



**Manager's Memorandum
August 6, 2024, Meeting**

To: Selectboard
From: Tony Ward, Town Manager
Date: 08-05-2024
Re: Selectboard meeting 08-06-2024

Below are notes for agenda items for the August 6th meeting

5. Managers Update

- A. The Transfer Station/Bulky Waste project is beginning on September 16th with the Transfer Station portion expected to be completed by October 25th. During that duration, the hopper will be open for municipal solid waste, but no recycling materials will be accepted. Also, during that period, a vast majority of the transfer station will be a construction zone with no resident access. We anticipate substantial disruption to the operation, but this is the only manner of keeping the transfer station open during construction. We anticipate the Transfer Station being closed on October 23rd for paving (weather permitting) . We anticipate the Bulky Waste access road to also be closed during this period for base paving.

We anticipate the Bulky Waste facility being closed from October 28th through January 10, 2025. During this time, no bulky waste material will be accepted, and the facility closed to the public. The paving of the entrance to Bulky Waste will not occur until the spring of 2025.

Included in your packet are three documents related to this project. Naples and Casco are coordinating the communication related to this project to ensure a consistent message. Besides being posted on social media and websites, we are communicating via our newsletter. We are additionally in the process of leasing message boards to be placed at both facilities advising our residents.

- B. The Transfer Station Council is scheduled to meet on August 29th at 6:00pm to receive any updates from Sebago Technics relating to the above project.
- C. Glidden Excavation is planning to begin their paving projects on August 22nd. We will be posting these tentative dates and will further communicate with the public as the paving dates are finalized.
- D. The Concert Series in Casco Day Park begins this Thursday with Fanfare Concert Band playing for the next 4 Thursdays and Heather Keast playing the next 4 Fridays.

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- E. I will be attending Maine Town City Managers Association Training at Sunday River from August 14th through 16th. I will be available via text or cell phone if needed.

New Business

6. The Selectboard will discuss FY25 Tax Commitment.

Included in your packet is the commitment paperwork completed by Cumberland County Regional Assessing. The Mil rate is being set at \$9.77 per \$1,000 of assessment. The overlay associated with the commitment is \$112,425.73 which is substantially higher than previous years. This is due to anticipated abatements associated with the revaluation process. The Town's Assessor, Rob Sutherland, will be present to discuss the commitment.

7. The Selectboard will discuss the Cumberland County Finance Committee Caucus.

Included in your packet is notification from the Cumberland County Commissioners regarding the September 9th District #2 caucus for the County's Finance Committee. District #2 are Casco, Falmouth, Frye Island, Harrison, Naples, New Gloucester, Raymond, and Windham.

8. The Selectboard will consider purchasing a Ford 650 for Public Works from Rowe Ford.

Included in your packet are three quotes for the new public works plow truck. Staff and I are recommending the Board award the purchase to Rowe Ford's quote. This vehicle is in stock and provides the Town with the exact equipment base desired to meet the community's current and future needs. All other quotes would take 12 to 16 weeks prior to delivery and then an additional period for equipment attachments.

9. The Selectboard will consider the June 5, 2024, Town Meeting minutes.

Included in your packet are the minutes from the June 2, 2025, Town Meeting.

10. The Selectboard will discuss a Senior Tax Credit ordinance.

Included in your packet is a synopsis of each Cumberland County and York County senior tax credit ordinances. The attached synopsis provides substantially more details than the below chart. The chart is designed for ease in facilitating current or future dialogues.

Town or City	Applicants Minimum Age	Residency/ Homestead Requirement	Income Levels	Town or City Tax reduction Cap	Other
Bridgton	70	20 Years Continuous Residency with Current Homestead	80% USDH Median Urban Income	Max- \$350 Min -\$50	
Brunswick	68	10 Years Residency with Current Homestead Exemption	Less Than \$80,000 And Liquid Assets Less Than \$50,000		State Of Maine Residents Tax Fairness Credit Program
Cape Elizabeth	65	10 Years Continuous Property Ownership and Current Homestead	Taxes Exceed 5% Of Federal Adjusted Gross Income	\$500	
Cumberland	70	10 Years Continuous Property Ownership and Current Homestead	Household Below \$91,000	Max - \$550 Min-\$50	
Falmouth	62	Current Resident	Household Income Below \$60,000	Amount Over 4% Of Resident Income Town Cap \$90,000	
Freeport	70	15 Years Continuous Homestead Exemption	No More 250% Federal Poverty Level	Max-\$750, Minimum \$300	
Gorham	65	9years Continuous Homestead Exemption	90% USDH Median Urban Income	\$500	
Gray	65	10 Years Residency with Current Homestead Exemption	80% USDH Median Urban Income	\$500	

North Yarmouth	70	10 Years Residency with Current Homestead Exemption	\$50,000	\$1,500	
Portland	62		Less Than \$80,000 And Liquid Assets Less Than \$50,000		State Of Maine Residents Tax Fairness Credit Program
Pownal	70	10 Years Continuous Homestead Exemption	Less Than \$80,000 And Liquid Assets Less Than \$50,000	\$500	State Of Maine Residents Tax Fairness Credit Program
South Portland	65	2 Years	Less Than \$80,000 And Liquid Assets Less Than \$50,000		State Of Maine Residents Tax Fairness Credit Program
Westbrook	65+	10 Years Continuous Residency	Less Than \$80,000 And Liquid Assets Less Than \$50,000	\$1,000	State Of Maine Residents Tax Fairness Credit Program Prior Year
Windham	65	10-Year Residency	Household Income Less \$63,750	\$700	
Yarmouth	67	Resident For 10 Years with Current Homestead	Household Income Less Than \$107,550	\$1,200	

Old Business

11 The Selectboard will discuss Selectboard goals.

Included in your packet is a table that can be utilized by the Selectboard, if so desired in setting goals. This format would set measurable objectives and assist in developing future strategic planning.

Workshop

12. The Selectboard will discuss the Town's resiliency commitment.

A resident requested a discussion about Casco's resiliency efforts and Citizen's Climate Lobby be further discussed at the Board level. Below are the links to the Citizen's Climate Lobby and Center for Ecology Based Economy (CEBE) if you are interested in researching prior to your next meeting and Center for . <https://citizensclimatelobby.org/> and <https://www.ecologybasedeconomy.org/>.