

**Minutes
Casco Board Of Selectmen
September 15, 2009**

Members Present:

Calvin Nutting, Barbara York, Susan Witonis, Carroll Morton and Paul Edes

Staff Present:

David Morton and Lucille Griffin

Guests Present:

James Stepp, Wayne Ward, Gilbert Avery, Lynn Potter, Pam Edwards, Lisa Ackley, Owens McCullough, Georgette Burgess, Beth Latsey, Lisa Willey, Bev White, Pixie Williams, Eric Dibner, Connie Cross, Om Devi Reynolds, Grant Plummer, Norman Heald, Nadia Hermos, SAD 61 Superintendent Patrick Phillips, Terri Linnell, Carrie ?, Jim Gooch, Sandy Fredricks, and Andy Madura

The minutes of the September 8, 2009 meeting were not available and will be on the agenda next week.

Loon Echo Presentation:

Town Manager David Morton introduced the presenters; Carrie ?, from Loon Echo Land Trust and Jim Gooch. The presentation was on a plan for a seven town regional conservation and land use coalition. Following the presentation, the Board of Selectmen thanked Mr. Gooch for coming to the meeting.

SAD 61 Presentation:

SAD 61 Superintendent Phillips updated the Board of Selectmen on the changes that had occurred in the school district since his last visit. Town Manager David Morton said that he had been talking with Phillips regarding items that would be on the November referendum ballot.

Community Center Update:

Town Manager David gave an update on the Community Center project. Morton referenced the status report that he sent to the Board and went over the work that has been done this week. Next week they will be putting in new plumbing and wiring, putting in the radiant heat and the concrete floors will be poured.

Susan Witonis asked if we knew when the project would be completed. Town Manager Morton said we had a completion time in December and the contractor is still confident that he will have it completed by that date.

Paul Edes said he had noticed that the gravel product being used is nothing but beach sand and that a wall of cement blocks has no rebar. Town Manager Morton gave information on the material that was being used and noted that the engineering firm that did the drawings and specifications has been overseeing the project.

Public participation:

- Wayne Ward asked Town Manager David Morton if he had the accounting information that he had asked for last week. Morton said he had that information for Ward at the Town Office.

- Wayne Ward asked if the engineer that was here said it would cost \$700,000 to do the repairs to the Memorial School. Town Manager Morton said that was the projected cost for renovations. The price for building new was not given. Ward asked how, in this economy, did we get from \$200,000 to \$700,000? Town Manager Morton said that Henry Turcotte's price did not include removal of the asbestos, sprinkler system and replacement of all the windows. Two engineering firms have said that we would be able to get into the building for \$200,000 but that would not include all that would have to be done. All the numbers from the engineering reports were consistent and also the report from SAD 61.

Carroll Morton asked how come the engineering firms are willing to come do these consultations for nothing. Town Manager Morton responded it is no secret; they want to do some work for us.

Terri Linnell asked about the old gym and building. Town Manager Morton responded that we did not know that we would get a new building for the same price. We got a whole lot more value with a new building. Linnell asked if Town Meeting did not vote to keep the old building. Town Manager Morton said that this way all the mold was gone and it was a new more efficient building. The legal opinion was that the Board could decide to tear it down or build new. Linnell said that a lot of people have asked her about it. There was more discussion on why we have a Town Meeting when the Board of Selectmen can overturn the decisions.

Wayne Ward gave his thoughts on the Board of Selectmen overriding the rehabbing of the building and then tear it down and build new.

Paul Edes asked if the contractor has a blueprint to follow. Edes said that the contractor he has changed the plans and moved the kitchen. Town Manager David Morton went over information on why the changes were made and why the kitchen was moved. Edes asked about the bathroom plan changes. Town Manager Morton said that the bathrooms were changed to two stalls and a handicapped shower was included. The engineers discovered enough space to make those changes.

Terri Linnell asked when you find out that it was going to be cheaper to tear it down. Town Manager Morton said they found out after the money was approved and we went through the bid process. There was more discussion on this item.

Grant Plummer asked if when the bathrooms were changed was there any consideration of the leach bed. Town Manager Morton said it should not adversely affect the leach bed. The total number of water closets is actually being reduced by one.

Eric Dibner asked if the footprint was the same. Town Manager Morton will be the same, give or take an inch or two. Dibner asked if the building will look the same as before and Town Manager Morton responded that it will be pretty much the same. The Post Office side entrance will be designed differently and probably be narrowed up to the appropriate width. The double doors will still be double doors and will be upgraded to an ADA entrance. The interior of the building will change. The corridor will be narrower and the front rooms will be larger. More information from Morton on how the building will be laid out. The gym will be widened slightly.

Lynn Potter asked what the exterior and roofing will be made of and asked if the bathroom fixtures will be low flow. Town Manager Morton indicated the roof will be asphalt shingles, the exterior will be vinyl and the bathroom fixtures will be low flow. The whole building will be sprinkled.

Gil Avery said the whole deal in this is that the Board went against the Town Meeting vote. He said he has never seen anything like it in his whole life and he has been going to Town Meetings ever since he was able to vote. Avery asked why we put the article in that way if you were going to tear it down anyway. The Board went against the vote. Town Manager Morton said he did not agree with what Gil had said.

There then ensued further discussion from Terri Linnell and also members of the audience. Susan Witonis asked Town Manager Morton if, when the contractor got into the gym floor, wasn't there an issue? Town Manager Morton answered that it was deteriorating and there was a mold issue. Linnell then asked why it was not brought back to the people.

Lynn Potter said she thinks the way it is being done was a good idea. You are going to end up with a better more efficient building.

Gil Avery said the fact remains that they should have come back to another Town Meeting.

Norman Heald said he does not believe that there was any intent to mislead any voters and he thinks this was a good move. Heals thinks we all assumed that the existing structure would be fixed. This is a good deal.

Eric Dibner said it surprised him to see the demolition. As far as he can tell, he does not think there was any promise of what would be done, just inklings. He said that it was that what could be saved would be done.

Gil Avery said that the way the Town Meeting article read was what was voted and that the Board voted against the way the Town Meeting voted.

Other Business:

- Calvin Nutting asked where we are regarding the Bargain Barn trees. Town Manager David Morton said that he still has not seen the plans.

- Susan Witonis noted that the county budget process has started and one of the things that is being brought up is the Cumberland County Sheriff's Office (CCSO) coverage. The other towns that have police departments do not want to pay for CCSO patrols. Towns that do not have a police department may need to consider a contract with CCSO.

Carroll Morton asked if Witonis was saying that if we do not hire them they will not do anything in Casco. Witonis said CCSO has to provide coverage from Harpswell to Harrison. Barbara York asked if that hadn't always been true. York said we can counteract that with other items. Witonis said that it is hard to go against the other members. Calvin Nutting suggested that Witonis should bring the rural areas into the budget discussions. There was further discussion on this item.

- Barbara York asked why it was that we did not have any minutes from the meeting last week. Calvin Nutting responded it was because of a physical problem.

There being no further business to come before this meeting, the Board of Selectmen moved (Edes), seconded (York) and unanimously voted to adjourn.

Calvin Nutting noted that he may not be here next week. Next week is his birthday and he may not be here.

ATTEST:

Lucille D. Griffin, Deputy Town Clerk