to public safety and the potential need for private road maintenance upgrades in order to continue service.

New Business:

8. Selectboard Comments:

- Holly Hancock commented on topics for Natalie Burns, Town legal counsel, to address before the Selectboard including 1) guidance on foreclosure follow-up, redemption and eviction; 2) Mr. Kimball's property dispute; 3) the eviction of Mr. Lindeman; 4) the recovery of costs related to cleaning up the cat shelter; and 5) any topics that Natalie may want to include.
- Holly Hancock commented on the future of the ad hoc Berry Park Committee and the need to have a plan for the coming year. Grant Plummer noted that the Committee has done its work and that development of the park should be transitioned to the Parks & Recreation Committee. David Morton suggested that the Committee's idea of holding a community open house should be considered. The Selectboard agreed that Committee members should be thanked for their service and invited to participate in ongoing planning and discussions. Holly suggested that Committee members can weigh in on the beach and other aspects of the park.
- Tom Peaslee commented on a part of Point Sebago Road that was washed out during heavy rain and a tree interfering with visibility on Brown Road.
- In response to an inquiry from Calvin Nutting about a non-functioning dry hydrant on Raymond Cape Road, Holly Hancock stated that the solution is challenging because it goes through the headwall of a dam. David Morton stated that the Raymond Fire Chief is willing to partner with Casco to help solve the problem.
- Calvin Nutting commented on water runoff forcing gravel down a hill and into a lake near his home.

- Mary Fernandes stated that the Selectboard is invited the Casco Public Library's 65th birthday celebration on July 13, 2017. Mary noted that Kevin Hancock will be speaking about his book entitled Not For Sale: Finding Center in the Land of Crazy Horse.
- In response to an inquiry from Calvin Nutting, David Morton stated that road striping is scheduled to begin any day.

The Selectboard moved (Peaslee), seconded (Plummer) and voted to adjourn: 5 in favor, 0 opposed, 0 abstentions.

ATTEST:

Robert Tooker
Administrative Secretary