



**Manager's Memorandum**  
**March 4, 2025, Selectboard Meeting**

To: Selectboard  
From: Tony Ward, Town Manager  
Date: 02-28-2025  
Re: Selectboard meeting 03-04-2025

Below are notes for agenda items for the March 4, 2025, meeting

**5. Managers' Update**

- A. Selectboard member Grant Plummer and I had a conversation with David Kimball about his lengthy property problem. We are in the process of reviewing all the deeds associated with the property to determine if we can provide him with any additional assistance in resolving this dispute.
- B. On February 19<sup>th</sup>, I met with the Managers Naples, Windham, and Cumberland County along with representatives of Opportunity Alliance, Cumberland County and Levine Planning Strategies. The report provides a synopsis of their study and recommended action items. This meeting also fostered a healthy dialogue about possibilities within our communities. The report is approximately 116 pages, which is too lengthy for this document. I will forward the report to any interested person.
- C. The bids for the Edwards Road project will be opened on March 6<sup>th</sup> at 2:00 pm. The bids will be brought to the Selectboard on March 18<sup>th</sup> for awarding of the project.
- D. Loon Echo Land Trust advised they were contacted by the Casco Bay Estuary Partnership that the federal funding for our open space planning work is again available and that we should feel comfortable moving forward with the work. I am working with the Loon Echo to create the Request for Proposals for this Open Space Planning service.

## **Old Business**

### **6. The Selectboard will consider applicants for the Finance Committee.**

The Finance Committee is currently at 6 members and needs a 7<sup>th</sup> member per your recent update to the Board, Commission, Committee, and Council policy. We posted this vacancy and received notification from two (2) residents that they were interested in participating in the finance committee. The two interested residents are Charles White (40 Lakewood Road) and Timothy Walsh (30 Johnson Hill Road).

Both will be present to answer any questions related to their interest in the position.

### **7. The Selectboard will consider applicants for the Capital Improvement Ad Hoc Committee.**

As determined by GPCOG, the Town is creating an Ad Hoc Committee to assist the Greater Portland Council of Governments in developing a survey in determining the Town's needs related to capital improvement and strategic planning for these capital projects. The Selectboard discussed have the committee being 7 residents. To date we have received interest from 5 residents that are not currently involved with any Casco committees. The five interested individuals are:

- Rachel Millette (11 Grant Lane)
- Todd Crawford (5 Jonathans Way)
- Robert Guy (409 Poland Spring Road)
- Joseph Armenti (10 Coffee Pond)
- David Plante (85 Mitchell Road)
- Joseph DeMartin (75 Davis Brook Road)

Prior to this meeting, I forwarded to all members of the Selectboard the interest form completed by each of the interested residents.

### **8. The Selectboard will discuss discrepancies between Town and Library property lines, deeds, and other land-related discrepancies.**

A continuation of the dialogue related to the boundary lines and the necessity for a future contract zone agreement for the library.

### **9. The Selectboard will discuss the sign garage.**

As previously discussed, the building located in front of the Crooked River Snowmobile Club is storage for the Town. The discussion lead to no guidance on whether the Selectboard wished to demolish the building in the future or maintain it for storage. If the building is razed, the Town should located alternate locations for storing the Public Works materials. See below for additional information provide at the February 4, 2025 Selectboard meeting.

I was contacted by the Crooked River Snowmobile Club related to the Town Garage located directly in front of their club house. They advised that they had an agreement with Dave Morton to either move the garage or raze the garage upon completion of their club house. I cannot find any documentation about this agreement and Crooked River Snowmobile Club stated it was a verbal agreement between the two (2) parties.

I have included the signed agreement between the two parties and this discussion is not covered in the agreement. According to Jensen Baird, this agreement that Crooked River Snowmobile Club is the owner of the building while they occupy it. Once they cease operating within this building, the building becomes Town property. The land which the building belongs to the Town and the Club is leasing the right to use this land.

## **New Business**

### **10. The Selectboard will discuss updates on legal enforcement actions.**

The Selectboard will discuss the recent legal updates related to 50 Rabbit Run Lane and Helen Allen Lane.

### **11. The Selectboard will consider contracting with Resort Reality Advisors.**

Include in your packet is a contract with Resort Reality Advisors. As part of the revaluation process, Cove Communities is appealing their assessed value. Our Assessor stated that Vision Governmental Services utilized a commercial appraiser for the revaluation of Cove Community properties. He recommends that we hire a specialty company to assist in any future appeals or hearings. Resort Reality Advisors is an appraisal company that specializes in resorts and is located in Massachusetts. Both Rob Sutherland and I recommend hiring this company in the initial stages of the appeal process to assist Cumberland County Regional Assessing.

### **12. The Selectboard will discuss the Town Manager's initial proposed FY26 budget.**

Include in your packet is a synopsis of the proposed FY2026 budget. This initial presentation covers a macro view of the proposed budget, and the upcoming workshops will cover the micro portions of the proposed budget. **The version provide today is only DRAFT. I am working on the formula's within excel to ensure everything is accurate. This should provide you with a general overall of the budget direction. I will forward you the final proposal when all the numbers are confirmed.**