



## Town of Casco

### Selectboard Regular Meeting Agenda

September 02, 2025 at 6:00 PM

Casco Community Center

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#### Regular Meeting

1. Review and approval of the meeting agenda
2. Approval of bills and signing and approval of all open warrants
3. Approval of Minutes: August 19, 2025
4. Public Participation for non-Agenda items
5. Manager's Update

#### On-Going Business

6. The Selectboard will discuss a fiberoptic installation agreement with Sebago Fiber
7. The Selectboard will discuss the Foreclosed Property Policy.
8. The Selectboard will discuss liaisons with committees and periodical updates.
9. The Selectboard will discuss the updates to the Meeting House.
10. The Selectboard will discuss the status of the Capital Improvement survey.

#### New Business

11. The Selectboard will discuss road maintenance projects being coordinated by Public Works
12. The Selectboard will discuss the RFID system at Bulky Waste
13. The Selectboard will discuss the schedule of the zoning work group.
14. The Selectboard will discuss future planning options.
15. Selectboard Comments

#### Executive Session

16. Adjournment

**Reminders to the Attending Public:** Selectboard meetings are open to the public, but the public may not speak unless recognized by the Board Chair or Vice Chair in their absence. Except during a public hearing, comment time is limited to 2 minutes per speaker during public participation or on agenda items. Matters related to personnel will not be heard.

#### Future meeting dates (subject to change)

*Month DD, YYYY at HH:MM PM Meeting Name*

September 2, 2025 @ 6:00 PM Open Space Workshop (Map Inventory)

September 9, 2025 @ 6:30PM Capital Improvement Planning Community Forum

September 15, 2025 @ 6:00 PM Open Space Regular Meeting

September 16, 2025 @ 6:00 PM Selectboard Regular Meeting

September 17, 2025 @ 6:00 PM Safe Streets Meeting

September 17, 2025 @ 6:00 PM Ad Hoc Water Quality Committee



## Town of Casco

### Selectboard Regular Meeting Minutes

August 19, 2025 at 6:00 PM

Casco Community Center

#### Regular Meeting

##### PRESENT

Scott Avery  
 Eugene Connolly (late)  
 Robert MacDonald  
 Mary Fernandes  
 Grant Plummer

##### 1. Review and approval of the meeting agenda

The Selectboard moved and seconded to approve the meeting agenda.

Motion made by Fernandes, Seconded by MacDonald.

Voting Yea: Avery, MacDonald, Fernandes, Plummer

##### 2. Approval of bills and signing and approval of all open warrants

The Selectboard moved and seconded to approve all bills and signing of all open warrants.

Motion made by MacDonald, Seconded by Fernandes.

Voting Yea: Avery, MacDonald, Fernandes, Plummer

##### 3. Approval of Minutes: August 5, 2025

The Selectboard moved and seconded to accept the minutes from the August 5, 2025 meeting as presented.

Motion made by Avery, Seconded by Fernandes.

Voting Yea: Avery, MacDonald, Fernandes, Plummer

##### 4. Public Participation for non-Agenda items

Sam Brown- Very excited with leadership at the Open Space meeting- the engagement is "on point". Sam encouraged public to be involved.

Tom McCarthy- Inquired of the status of the rezoning.

##### 5. Manager's Update

- A. The Selectboard representative for the Berry Property working group (Mary Fernandes) is in the process of developing a meeting schedule for this group. Selectboard member Fernandes will further discuss later in the meeting. The members of this committee are:

- CPIC - Tiffany Payton
- Open Space – Eric Dibner

- Planning Board – Carolyn Drew
- Safe Streets – Justin Millett
- Selectboard – Mary Fernandes
- Water Quality Ad Hoc Committee – Tom McCarthy
- Recreation- Beth Latsey
- Fire – Brian Cole
- Town Office – Tony Ward/John Wieseemann

- B. The Town is following up with Maine Department of Environmental Protection for updates on the minor revision for a previously planned upgrade of Pleasant Lake Beach. No response to date about the status of the minor revision submitted in January. Town staff and I will continue to communicate with both DEP and Archipelago.
- C. Last week I attended the Maine Town City County Managers Association New England Institute at Sunday River. Approximately 110 municipal leaders attended this conference. These sessions always provide learning opportunities and learn from our peers. This year's discussion provided information on current items related to our town ranging from the limitations or risk of AI software to capital improvement policies to legislative updates to paid family medical leave. Each of these sessions identified opportunities for our community and will be the focus of future agenda items.
- D. The Fire Department issued a No Open Burning order due to dangerous weather conditions. This order has been posted on our web site, Facebook account and on the Town's digital sign. A copy of the order is included in the Selectboard packet.
- E. The Town Office will be closed on Monday September 1<sup>st</sup> for Labor Day.

### **Old Business**

6. The Selectboard will discuss an easement with Casco Public Library and Library's Contract Zoning Agreement process.  
Discussion only. No action was taken.
7. The Selectboard will consider Selectboard assignments as liaisons to various committees, boards or work groups.  
Discussion only. No action was taken.
8. The Selectboard will discuss the Foreclosed Property Policy.  
Discussion only. No action was taken.

## New Business

9. The Selectboard will consider tax commitment and discuss overlay with Assessor Rob Sutherland.

Discussion only. No action was taken.

10. The Selectboard will consider awarding winner of winter sand RFP.

The Selectboard moved and seconded to award the 2025/2026 winter sand bid to Rolfe Corporation with a bid of \$18.00 per yard.

Motion made by Avery, Seconded by MacDonald.

Voting Yea: Avery, Connolly, MacDonald, Fernandes, Plummer

11. The Selectboard will discuss declaring 2014 GMC Public Works truck as surplus property.

The Selectboard moved and seconded to the 2014 Ford F-550 public works vehicle as surplus property and authorize the Town Manager to coordinate the sale of this vehicle to the Town of Naples.

Motion made by Avery, Seconded by Connolly.

Voting Yea: Avery, Connolly, MacDonald, Fernandes, Plummer

12. The Selectboard will discuss preliminary easement agreement for boat launch adjacent to Thompson Lake Marina.

Discussion only. No action was taken.

13. The Selectboard will discuss a fiberoptic installation agreement with Sebago Fiber

Discussion only. No action was taken.

14. The Selectboard will discuss status of current road projects and future road projects.

Discussion only. No action was taken.

15. The Selectboard will discuss the initial results of the Capital Improvement Planning survey.

Discussion only. No action was taken.

16. Selectboard Comments

Gene Connolly stopped at new convenience store to welcome them and encouraged residents to check it out.

Scott Avery voiced his frustrations with the condition of Meadow Road.

Mary Fernandes spoke about the Berry Property Stakeholder Group and coordinating the first meeting.

Bob MacDonald explained how the Town will need to make changes and asks that the town have patience with these changes.

Grant Plummer asked how we would request speed limit changes as some of the new subdivisions would warrant some changes. He has started a list of changes Bob referred to. Grant would also like to change "Old Business" to "Ongoing Work" on the agendas.

## Executive Session

17. Executive Session pursuant to 1 M.R.S.A.405(6)(F) Poverty Abatement Requests- Case 08/19/2025A

The Selectboard moved and seconded to enter Executive Session pursuant to 1 M.R.S.A.405(6)(F) Poverty Abatement Requests- Case 08/19/2025A at 7:55pm

Motion made by Avery, Seconded by Fernandes.

Voting Yea: Avery, Connolly, MacDonald, Fernandes, Plummer

The Selectboard moved and seconded to exit Executive Session pursuant to 1 M.R.S.A.405(6)(F) Poverty Abatement Requests at 8:04pm

Motion made by Fernandes, Seconded by Connolly.

Voting Yea: Avery, Connolly, MacDonald, Fernandes, Plummer

18. Executive Session to discuss Concealed Weapons Permits per Title 25, Part 5, Chapter 252, Section 2006 for application 08/05/2025A, 08/19/2025A, 08/19/2025B & 08/19/2025C.

The Selectboard moved and seconded to enter Executive Session to discuss Concealed Weapons Permits per Title 25, Part 5, Chapter 252, Section 2006 for application 08/05/2025A, 08/19/2025A, 08/19/2025B & 08/19/2025C. at 8:06pm.

Motion made by Connolly, Seconded by MacDonald.

Voting Yea: Avery, Connolly, MacDonald, Fernandes, Plummer

The Selectboard moved and seconded to exit Executive Session to discuss Concealed Weapons Permits at 8:10pm.

Motion made by Avery, Seconded by MacDonald.

Voting Yea: Avery, Connolly, MacDonald, Fernandes, Plummer

19. Executive Session pursuant to 1 M.R.S.A.405(6)(A) Personnel.

The Selectboard moved and seconded to enter Executive Session pursuant to 1 M.R.S.A.405(6)(A) Personnel at 8:10pm

Motion made by Connolly, Seconded by Avery.

Voting Yea: Avery, Connolly, MacDonald, Fernandes, Plummer

The Selectboard moved and seconded to exit Executive Session pursuant to 1 M.R.S.A.405(6)(A) Personnel at 8:32pm

Motion made by MacDonald, Seconded by Avery.

Voting Yea: Avery, Connolly, MacDonald, Fernandes, Plummer

20. Adjournment

The Selectboard moved and seconded to adjourn at 8:33pm

Motion made by Avery, Seconded by MacDonald.

Voting Yea: Avery, Connolly, MacDonald, Fernandes, Plummer

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**Future meeting dates (subject to change)**

August 20 @ 6:00 pm Safe Streets Committee

August 20 @ 6:00 PM Water Quality Committee

August 21 @ 6:00 PM Casco Naples Transfer Station Council (Naples Town Office)

August 18 @ 6:30 PM Planning Board Regular Meeting

August 28 @ 6:30 PM Comprehensive Plan Implementation Committee

September 2 @ 6:00 PM Selectboard Regular Meeting

August 27 @ 6:00 PM Capital Planning Ad Hoc Committee



**Manager's Memorandum**  
**September 2, 2025, Selectboard Meeting**

Item 5.#

To: Selectboard  
From: Tony Ward, Town Manager  
Date: 08-28-2025  
Re: Selectboard meeting 08-19-2025

Below are notes for agenda items for August 19, 2025, meeting

**5. Managers' Update**

- A. The Town recently posted a vacancy in the Public Works Department. The posted position is for a truck driver laborer, and applications are being accepted until September 18<sup>th</sup>.
- B. The Town is still awaiting the final tax commitment from Cumberland County Regional Assessing. Once this information is received, the Town will set the tax due date 45 days thereafter, as authorized by Town Meeting. We currently anticipate the first tax payment will be due in mid- to late October.
- C. I spoke with the Region 1 Engineer of Maine DOT regarding Meadow Road (Route 121). This roadway is classified as a Priority 4, the lowest rating for non-local roads. For comparison, Webb's Mills Road is classified as Priority 4, Poland Spring Road is classified as Priority 3, and Roosevelt Trail as Priority 1. Roads at Priority 4 level are not typically scheduled for full reconstruction; instead, they generally receive a Light Capital Paving (LCP) treatment. Meadow Road is currently scheduled for LCP work in the 2026 work plan. The engineer is reviewing the roadway to determine whether minor modifications to the plan could provide more substantial improvements while remaining within the limits of a Priority 4 roadway work plan.
  - Meadow Road Average Annual Daily Traffic-2,500 vehicles
  - Poland Spring Road Average Annual Daily Traffic-6,000 vehicles
  - Roosevelt Trail Average Annual Daily Traffic-10,450 vehicles
  - Webb's Mills Road Average Annual Daily Traffic-1,650 vehicles

For more information on Maine DOT information please go to

<https://www.maine.gov/mdot/mapviewer/>

- D. The following is a status update on projects and purchases approved at Town Meeting:
  - Edwards Road Box Culvert Replacement – Project completed.
  - Automated External Defibrillators (AEDs) – To be ordered; expected delivery within the next month.
  - Braun Ambulance – Ordered; delivery anticipated in 2027.

**TOWN OF CASCO**  
635 Meadow Road • Casco, ME 04015 • 207-627-4515  
[www.cascomaine.org](http://www.cascomaine.org)



- Casco Community Park Fencing – Installation scheduled with TT Fence with completion anticipated this fall.
- Municipal Fiber – See Agenda Item #6 for details.
- Ford F600 and Plow Gear – Purchase completed and delivered.
- Public Works Radios and Repeaters – Initial purchase completed.
- FY26 Road Projects – Remaining projects to be determined.

## On-Going Business

### **6. The Selectboard will consider a fiberoptic installation agreement with Sebago Fiber.**

Included in the Selectboard packet is a proposed fiberoptic installation agreement from Sebago Fiber. The agreement was reviewed by Drummond Woodsum Murray, who requested Town clarification on certain provisions. The version provided in your packet is a revised, red-lined draft with comments from Cliodhna O'Malley. The proposed changes noted on pages 7 and 8 are incorporated into this revised document and the addition of the meeting house on page 5 under town buildings.

Staff thoughts are additionally highlighted in the comment section of the proposed agreement.

### **7. The Selectboard will discuss the Foreclosed Property Policy.**

Included in the Selectboard packet is a draft policy regarding tax-acquired properties. This policy has been prepared in compliance with Maine law. The Selectboard will need to determine the level of review and any nuisance considerations associated with the policy.

### **8. The Selectboard will discuss liaisons with committees and periodical updates.**

The Selectboard will discuss the possibility of liaisons and committee chairs providing periodical updates of committee/board activities (i.e., quarterly, or semi-annually).

### **9. The Selectboard will discuss the updates to the Meeting House.**

The Selectboard will discuss possible alternatives for progressing forward with the Meeting House.

### **10. The Selectboard will discuss the status of the Capital Improvement survey.**

The Capital Improvement Ad Hoc Committee will hold a community forum on September 9th at 6:00 PM at the Casco Community Center. The committee, along with Town leaders, seeks clarification and prioritization of the data received from the recent survey. The goal of the forum is to provide Town leaders with community input to help guide the prioritization of the Town's future Capital Improvement Plans. Included in the Selectboard packet are the raw survey data and two summaries related to this project, prepared by the Greater Portland Council of Governments

## **.New Business**

### **11. The Selectboard will discuss road maintenance projects being coordinated by Public Works**

Mike Genest will be present at the meeting to provide updates on up coming minor road maintenance projects.

### **12. The Selectboard will discuss the RFID system at Bulky Waste.**

The Town of Casco will be transitioning from a coupon system to an RFID system at the Bulky Waste facility. The Town of Naples has been using this system since May and has experienced some challenges, which are also anticipated in Casco. Both towns are working with BTek to resolve these issues, and solutions are expected in the near future.

Updated scanners and software upgrades are underway, along with additional staff training on the system. During this transition, we respectfully request that the public remain patient with both Town Office and Bulky Waste staff as adjustments are made.

### **13. The Selectboard will discuss the schedule of the zoning work group.**

The members of the Zoning Work Group have been identified by their respective committees and boards, with the exception of the planner position, which remains vacant. The group will hold its first meeting on September 10th at 6:00 PM.

At the outset, the group is expected to meet on a monthly basis to review the current Casco Village zoning ordinance and to facilitate dialogue with their respective committees and boards. The group will then work with the new planner to draft potential zoning modifications, followed by community forums to gather feedback and refine any proposed changes.

It is anticipated that any proposed zoning changes for the Village would be brought forward for consideration at the **June 2026 Town Meeting**.

### **14. The Selectboard will discuss future planning options.**

With the change in planning services, the Selectboard will need to provide guidance on the Town's future planning service structure. Discussions should focus on the preferred model—contracted services or full-time position—as well as budget opportunities or limitations, and the scope of duties. Key considerations include support for the Planning Board, zoning updates, and assistance to volunteer committees.

The Town currently has \$75,000 budgeted for planning services, with some flexibility through discretionary funds. For context, the 2024 MMA Salary Survey is included in this

packet. While not a comprehensive study due to the limited number of participants, the survey provides a benchmark for planner compensation, with a reported mean of \$84,381 and a median of \$81,003. This information was provided because of the overlap between contracted planning services and municipal planner positions.

### **Pros and cons of options**

#### **Contracted Planning Services**

##### *Pros:*

- Flexible: Services can be scaled up or down depending on workload and budget.
- Cost control: Predictable expenses tied to contracted hours or scope of work.
- Access to specialized expertise that may not be feasible to hire in-house.
- No long-term employment obligations (benefits, retirement, etc.).

##### *Cons:*

- Limited availability: Contractor may not always be accessible when urgent matters arise.
- Less continuity: Potential turnover if the contract is not renewed.
- Less direct integration with staff, boards, and community.
- May not provide the same level of long-term planning vision.

#### **Full-Time Town Planner**

##### *Pros:*

- Dedicated resource with consistent availability.
- Stronger integration with Planning Board, Selectboard, committees, and staff.
- Greater continuity and institutional knowledge for zoning updates and long-term projects.
- Ability to proactively address planning issues rather than working project-to-project.

##### *Cons:*

- Higher overall cost when including benefits, retirement contributions, and overhead.
- Less flexibility if workload fluctuates.
- Recruitment challenges, given competitive market, and limited candidate pool.
- Long-term budget commitment.

Following Selectboard guidance, I will proceed with either preparing a Request for Proposals for contracted planning services or posting a vacancy for a full-time Town Planner.

## FIBER OPTIC INSTALLATION AGREEMENT

THIS AGREEMENT ("Agreement") is made and entered into as of \_\_\_\_\_, 2025, by SEBAGO FIBER & WIFI, LLC, a Maine limited liability company with an address of 824 Roosevelt Trail, #282, Windham, Maine 04062 ("Operator") and the TOWN OF CASCO, MAINE, (the "Town"), each referred to as the "Party" or jointly referred to as the "Parties".

WHEREAS, the Town is interested in having installed a municipal fiber optic network connecting all municipal buildings;

WHEREAS, the Town desires to have the Operator install a municipal fiber optic network connecting the municipal buildings (approximately 6.208 miles of fiber) (as specified in the attached Exhibit A), for the price of \$296,642.00;

NOW THEREFORE, for good and valuable consideration, the receipt and legal sufficiency of which is hereby acknowledged, the Parties hereby agree as follows:

### Design and Installation of Municipal Fiber Optic Network

Operator hereby agrees to design and install, providing all necessary materials, labor, and Permits as defined in Section 11.1 of Exhibit B attached hereto, an approximately 6.208 mile fiber optic network to connect the municipal buildings (as specified in the attached Exhibit A) ("the System"), at a cost of \$296,642.00;

### Indefeasible Right of Use

Following the final acceptance of the installation of the System, the Operator will grant to the Town for a period of twenty (20) years, renewable for one (1) additional twenty (20) year period, an Indefeasible Right of Use of the System at no cost to the Town. The Parties hereto agree to the terms and conditions of the Indefeasible Right of Use in the form appended hereto as Exhibit B;

### Additional Agreements

Prior to the Operator's commencement of installation of the Network, Operator will provide the Town or its agents a final design plan and system specifications for System, and the Town shall have the opportunity to review and approve such design and specifications.

Following the Town's review and approval of the System's design and specifications; the Town shall pay the Operator the initial deposit of \$98,880.67.

The Town shall pay the Operator the balance of the cost of the System based on monthly progress statements subject to a 10% retainage, which retainage shall be paid upon final acceptance of the System, which acceptance shall not be unreasonably conditioned, delayed, or withheld.

Upon receipt of the Town's initial deposit, the Operator shall commence the installation of the System and shall complete such installation without interruption, or delay, of its own making.

If in the Operator's good faith and reasonable judgment it has sufficient capacity to the extent that such additional connections do not diminish the performance of the System available in the approved System, Operator may offer connections to additional Town facilities, or Town residents, or others for resale in any manner.

## **SAFETY PRECAUTIONS AND PROCEDURES**

The Operator shall take all reasonable safety precautions with respect to its work, shall comply with all safety measures initiated by the Town and shall comply with all applicable laws, ordinances, rules, regulations and orders of any public authority for the safety of persons or property. Operator agrees not to employ for work on this project any person unfit or without sufficient skill to perform the job for which they are employed. The Operator shall immediately report to the Town any injury to any of the Operator's employees at the project, including a written report of the injury, including the status of the injured employee, an explanation of the circumstances that resulted in the injury, and any preventative measures being employed to avoid future injury.

**Unless waived in writing by Town prior to commencement of the Work, hard hats, safety glasses and hard soled shoes must be worn at all times on the project site, no exceptions.** If at the project site, Operator shall otherwise comply with all safety measures required by the Town.

## **MISCELLANEOUS PROVISIONS**

1. All of the terms and conditions of this Agreement shall be construed according to the laws of the State of Maine, without regard to its choice of law provisions.
2. If a dispute arises between the Operator and Town regarding any claim, or regarding any matter arising out of or relating to this Agreement (the "Claims"), which cannot be settled through direct negotiations, prior to proceeding to arbitration, the Parties shall endeavor to settle the dispute by mediation in accordance with the Construction Industry Arbitration Rules of AAA. The costs of such mediation shall be divided equally among the Parties and shall be administered by a private mediator selected by the Parties. Should mediation prove unsuccessful, all Claims shall be resolved by arbitration administered by AAA in accordance with the Construction Industry Arbitration Rules, or upon mutual agreement of the Parties, by a private arbitrator. Any mediation or arbitration held to resolve a dispute or claim arising out of this Agreement shall, unless otherwise agreed in writing by the Parties, be held within sixty (60) miles of the location where the work was completed. The substantially prevailing party in any such dispute resolution proceeding shall be entitled to an award for their reasonable attorneys' costs and fees.
3. If any term or other provision of this Agreement is determined to be invalid, illegal, or incapable of being enforced by any rule or law, or public policy, all other conditions and provisions of this Agreement shall nevertheless remain in full force and effect so long as the economic or legal substance of the transactions contemplated hereby is not affected in any manner materially adverse to any Party. Upon such determination that any term or other provision is invalid, illegal, or incapable of being enforced, the Parties hereto shall negotiate in good faith to modify this Agreement so as to effect the original intent of the Parties as

closely as possible in an acceptable manner to the end that transactions contemplated hereby are fulfilled to the extent possible.

4. A waiver by either Party of any of the above terms and conditions shall not be deemed a waiver of any of the other terms and conditions. None of the remedies provided to Operator or Town by this Agreement is intended to be exclusive, and both parties expressly reserve the right to exercise any other remedies provided by law.
5. No change, modification, or waiver of any provision of the Agreement shall be valid unless it is contained in a writing executed by both Parties.
6. This Agreement and any amendment may be executed in one or more counterparts, each of which shall be an original and all of which together shall constitute one and the same instrument.
7. This Agreement shall not be construed against either Party as the drafter.
8. This Agreement shall not be assigned, sublet, or transferred by the Operator in whole or in part without the Town's written consent. Any purported assignment or transfer without the Town's written consent shall be void and of no effect. It is further agreed that the Operator shall not assign any monies due or to become due under this Agreement without the written consent of the Town.

SIGNATURES ON FOLLOWING PAGE

Executed under seal as of \_\_\_\_\_ day of \_\_\_\_\_, 2025.

TOWN OF CASCO

\_\_\_\_\_

By its duly Authorized \_\_\_\_\_

SEBAGO FIBER & WIFI, LLC

\_\_\_\_\_  
By its duly authorized Manager  
ANDREW DAVIS

## EXHIBIT A

### Casco Municipal Fiber Path (12 Fiber, 1 tube) Path and Connected Buildings

Municipal Fiber Path 6.208 miles:



### Casco Municipal Buildings and Future Locations connected via Dark Fiber

<u>Town Building</u>	<u>Address</u>	<u>Town</u>
Casco Town Office	635 Meadow Road	Casco
Casco Fire Department	637 Meadow Road	Casco
Berry Property	639 Meadow Road	Casco
Casco Community Center	942 Meadow Road	Casco
Pleasant Lake Beach	Mayberry Hill Road	Casco
Casco Day Park	948 Meadow Road	Casco
Casco Naples Transfer Station	425 Leach Hill Road	Casco
Salt Shed	450 Leach Hill Road	Casco
Hackers Hill Preserver (Tower)	39 Quaker Ridge Rd	Casco

Sebago Fiber will provide drops at the described locations and perform work to pull drops into existing conduits. Any locations that require additional underground work to construct new open conduits are the responsibility of the town.



## FIBER OPTIC AGREEMENT AND GRANT OF IRU

THIS AGREEMENT ("Agreement") is made and entered into as of \_\_\_\_\_, 2025, by and SEBAGO FIBER & WIFI, LLC, a Maine limited liability company with an address of 824 Roosevelt Trail, #282, Windham, Maine 04062 ("Operator") and the TOWN OF CASCO, MAINE, (the "Town"), each referred to as the "Party" or jointly referred to as the "Parties".

### BACKGROUND

- A. Pursuant to and subject to the terms and conditions of the Fiber Optic Installation Agreement dated \_\_\_\_\_, 2025 (the "FOIA"), by and among the Parties, the Operator will concurrently with the execution of this Agreement, install a fiber communications system (the "System") providing services to subscribers of the System in the Town.
- B. In connection with the final acceptance of the System, the Parties have agreed that:
  - (i) the Town shall have a right to use the fiber optic network consisting of approximately 6.208 miles of fiber connecting the municipal buildings (as described in Exhibit A to the FOIA), free of cost (the "Town Fiber"), and
  - (ii) the Town shall have the right to use any Additional Fibers (as defined below), subject to the terms and conditions set forth herein.
- C. The Parties desire to enter into an agreement governing the Town's right to use the Town Fiber and any Additional Fibers within the existing structural developments in the Town, upon all the terms and conditions set forth below.

### DEFINITIONS

The following terms are used in this Agreement:

- A. "Acceptance Notice" means the notice of acceptance of an Additional Fiber pursuant to Article IV for Additional Fiber.
- B. "Additional Fibers" means for each route of Fiber any fibers in addition to the required under the FOIA dated the day and date hereof.
- C. "Dark Fiber" means Fiber between two specified locations that has no optronics or electronics attached to it.
- D. "Fiber" means a glass strand or strands which is/are protected by a color-coded buffer tube and which is/are used to transmit a communication signal along the glass strand in the form of pulses of light.
- E. "Fiber Optic Cable" or "Cable" means a collection of Fibers contained in color-coded buffer tubes with a protective outer covering, which covering includes stiffening rods and filler.
- F. "Indefeasible Right of Use" or "IRU" is an exclusive and irrevocable right, subject to the term in Article II, to use the Town Fiber and Additional Fibers; provided, however, that granting of such IRU does not convey legal title to the Fibers.

G. "Operator Cable" means a Cable containing one or more Fibers owned by the Operator and which contains Dark Fibers in which the Town has an IRU pursuant to the terms of this Agreement.

H. "Town Fiber " means the Fiber which is the subject of the Town approved final design plan, and system specifications for the municipal fiber optic network, as required by the FOIA dated the day and date hereof;

In consideration of their mutual promises, the Parties expressly agree as follows:

## ARTICLE I

### TOWN FIBER AND ADDITIONAL TOWN FIBER

1.1 The Town desires to obtain an IRU for the Town Fiber. Upon acceptance of Additional Fibers by the Town, the Operator grants an IRU to the Town for the Additional Fibers. The Town shall use the Town Fiber and Additional Fibers solely to connect Town buildings and other Town facilities, and not in any other capacity, including for resale in any manner. For the avoidance of doubt, nothing in this Agreement shall be deemed to obligate the Operator to provide any Fiber or offer any services to any party, other than the Town Fiber.

1.2 If in the Operator's good faith and reasonable judgment it has sufficient Fiber available in the conduit, additional and separate Fiber may be made available by the Operator to connect additional Town buildings and other Town facilities, and may be offered for resale in any manner at market rates. Other than as provided in the preceding sentence, nothing in this Agreement obligates the Operator to offer any Fiber beyond the Town Fiber, supply to the Town any optical or electrical equipment, or other facilities, including without limitation, local distribution facilities, collocation space, regeneration facilities, generators, batteries, air conditioners, fire protection equipment, monitoring equipment, and testing equipment, all of which are the sole responsibility of the Town.

## ARTICLE II

### EFFECTIVE DATE AND TERM

2.1 The initial IRU term in respect of the Town Fiber and Additional Fibers, if any, shall commence on the date hereof and shall terminate upon the earlier of (a) the expiration of the useful life of such Fiber, as reasonably determined by the Operator and (b) twenty (20) years from the date hereof, with the option by the Town to renew this Agreement for one (1) additional twenty (20) year term.

In the event that the Operator replaces Town Fiber or Additional Fibers for its own purposes, the Operator will replace the Town Fiber at no cost to the Town, except that the Town will be responsible for any cost associated with deploying Fiber strands outside of the public right-of-way to reach the Town facilities.

2.2 Expiration or termination of this Agreement shall not affect the rights or obligations of any Party with respect to any payments of expenses incurred prior to the date of termination or pursuant to Article XXII (Taxes); Article IX (Liability) and Article XXII (Dispute Resolution).

### ARTICLE III

#### CONSIDERATION

Subject to the splicing, testing, and other maintenance costs set forth herein, the Town's consideration for the Town Fiber and Additional Fibers shall be the satisfaction of its obligations under the FOIA and this Agreement.

### ARTICLE IV

#### BOUNDARIES; ACCEPTANCE

4.1 In the event the Town's boundaries expand after the date hereof, the Operator shall be under no obligation to expand the Town Fiber, offer Additional Fibers or make any other changes to the System resulting from the change in such boundaries. The Town shall provide an Acceptance Notice to the Operator for the Additional Fibers.

After making available any Additional Fibers, the Operator shall provide the Town with the opportunity to perform a physical inspection of the corresponding IRU routes and Fibers. In addition, the Operator shall provide the acceptance test plan ("ATP") and test results for the Additional Fibers.

4.2 Within seven (7) days after receiving the ATP and test results, the Town shall inspect the Additional Fibers. Within two (2) business days after such inspection, the Town shall then provide the Acceptance Notice or indicate that the Additional Fibers do not meet the specifications by giving notice to the Operator, with such notice to include the specific details of any claim regarding non-compliance with the specifications with respect to the Additional Fibers. The Operator will reasonably cooperate with the Town to provide additional documentation that would reasonably allow the Town to evaluate the acceptability of the Additional Fibers, within five (5) business days of receiving notice of non-compliance. In addition, the Town shall be allowed to conduct its own tests, at the Town's expense, to determine acceptability of the Additional Fibers. If the Town determines that given the additional information, the Additional Fibers still do not meet the specifications, such non-compliance shall be deemed an event of default and Town can proceed in accordance with Section 17.1.

4.3 Upon Acceptance of Additional Fibers, the Town shall receive a grant of its IRU Fibers.

4.4 Any disputes as to Acceptance of Additional Fibers shall be resolved in accordance with Article XXII (Dispute Resolution).

## ARTICLE V

### LICENSE/PERMIT FEES, AND CO-LOCATION AGREEMENTS

The Town will be responsible for the appropriate government filings, licenses, etc. or other requirements to place the Town Fiber or the Additional Fibers into operation, including, but not limited to, applicable municipal licenses and/or franchise agreements. However, Operator shall work in good faith with the Town to help obtain any required licenses, filings, fees, etc.

## ARTICLE VI

### PAYMENT

6.1 The Operator shall be responsible for splicing and testing to provide the Town Fiber. Any cost for additional splicing and testing for Additional Fibers will be billed to and paid by the Town within thirty (30) days after the invoice is issued. Customary splicing fees shall apply for the Town to put into use Additional Fibers.

6.2 There is no maintenance fee due to the Operator during the initial IRU term of this Agreement. Following the expiration of the initial term of this Agreement, Town shall pay maintenance fees to the Operator for the Town Fiber and Additional Fibers, which are then currently in use.

6.3 All undisputed payments not made when due may bear a late payment charge of one and one-half (1 1/2%) percent per month of the unpaid balance or the highest lawful rate, whichever is less.

## ARTICLE VII

### MAINTENANCE AND REPAIR

7.1 The Operator warrants that it will use commercially reasonable efforts to maintain its Cable containing Town Fiber and Additional Fibers in accordance with prevailing telecommunications industry standards.

7.2 All routine maintenance and repair functions and emergency maintenance and repair functions, including "one-call" responses, conduit locate services, and necessary relocation of the Operator Cable containing the Town Fiber and Additional Fibers in a common sheath with Operator Fiber, shall be performed by the Operator or its designee for a period coterminous with the term of this Agreement.

(a) Emergency Maintenance. The Operator shall respond to any failure, interruption or impairment in the operation of the Town Fiber or Additional Fibers within two (2) hours after receiving a report of any such failure, interruption, or impairment. Such a report shall contain information in respect of the location of such issue, a description of the problem in as much detail as possible, time and date the problem occurred, and whether problem presents a jeopardy situation to the Operator's Cable. The Operator shall use its commercially reasonable efforts to

perform maintenance and repair to correct any failure, interruption, or impairment in the operation of the Town Fiber or Additional Fibers within eight (8) hours. The Town will be responsible for the costs and expenses of any emergency maintenance caused by the Town, payable within thirty (30) days after invoice. For such other emergency maintenance, the Town shall pay a proportionate share for emergency maintenance, payable within thirty (30) days after invoice. The Town may assist with emergency maintenance if approved by the Operator.

(b) Routine Maintenance. The Operator shall schedule and perform specific periodic maintenance and repair checks and services. Additional maintenance can be performed from time to time on the Town Fiber or Additional Fibers at the Operator's reasonable discretion, or upon the Town's reasonable request with reasonable advance notice to the Operator. The annual maintenance fee described in Article VI covers all routine maintenance.

(c) The Town will reimburse one hundred percent of all related costs associated with damage to the System, Town Fiber or Additional Fibers, to the extent attributable to the negligence or willful misconduct of the Town, its affiliates, employees, agents, or contractors.

(d) For any damage caused by negligence or willful misconduct of the Operator, its affiliates, employees, contractors, or agents that impacts the functionality or use of the Town Fiber or Additional Fibers by the Town, the Operator shall repair, at its sole expense and without reimbursement from the Town such damage; provided, however, the foregoing shall not be interpreted to apply to a successor operator of the System, for any actions taken by, or caused by, the current Operator.

(e) The Operator will, upon request from the Town, perform maintenance, restoration, or relocation of Fiber laterals outside of the Right of Way and shall charge time and materials.

7.3 In the event the Operator, or others acting on the Operator's behalf, at any time during the term for the Town Fiber or Additional Fibers, or any extension thereof, discontinues maintenance and/or repair of the Town Fiber or Additional Fiber, the Town, or others acting on the Town's behalf, shall have the right, but not the obligation, to thereafter provide for the maintenance, repair, and splicing of the Town Fiber and Additional Fibers in the Operator Cable at the Operator's sole cost and expense. The Town shall use contractors pre-approved by the Operator, which approval shall not be unreasonably withheld or delayed, and shall be deemed approved after the expiration of a thirty (30) day notice period. Any maintenance, repair, and/or splicing discontinuance shall be upon no less than six (6) months' prior written notice by the Operator to the Town.

7.4 Notwithstanding anything to the contrary contained herein, the Town shall solely be responsible, at its own expense, for the construction, installation, operation, maintenance, repair, and any other activity engaged by or on behalf of the Town relating to all communications transmission equipment used to "light" the Fibers and other terminal equipment and facilities required in connection with the use, electronics, or signals of the Town Fiber or Additional Fibers.

7.5 Except in cases of discontinuance as stated in 7.3 above, the Town must obtain prior written authorization, which such authorization shall not be unreasonably withheld, conditioned or delayed, from the Operator approving any further work and specify the party performing such work before the Town shall perform any work in or around the Operator Cable.

7.6 The Operator shall provide reasonable advance notice to the Town of maintenance or repairs that may affect the Town Fiber or Additional Fibers. The Town shall have the right, subject to the protocols of the Right-of-Way providers, to have a representative present any time maintenance or repairs are performed which may affect the Town Fiber or Additional Fibers.

## ARTICLE VIII

### SPLICING

8.1 The Town may require that Additional Fibers be spliced into the Operator Cable. In order to maintain the integrity of the Operator Cable, the Operator, or a contractor operating under the Operator's direction, must perform all splicing performed on the Operator Cable.

8.2 For future expansion at existing splice points, the Operator will perform the necessary splicing upon written or email request by the Town. Normal requests for splicing shall be submitted at least thirty (30) business days prior to the requested splicing date, and expedited requests shall be submitted at least fifteen (15) business days prior to the requested splicing date.

The Town agrees that it will not perform any splicing or interfere in any manner with the Operator Cable. The operator will deliver drops/service to the defined locations in Exhibit A, including any necessary splicing. The cost of any additional/future splicing Fibers into the Operator Cable may be borne by the Town for modifications.

The Optical Splice Points for each route shall be mutually agreed upon in writing by the Parties. The Operator shall provide the Town with a splicing and splice testing schedule(s) so the Town's representative may be present. Splicing documentation ((ATP) and test results) will be provided by the Operator within ninety (90) days after splicing is completed.

8.3 The Town shall provide thirty (30) business days written notification to the Operator if a new splice point is needed after the Town provides Acceptance Notice of Additional Fibers. Approval of new splice points will be at the sole discretion of the Operator, and such approval shall not be unreasonably withheld.

8.4 All splicing will be performed by the fusion splicing method or by any other method that is mutually agreeable. All costs and expenses in connection with the foregoing splicing shall be borne by the Town.

## ARTICLE IX

## LIABILITY

9.1 Neither Party shall be liable for any consequential damages (including, but not limited to, any claim for loss of services) arising under this Agreement or from any breach or partial breach of the provisions of this Agreement or arising out of any act or omission of either Party hereto, its directors, officers, employees, servants, contractors and/or agents.

9.2 Subject to the limitation on consequential damages in Article 9.1, each Party assumes, releases and agrees to indemnify, defend, protect, and save the other (including its directors, officers, agents, representatives, and employees) harmless from and against any claim, damage, loss, liability, injury, cost, and expense (including reasonable attorney's fees and expenses) in connection with any loss or damage to any property or facilities of the indemnified Party arising out of or resulting in any way from the acts or omissions to act, negligence, or willful misconduct of the indemnifying Party, its directors, officers, employees, servants, contractors, and/or agents in connection with the exercise of its rights and obligations under the terms of this Agreement. In no event shall the liability of the Operator at any given time exceed the total amount of the greater of the fees paid by the Town to the Operator and insurance proceeds pursuant to this Agreement. In the event a Party shall fail for any reason to indemnify, defend, protect, and save the other harmless, the indemnified Party hereby expressly recognizes that its sole remedy in such event shall be the right to bring a claim pursuant to Article XXII against the indemnifying Party for its damages as a result of the indemnifying Party's failure to so indemnify, defend, protect and hold harmless.

9.3 Nothing contained herein shall operate as a limitation on the right of either Party hereto to bring an action for damages, including consequential damages, against any third party based on any acts or omissions of such third party as such acts or omissions may affect the, operation or use of the Operator Cable, or any Town Fiber or any Additional Fibers; provided, however, that each Party hereto shall assign such rights or claims, execute such documents, and do whatever else may be reasonably necessary to enable the injured Party to pursue any such action against such third party, other than against the Operator or its affiliates.

9.4 The Operator recognizes that the Town is a political subdivision of the State of Maine to which the Maine Tort Claims Act is applicable. Accordingly, nothing in this Agreement shall operate in any practical effect to waive any defense, immunity, limitation of liability, or limitation of actions available to Town pursuant to applicable law, including the Maine Tort Claims Act. Furthermore, the Operator agrees that nothing in this Agreement, including any contractual indemnification, is intended or shall operate in any practical effect to create a greater liability on the Town's part to the Operator for third party claims than Town has or would have for claims brought by such third party directly against the Town in accordance with the provisions of the Maine Tort Claims Act.

## ARTICLE X

## FORCE MAJEURE

The obligations of the Parties (except for the payment of money hereunder) are subject to force majeure, and neither the Operator nor the Town shall be in default under this Agreement if any failure or delay in performance is caused by strike or other labor dispute; accidents; acts of God; fire; flood; earthquake; lightning; unusually severe weather; material or facility shortages or unavailability not resulting from such Party's failure to timely place orders; lack of transportation; legal inability to access property; acts of any governmental authority; government codes, ordinances, laws, rules and regulations or restrictions (collectively "Regulations") (but not to the extent the delay caused by such Regulations could be avoided by rerouting the Cable if such a reroute was commercially reasonable); condemnation or the exercise of rights of eminent domain; war or civil disorder; or any other cause beyond the reasonable control of either Party hereto. The excused Party shall use reasonable efforts under the circumstances to avoid or remove such causes of non-performance and shall proceed to perform with reasonable dispatch whenever such causes are removed or ceased. Notification shall be given by the excused Party of the cause and of the estimated duration, when possible.

## ARTICLE XI

### REPRESENTATIONS AND WARRANTIES

11.1 In respect of the Town Fiber and Additional Fibers as they shall exist as of the date of final completion it is expressly understood that the Operator shall have no obligation to obtain any additional right-of-way agreements, easements, licenses, rights, or other agreement necessary for the use of poles, conduit, cable, wire, physical plant facilities, access to real property underlying the Operator Cable, rights, licenses, franchises, authorizations, agreements, permits, and approvals (including without limitation, any necessary local, state, federal or tribal authorizations and environmental permits) (collectively, "Permits"), and the Operator shall not be responsible or liable for any failure to obtain any Permit, including for any such actions, events, circumstances or matters arising prior to or, related to, the period prior to the closing of the transactions contemplated. In the event any changes in the Town Fiber or Additional Fibers would require the Operator to obtain any Permit, Operator shall exercise commercially reasonable efforts to obtain such Permit. The Operator is responsible for obtaining all Permits until Final Acceptance by the Town.

11.2 By signing this Agreement, the Operator represents that it is properly licensed in the jurisdiction where the project is located to provide the services required or shall cause such services to be performed by appropriately licensed design professionals.

11.3 Operator shall perform its services consistent with the professional skill and care ordinarily provided by architects, engineers, designers and/or professionals practicing in the same or similar locality under the same or similar circumstances. Operator shall perform its services as expeditiously as is consistent with such professional skill and care, the approved schedule for the work, and the orderly progress of the work.



11.4 No payment, or partial, or entire use of the Cable, System, Town Fiber, or Additional Fibers by the Town constitutes acceptance of under this Agreement.

## ARTICLE XII

### RELOCATION OF CABLE

12.1 If the Operator is required to relocate or replace its Cable or any of the appurtenant facilities and equipment used or required in providing the IRU, and the gross cost (excluding reimbursements) of the Operator's relocation or replacement exceeds \$5,000 per occurrence, then, so long as such work is not necessitated by a breach of the Operator's obligations, the Town shall reimburse the Operator for the Town's proportionate share of such costs, including, without limitation, placement or relocation labor, Fiber acquisition, splicing, and testing. In the event that a third party reimbursed the Operator for all or a portion of the cost to perform such work, then this reimbursement amount shall reduce on a dollar for dollar basis the aggregate amount of costs deemed to have been spent by the Operator. The Operator shall deliver to the Town updated as-built drawings and documentation with respect to any relocated portion of the Cable not later than ninety (90) days following such relocation.

12.2 The Operator shall give the Town sixty (60) days prior notice of any such relocation or replacement, if possible, and, upon approval by the Town, shall have the obligation to proceed with such relocation or replacement, including, but not limited to, the right to determine the extent of, the timing of, and methods to use for such relocation or replacement; provided that any such relocated or replaced Cable and Fibers shall be constructed and tested in accordance with the specifications and requirements set forth in this Agreement. Acceptance of the relocated or replaced IRU Fibers shall be in accordance with Article IV (Acceptance) of this Agreement. In addition, the Operator shall use reasonable efforts to ensure relocation or replacement shall not result in an adverse change to the operations, performance, or connection points with the network of the Town, or end points of the applicable Cable.

12.3 The Town has the right to review the relocation or replacement plans of the Operator fourteen (14) days prior to any relocation and has the right to have a representative present at the time the Operator relocates or replaces the Cable that contains the Town Fiber or Additional Fibers.

## ARTICLE XIII

### INSURANCE

13.1 Each of the Town and the Operator shall maintain insurance, for the duration of this Agreement, as follows:

(a) Workers' Compensation Insurance complying with the law of the state or states in which the services are to be provided and Employers Liability Insurance with the limits of

\$500,000 each accident, including occupational disease coverage with limits of \$500,000 each employee, \$500,000 policy limit.

(b) Commercial General Liability Insurance, including premises, operations, products and completed operations, contractual, broad form property damage, independent contractors and personal injury with the following minimum limits: Personal Injury - \$5,000,000 each person and \$5,000,000 each accident, and Property Damage - \$1,000,000 each accident in any combination of primary or umbrella coverage; provided, however, that the Town need only maintain commercial general liability insurance in an amount of \$400,000 combined total limit.

(c) Automobile Liability Insurance for owned, hired and non-owned autos: \$2,000,000 combined single limit bodily injury/property damage.

13.2 Failure of either Party to enforce the minimum insurance requirements listed above shall not relieve such Party of the responsibility for maintaining these coverages. Each Party shall furnish to the other Party the certificates of insurance reflecting policies carried and limits of coverage as required above, which shall state that thirty (30) days' notice shall be given prior to cancellation, non-renewal or any material change in any such insurance coverage. The liability policies of the Town shall name the Operator and its subsidiaries as additional insured parties. The liability policies for the Operator shall name the Town as additional insured parties.

13.3 Contractor(s) employed by the Town to work on the Fiber Optic Cable shall provide and maintain at all times during the provision of services to the Parties the same types of and amounts of insurance (with the exception of the amount of Commercial General Liability Insurance), which insurance shall be issued by companies approved by the Parties.

For Commercial General Liability Insurance, contractor(s) shall carry:

- (1) Combined Single Limit: \$2,000,000 each occurrence; and
- (2) Bodily Injury and Property Damage: \$2,000,000 general aggregate, \$1,000,000 products and completed operations aggregate.

The contractor(s) insurance shall be evidenced by certificates of insurance, which shall be delivered to the contracting party prior to commencement of the provision of services. The certificates of insurance shall show that the insurance is prepaid and in full force and effect and that such insurance shall not be canceled, non-renewed or materially changed during the term of this Agreement or during any extension thereof, without at least thirty (30) days written notice to the Parties. The maintenance of insurance by the contractor shall in no way limit or affect the extent of the contractor's liability.

## ARTICLE XIV

## CONDEMNATION

14.1 In the event any portion of the Operator Cable becomes the subject of a condemnation proceeding by any governmental agency or other party cloaked with the power of eminent domain for public purpose or use, then and in such event, it is agreed that the Operator shall be entitled to pursue an award of damages in such proceedings and shall be solely entitled to any Damages attributable to condemnation of the Operation Cable.

14.2 Upon its receipt of a formal notice of condemnation or taking other than from the Town, the Operator shall notify the Town immediately of any condemnation proceeding filed against the Operator Cable, including the Town Fiber and the Additional Fibers. The Operator shall also notify the Town of any similar threatened condemnation proceeding, other than from the Town.

14.3 In the event of condemnation by a party other than the Town, it is expressly recognized and understood by the Town that relocation costs resulting from any such condemnation proceeding may not be reimbursed by the condemning authority and, if the Town requests the Operator to relocate the Town Fiber or the Additional Fibers, the Town shall pay its proportionate share of all costs associated with the relocation of the Town Fiber in excess of such costs which were reimbursed by the condemning authority.

14.4 It is understood that none of the foregoing shall apply in the event of a condemnation by the Town.

## ARTICLE XV

### CONFIDENTIALITY

15.1 The Parties represent, certify, and warrant that they shall use their commercially reasonable efforts to ensure that any and all information and documents obtained from the other Party during the term of this Agreement and identified as being confidential information will be held in strict confidence and will not be used by their company, its employees, subcontractors, consultants or agents for any purpose other than its performance required by this Agreement.

15.2 In the event that the Town receives a public records request for documents or information that the Operator has designated as confidential and the Town reasonably determines that such documents or information are “public records” under Maine’s Freedom of Access Act (1 M.R.S. §§ 400, *et seq.*) that are subject to disclosure, the Town shall notify the Operator that intends to disclose such documents or information and provide the Operator with not less than 10 calendar days to seek a protective order in Cumberland County Superior Court.

15.3 All documents, data, or information furnished by a Party is the sole property of that Party. Upon the expiration of this Agreement and any extensions thereof, those documents, data, or information shall be returned to its owner if readily available.

15.4 Neither the Town nor the Operator may make any news release, public announcement, denial or confirmation concerning all or any part of this Agreement or use the other's name in sales or advertising materials, or in any manner advertise or publish the fact that the companies have entered into this Agreement, or disclose any of the details of this Agreement to any third party, including the press, without the prior written consent of the Operator or the Town, respectively, except such disclosures required by law, or the rules and regulations of the relevant government agencies.

## ARTICLE XVI

### ABANDONMENT

Should the Town decide to abandon all or part of the Town Fiber or Additional Fibers, it may do so by informing the Operator in writing, such abandonment being made at no cost to either Party. The Town shall remove its equipment and electronics within thirty (30) days of such notification of abandonment by the Town, and if it fails to do so, the Operator may remove such at the Town's cost payable within thirty (30) days of receipt of the invoice. At the time of abandonment, the Town shall have no further rights with respect to its IRU. Such abandonment shall not reduce or otherwise affect the abandoning Party's obligations hereunder.

## ARTICLE XVII

### DEFAULT

17.1 Upon discovery of default, the other Party shall give the defaulting Party written notice of such default and the defaulting Party shall have thirty (30) days to cure such default after written receipt of such notice; provided, however, that where a default cannot be reasonably cured within the thirty (30) day period, if the defaulting Party shall promptly proceed to cure the default with due diligence, the time for curing the default shall be extended for a period of up to ninety (90) days from the date of receipt of the default notice.

17.2 Upon the failure by the defaulting Party to timely cure any default after notice thereof from the non-defaulting Party, the non-defaulting Party may take any action it determines, in its discretion, to be necessary to correct the default, and/or pursue any legal remedies it may have under applicable law or principles of equity relating to the breach, including, at the Operator's option, no longer offering any Additional Fiber to the Town.

17.3 An event of default shall also be deemed to have occurred if either Party becomes insolvent, or institutes or has instituted against it bankruptcy proceedings which are not dismissed within ninety (90) days of filing, or makes a general assignment for the benefit of creditors, or if a receiver is appointed for the benefit of its creditors, or if a receiver is appointed on account of its insolvency, and the non-defaulting Party may immediately terminate this Agreement.

## ARTICLE XVIII

## NOTICES

18.1 Unless otherwise provided herein, all notices and communications concerning this Agreement shall be in writing and addressed as follows:

If to the Operator:

SEBAGO FIBER & WIFI LLC  
824 Roosevelt Trail, #282  
Windham, Maine 04062  
Email:  
andrew.davis@sebagofiber.net

If to the Town:

Town of Casco  
Attn: Town Manager  
635 Meadow Road  
Casco, ME 04015  
award@cascomaine.org

18.2 Unless otherwise provided herein, notices shall be sent by electronic delivery and certified U.S. Mail, return receipt requested, or by commercial overnight delivery service which provides acknowledgement of delivery, and shall be deemed delivered: if sent by U.S. Mail, five (5) days after deposit; if sent by commercial overnight delivery service, upon verification of receipt.

18.3 Except as provided in this Article, the Town shall not assign this Agreement to any other party without the prior written consent of the Operator.

18.4 Except as provided in this Article, the Operator shall not assign this Agreement to any other party without the prior written consent of the Town; provided, however, that without such consent, but with prior written notice to the Town, the Operator shall have the right to assign, sublet or otherwise transfer this Agreement, in whole or in part, to any parent, subsidiary, or affiliate of the Operator or to any person, firm or corporation which shall control, be under the control of or be under common control with the Operator, or any corporation or entity into which the Operator, or a subsidiary of the Operator, may be merged or consolidated or which purchases all or substantially all of the assets of the Operator, or a subsidiary of the Operator.

18.5 Subject to the provisions of this Article, each of the Parties' respective rights and obligations hereunder shall be binding upon and shall inure to the benefit of the Parties hereto and each of their respective permitted successors and assigns.

18.6 Nothing in this Agreement shall prevent or be construed to prevent the Operator from selling or otherwise disposing of any portion of the Operator Cable or other property of the Operator used for the Town's Fiber Optic Cable but only to the extent that such disposal does not adversely affect the Town's use of the Town Fiber and Additional Fibers; provided, however, in

connection with a transaction in which the Operator sells all or substantially all of its assets, the Operator shall exercise commercially reasonable efforts to cause the purchaser to assume the commercial relationship as set forth in this Agreement.

## ARTICLE XIX

### GOVERNING LAW

This Agreement shall be interpreted and construed in accordance with the laws of the State of Maine, without regard to its conflict of laws principles.

## ARTICLE XX

### INDEPENDENT CONTRACTOR

The performance by the Operator and/or the Town of all duties and obligations under this Agreement shall be as independent contractors and not as agents of the other Party, and no persons employed or utilized by a performing Party shall be considered the employees or agents of the other. Neither Party shall have the authority to enter into any agreement purporting to bind the other without its specific written authorization. The Parties agree that this Agreement does not create a partnership between, or a joint venture of the Parties.

## ARTICLE XXI

### DISPUTE RESOLUTION

21.1 It is the intent of the Operator and the Town that any disputes which may arise between them, or between the employees of each of them, be resolved as quickly as possible. Quick resolution may, in certain circumstances, involve immediate decisions made by the Parties' designated representatives. When such resolution is not possible, and depending upon the nature of the dispute, the Parties hereto agree to resolve such disputes in accordance with the provisions of this Article. The obligation herein to arbitrate shall not be binding upon any party with respect to requests for preliminary injunctions, temporally restraining orders, specific performance or other procedures in a court of competent jurisdiction to obtain interim relief when deemed necessary by such court to preserve the status quo or prevent irreparable injury pending resolution by arbitration of the actual dispute.

21.2 Any claims or disputes arising under the terms and provisions of this Agreement, or any claims or disputes which the Parties' representatives are unable to resolve within the seventy-two (72) hour time period shall continue to be resolved between the Parties' representatives if mutually agreeable, or may be presented by the claimant in writing to the other Party within thirty (30) days after the circumstances which gave rise to the claim or dispute took place or become known to the claimant, or within thirty (30) days after the Parties' representatives fail to achieve resolution, whichever is later. The written notice shall contain a concise statement of the claim or issue in dispute, together with relevant facts and data to support the claim.

21.3 Any controversies or disputes arising out of or relating to this Agreement shall be resolved by binding arbitration in accordance with the then current Construction Industry Mediation Rules of AAA. The Parties shall endeavor to select a mutually acceptable arbitrator knowledgeable about issues relating to the subject matter of this Agreement. In the event the Parties are unable to agree to such a selection, each of the Parties will select an arbitrator and the arbitrators in turn shall select a third arbitrator.

The arbitrator(s) shall not have the authority, power or right to alter, change, amend, modify, add, or subtract from any provision of this Agreement, or to award punitive damages. The arbitrator shall have the power to issue mandatory orders and restraining orders in connection with the arbitration. The award rendered by the arbitrator shall be final and binding on the Parties and judgment may be entered thereon in any court having jurisdiction. The agreement to arbitration shall be specifically enforceable under the prevailing arbitration law.

21.4 During the continuance of any arbitration proceeding, each of the Parties shall continue to perform their respective obligations under this Agreement.

## ARTICLE XXII

### LIENS; TAXES

22.1 The Town shall not grant or permit any mechanics', or materialmen's lien, or other encumbrance on the Town Fiber or the Additional Fibers, and in the event of any such lien or encumbrance, the Town shall promptly cause such lien or encumbrance to be discharged and released of record (by payment, posting of bond, court deposit or other means) without cost to the Operator and shall indemnify the Operator against all costs and expenses (including attorney's fees) incurred in discharging and releasing such lien or encumbrance; provided, however, that if any such lien or encumbrance is not so discharged and released within thirty (30) days after written notice by the Operator to the Town, then the Operator may pay or secure the release or discharge thereof at the expense of the Town. The Operator shall reimburse the Town for such payments within thirty (30) days of invoice by the Town.

22.2 The Town agrees and acknowledges that it has no right to use any of the Fibers, other than Town Fiber, included in the Operator Cable or otherwise incorporated in the Operator's system, or any system of any affiliate of the Operator, and that the Town shall keep any and all of the Operator's system, free from any liens, rights or claims of any third party attributable to the Town.

22.3 The Parties shall cooperate to minimize adverse tax consequences and may mutually amend this Agreement to improve their respective tax positions.

## ARTICLE XXIII

## MISCELLANEOUS

23.1 The headings of the Articles in this Agreement are strictly for convenience and shall not in any way be construed as amplifying or limiting any of the terms, provisions, or conditions of this Agreement.

23.2 No provision of this Agreement shall be interpreted to require any unlawful action by either Party. If any section or clause of this Agreement is held to be invalid or unenforceable, then the meaning of that section or clause shall be construed so as to render it enforceable to the extent feasible. If no feasible interpretation would save the section or clause, it shall be severed from this Agreement with respect to the matter in question, and the remainder of the Agreement shall remain in full force and effect. However, in the event such a section or clause is an essential element of the Agreement, the Parties shall promptly negotiate a replacement section or clause that will achieve the intent of such unenforceable section or clause to the extent permitted by law.

23.3 This Agreement may be amended only by a written instrument executed by the both Parties.

23.4 No failure to exercise and no delay in exercising, on the part of either Party hereto, any right, power or privilege hereunder shall operate as a waiver hereof, except as expressly provided herein. Any waiver by either Party of a breach of any provision of this Agreement shall not be deemed to be a waiver of any other or subsequent breach and shall not be construed to be a modification of the terms of this Agreement unless and until agreed to in writing by both Parties.

23.5 If there is a conflict or difference between this Agreement and other Exhibits, contracts, or instruments executed in connection with this project, this Agreement shall prevail.

23.6 This Agreement has been fully negotiated between and jointly drafted by the Parties.

23.7 All actions, activities, consents, approvals, and other undertakings of the Parties in this Agreement shall be performed in a reasonable and timely manner.

23.8 Unless expressly defined herein, words having well known technical or trade meanings shall be so construed.

## ARTICLE XXIV

### COUNTERPARTS

This Agreement may be executed simultaneously in one or more counterparts, each of which shall be deemed an original, but all such counterparts shall together constitute one and the same instrument.

## ARTICLE XXV



## ENTIRE AGREEMENT

This Agreement, and any Exhibits referenced and attached hereto or to be attached hereto, constitute the entire agreement between the Parties hereto with respect to the subject matter hereof and supersede any and all prior negotiations, understandings, and agreements with respect hereto, whether oral or written.

SIGNATURES ON FOLLOWING PAGE

Executed under seal as of \_\_\_\_ day of \_\_\_\_\_ 2025.

TOWN OF CASCO

\_\_\_\_\_

By its duly Authorized \_\_\_\_\_

SEBAGO FIBER & WIFI, LLC

\_\_\_\_\_

By its duly authorized Manager  
ANDREW DAVIS



## TOWN OF CASCO

### TAX ACQUIRED PROPERTY POLICY

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Item 7.#

**Section 1. Purpose:** The purpose of this policy is establishing procedures for the disposition of tax-acquired property. This Policy repeals and replaces all prior versions of the Select Board's policies regarding tax-acquired property.

The municipal objectives of this Policy are to:

- A. Allow tax-acquired property to return to the tax rolls as soon as practicable.
- B. Establish a clear policy for the public and Town staff regarding the procedures for the disposition of tax-acquired property.
- C. Eliminate neighborhood blight, recognizing that the longer a building or lot remains vacant, the more likely it will become a target for undesirable or illegal activity.
- D. Preserve property values, recognizing that long-term vacancy of a building or lot leads to deterioration and costly rehabilitation.
- E. Comply with state law requirements for the disposition of tax-acquired property in 36 M.R.S.A. § 943-C, as amended, and constitutional principles governing the disposition of tax-acquired properties, including as set forth in the U.S. Supreme Court decision in *Tyler v. Hennepin County*, 598 U.S. 631 (2023).

### Section 2. Definitions:

For purposes of this Policy, the following terms have the following meanings:

- A. Former Owner: The owner or owners of record at the time of foreclosure or, if deceased, the former owner's heirs, devisees, or personal representatives.
- B. Tax-Acquired Property: Real estate acquired by the Town of Casco for the nonpayment of property taxes through the tax lien mortgage foreclosure process set forth in 36 M.R.S.A. §§ 942-943.

### Section 3. Eligibility, voter approval, and manner of disposition:

- A. Eligibility for Disposition. A tax-acquired property is eligible for disposition by the Select Board following completion of the foreclosure process and expiration of the right of redemption, and following voter approval in accordance with Part III.B.
- B. Voter Approval. To secure voter approval for the disposition of tax-acquired property, the Select Board will place an article in each annual Town Meeting warrant in substantially the following form or in such other form as prepared by the Select Board in consultation with the Town Attorney:

Article \_\_. To see if the Town will vote to authorize the Select Board to dispose of tax-acquired property (1) in accordance with Title 36, Section 943-C of the Maine Revised Statutes, as may be amended, or (2) should the Select Board be unable to list or sell the property pursuant to Section 943-C, in any manner reasonably calculated by the Select Board to establish the fair market value of the property. For sales to someone other than the former owner, excess sale proceeds, as calculated pursuant to Section 943-C, shall be returned to the former owner.

For the retention of property for municipal purposes, the Select Board will place a specific article in the applicable annual Town Meeting warrant in such form as prepared by the Select Board in consultation with the Town Attorney.

- C. Manner of Disposition. The Select Board will meet a minimum of once every January to review a list of tax-acquired properties from the prior year and determine which properties to offer for sale to the former owner, which properties to retain for municipal purposes, and which properties to sell at fair market value.
1. Former Owner Sales. The Select Board may sell a tax-acquired property to the former owner using the process in Part IV.A.
  2. Retained Properties. The Select Board may retain a tax-acquired property for municipal purposes (including but not limited to open spaces, public improvements, parks and recreation, public safety, governmental services, and education) using the process in Part IV.B.
  3. Fair Market Value Sales. All tax-acquired properties other than sales to former owners and properties retained for municipal purposes must be sold using the process in Part IV.C.

#### **Section 4. Procedures for the disposition of tax-acquired properties:**

- A. Former Owner Sales. The Town Manager must, in consultation with the Town Attorney, negotiate with the former owner the terms and conditions of such sale. The sale price must equal the sum of the factors identified in Part V.A(1)-(7) for the calculation of excess sale proceeds. If the sale to the former owner is not completed, the property must be sold using the procedures in Part IV.C.
- B. Retained Properties.
1. Appraisal Report. The Treasurer must procure an appraisal report from a Maine-licensed real estate appraiser showing the value of the tax-acquired property. The appraiser may not hold an elected or appointed office in the Town or be otherwise employed by the Town.
  2. Notice to Former Owner. The Treasurer must provide a notice to the former owner of the Town's intent to pay excess sale proceeds as described in Part V.B.
  3. Payment of Excess Proceeds to Former Owner. The Treasurer must pay the former owner any excess sale proceeds as calculated in Part V.A, substituting the value of the tax-acquired property as shown in the appraisal report for the selling price of the tax-acquired property. The appraisal fee may be included in the calculation of excess sale proceeds. Any such excess sale proceeds must be paid to the former owner no later than 120 days after the appraisal report is prepared.

- C. Fair Market Value Sales. All tax-acquired properties other than former owner sales and retained properties must be sold using the following process:
1. Pre-Sale Notice of Sale Process. At least 90 days prior to listing a tax-acquired property for sale, the Treasurer must send a written notice to the last known address of the former owner, by United States Postal Service certified mail, return receipt requested, and first-class mail, of the sale process described in this Part IV.C. The Treasurer must use the form of notice prepared by the State Tax Assessor, if available.
  2. Manner of Sale.
    - (a) Real Estate Listing. The Town Manager must list the tax-acquired property for sale at the highest reasonable price at which the property is anticipated to sell with a licensed real estate broker or agent. The broker or agent may not hold an elected or appointed office in the Town or be employed by the Town.
    - (b) Alternative Sale Process. If, after three attempts, the Town Manager is unable to contract with a real estate broker or agent for the sale of a tax-acquired property as described in subsection (a), above, or the broker or agent is unable to sell the property within 12 months after listing, the Select Board may sell the property in any manner reasonably calculated by the Select Board to establish the fair market value of the property. Such manner of sale may include, but is not limited to, sale by sealed bid or public auction.
  3. Property Conveyance.
    - (a) The Select Board must convey the tax-acquired property to the successful buyer at the highest price at which the property is able to sell within 12 months after listing it for sale with the broker or agent.
    - (b) The successful buyer will be given no more than 30 days to complete the purchase of the property.
    - (c) The property must be conveyed by quitclaim deed.
    - (d) The Treasurer must notify the Town Assessors of the conveyance of a tax-acquired property.

### **Section 5. Excess sales proceeds:**

For any tax-acquired properties that are retained for municipal purposes pursuant to Part IV.B or sold pursuant to Part IV.C, the Treasurer must pay the former owner any excess sale proceeds in accordance with this Part V. Excess sale proceeds must be calculated and disbursed as follows:

- A. Calculating Excess Sale Proceeds. The Treasurer must calculate the amount of any sale proceeds in excess of:
  1. The sum of all taxes owed on the property;
  2. The sum of all taxes that would have been assessed on the property during the period following foreclosure when the property is owned by the Town;
  3. All accrued interest;
  4. Fees, including advertising, mailing, recording, property listing and real estate broker's or agent's fees, to the extent that those fees are not included in the broker or agent fee agreement;
  5. Any other expenses incurred by the Town in selling, maintaining, or improving the property, including but not limited to documented administrative costs and reasonable attorney's fees;

6. The cost to the Town of the lien and foreclosure process, including but not limited to reasonable attorney's fees; and
7. Unpaid sewer, water, or other utility charges and reasonable fees imposed by the Town.

B. Post-Sale Notice of Intent to Pay Excess Proceeds.

If, after the sale of a tax-acquired property, there exist any excess sale proceeds as calculated in Part V.A, the Treasurer must send written notice of the Town's intent to pay the former owner the excess sale proceeds at least 30 days prior to disbursement of those proceeds. The notice must be sent by first-class mail and certified mail, return receipt requested, to the last known address of the former owner and the last known address of each record holder of an interest in the tax-acquired property. To ascertain any such record holder, the Treasurer must obtain a current owner title search on the property.

If the Treasurer is unable, after reasonable diligence, to locate the former owner in order to send the notice required by this section, the Treasurer must place a notice in a newspaper of general circulation in Hancock County once a week for three consecutive weeks. The notice must include the name of the former owner, a description of the tax-acquired property that was sold, the amount of the excess sale proceeds, and the date by which the excess sale proceeds must be claimed.

C. Disbursement of Excess Proceeds. The Treasurer must disburse any excess proceeds calculated in Part V.A to the former owner no sooner than 30 days after sending the post-sale notice of intent to pay pursuant to Part V.B. If the Treasurer is unable, after reasonable diligence, to locate the former owner and instead publishes the notice pursuant to Part V.B, and if, after provision of such notice, a former owner fails to claim the excess sale proceeds within 30 days of the final published notice, the Treasurer must transfer the excess sale proceeds to the Unclaimed Property Fund under 33 M.R.S.A. § 2141.

D. Recording Notice of Payment in Registry of Deeds. Within 10 days of payment of any excess sale proceeds to the former owner, the Treasurer must record in the Hancock County Registry of Deeds a notice, signed by the Select Board, that includes the name of the former owner to whom the excess sale proceeds were paid, the amount of the excess sale proceeds, the date on which the excess sale proceeds were paid, a description of the tax-acquired property that was sold, and a statement that receipt of the excess sale proceeds by the former owner is deemed to be a waiver of the former owner's right to commence any action challenging the governmental taking of real estate for nonpayment of property taxes pursuant to 36 M.R.S.A. § 946-B. The Treasurer must use the form of notice prepared by the State Tax Assessor, if available.

E. Accounting. The Treasurer must retain an accounting of the calculation and payment of any excess proceeds to a former owner or to the Unclaimed Property Fund in the Town's permanent records. At the former owner's request, the Treasurer must provide to the former owner a written accounting of the amount of excess sale proceeds itemizing any deductions made under Part V.A.

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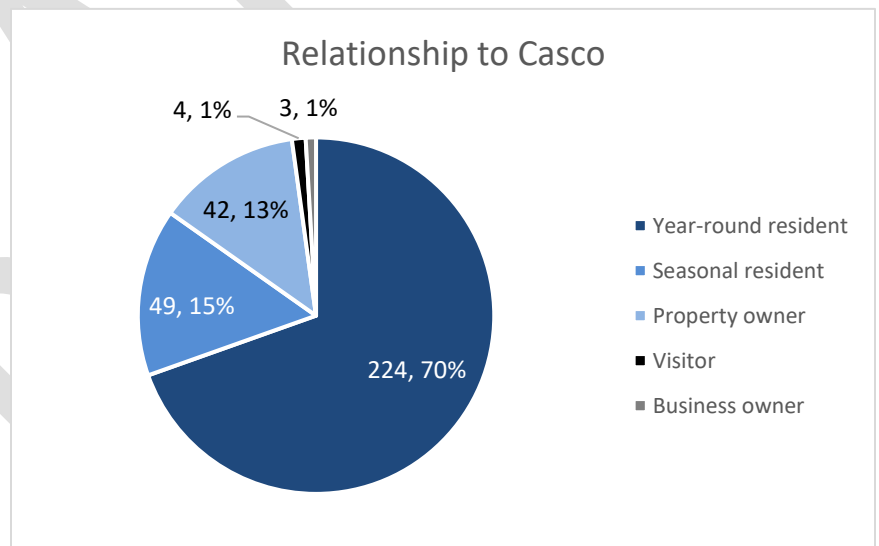
## Casco Capital Investment Plan Survey Analysis

### Summary

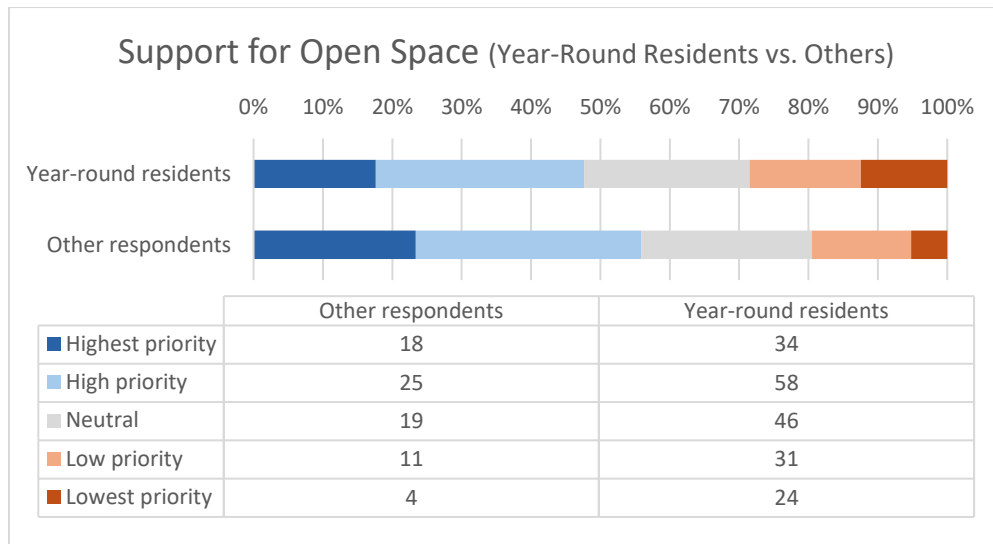
The town of Casco is creating a Capital Investment Plan to guide their capital investments. A survey was published in order to better understand the public's priorities, values, and willingness to support future investments. The survey was conducted in June and July of 2025, and gathered 322 responses, 224 of which were from year-round residents. This document reviews the results of the survey, starting with a general analysis of all non-short answer questions. Next is a comparison of relative importance, satisfaction, opinions on current/historical funding, opinions on future funding, and willingness to increase property taxes of each area of potential capital investment. Finally, there is a short summary of answers to short answer questions.

### General Survey Analysis (year-round residents)

This survey analysis concerns the responses of year-round Casco residents unless otherwise marked. This group accounts for 70% of survey respondents. There were some differences between the responses of year-round and non-year-round residents. Across all questions, year-round residents generally prioritized roads/bridges and stormwater/drainage more than non-year-round residents. Non-year-round residents generally prioritized open space more than year-round residents (see "Support for Open Space" graph on next page). However, when asked if they'd be willing to pay more in property taxes to fund open space, non-year-round residents' answers were similar to those of year-round residents. Year-round residents were slightly more supportive of the town incurring debt to fund capital improvements than non-year-round residents.

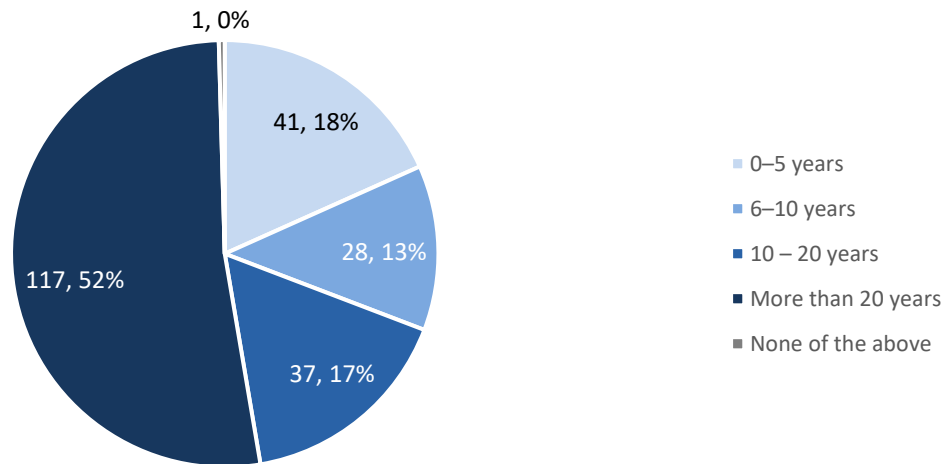






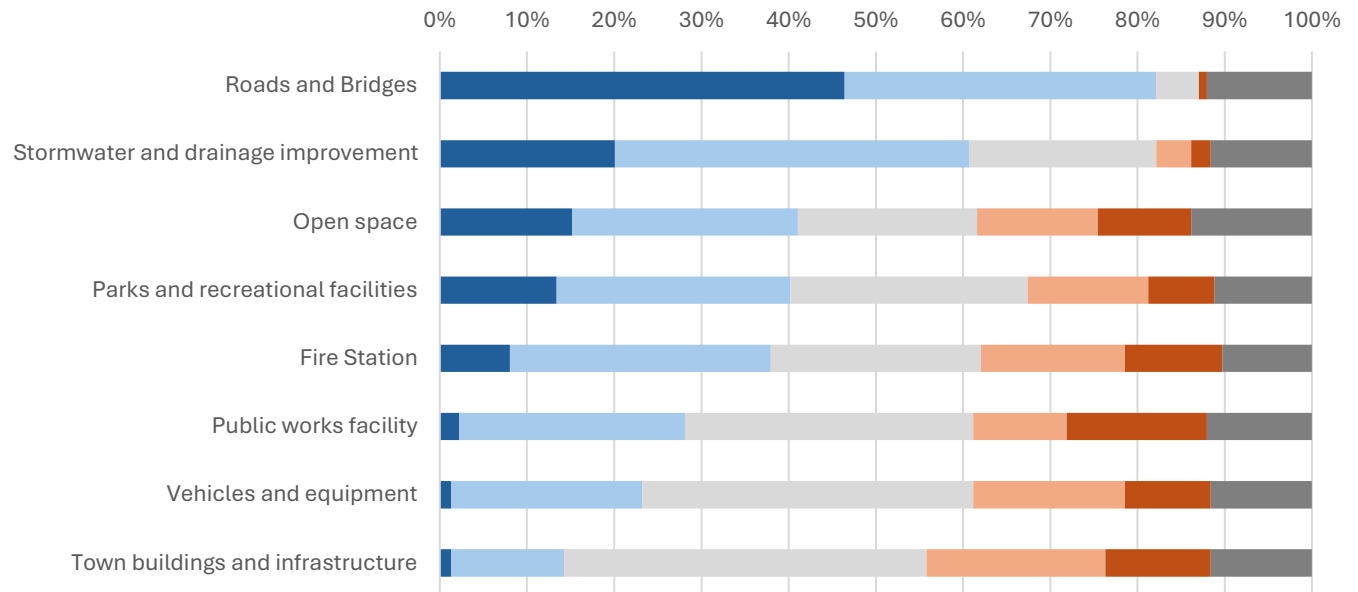
Overall, roads/bridges and stormwater/drainage were by far the areas that the most year-round resident respondents valued, were unsatisfied with the current state of, and would consider raising taxes to support. Recreational facilities and open space followed and then the fire station and the public works facility. Vehicles/equipment and town buildings/infrastructure had the least amount of support.

Q2. How long have you lived, worked, visited, or owned property in Casco?  
(year-round residents)



**Key takeaway:** The majority of year-round resident respondents have lived in Casco for over 20 years.

Q3. Please rank the following areas of capital investment in order of importance to you  
(year-round residents)

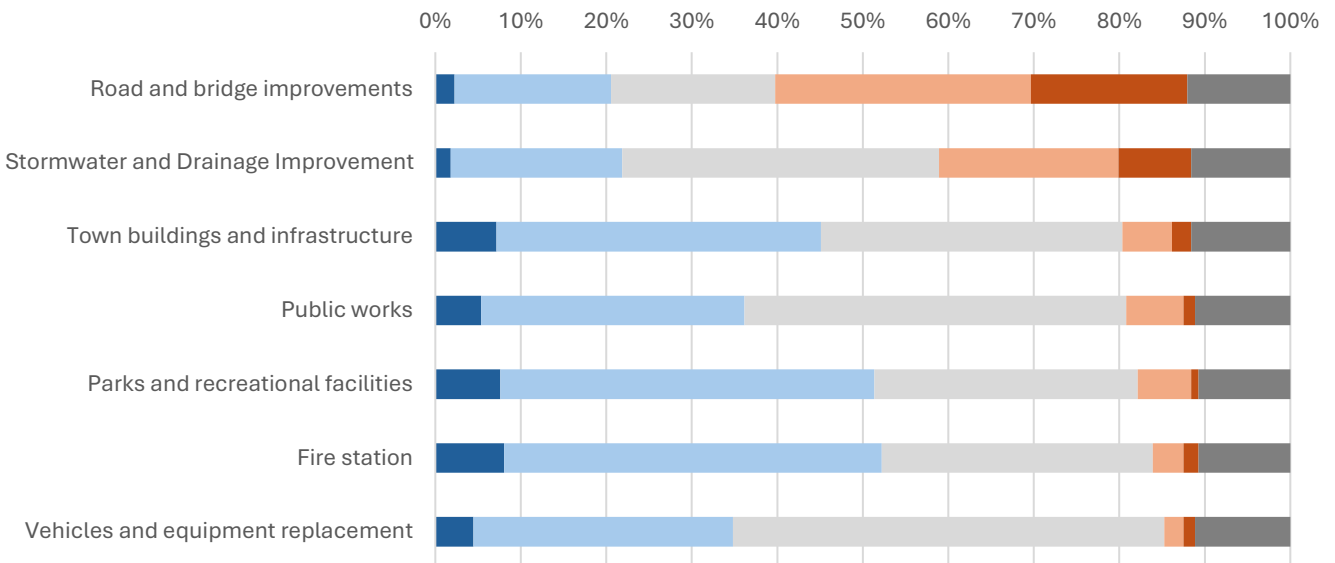


	Town buildings and infrastructure	Vehicles and equipment	Public works facility	Fire Station	Parks and recreational facilities	Open space	Stormwater and drainage improvement	Roads and Bridges
■ Highest priority	3	3	5	18	30	34	45	104
■ High priority	29	49	58	67	60	58	91	80
■ Neutral	93	85	74	54	61	46	48	11
■ Low priority	46	39	24	37	31	31	9	0
■ Lowest priority	27	22	36	25	17	24	5	2
■ No opinion or left blank	26	26	27	23	25	31	26	27

**Key takeaways:**

- 82% of year-round residents rate **roads/bridges as a priority**
- 33% of year-round residents say that **town buildings/infrastructure are a low priority**
- **Fire station:** 38% of year-round residents say that the fire station is a priority, 24% are neutral, and 28% say that it is a low priority
- **Public works facility:** 28% of year-round residents say that the public works facility is a priority, 33% are neutral, and 27% say it is a low priority. Although a similar number of year-round residents rated the public works facility as high/highest priority and low/lowest priority, the cohort that rated it as a low priority was more skewed towards “lowest priority”.

Q5. How satisfied are you with the current state of the following in  
Casco?  
(year-round residents)

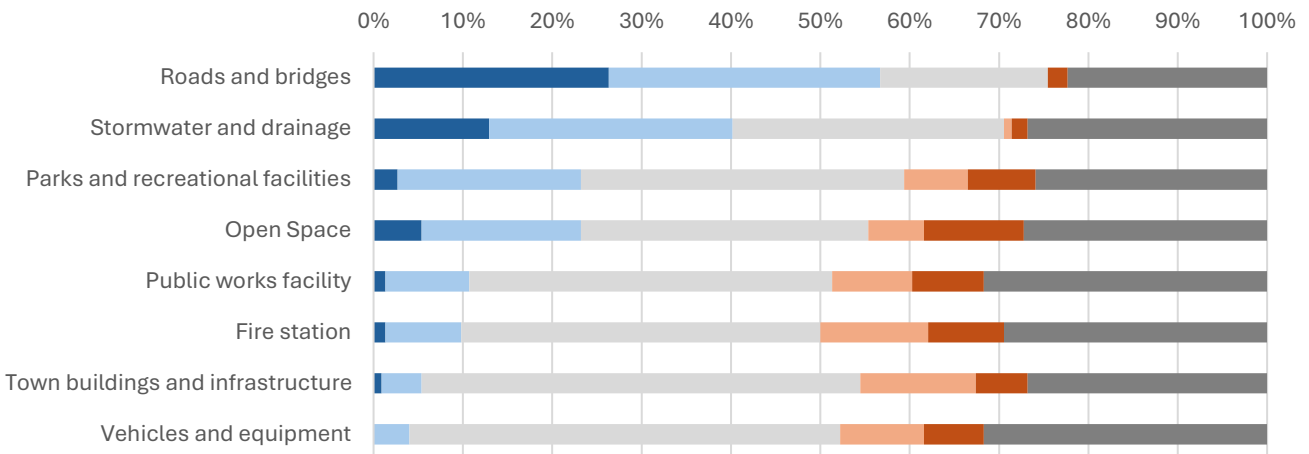


	Vehicles and equipment replacement	Fire station	Parks and recreational facilities	Public works	Town buildings and infrastructure	Stormwater and Drainage Improvement	Road and bridge improvements
Very Satisfied	10	18	17	12	16	4	5
Satisfied	68	99	98	69	85	45	41
Neutral	113	71	69	100	79	83	43
Dissatisfied	5	8	14	15	13	47	67
Very Dissatisfied	3	4	2	3	5	19	41
Blank	25	24	24	25	26	26	27

**Key takeaways:**

- Year-round residents are **most dissatisfied with the current state of roads/bridges** (48% dissatisfied) and **stormwater/drainage** (29% dissatisfied)
- Year-round residents are **most satisfied with the current state of the fire station** (52% satisfied), **parks/recreational facilities** (51% satisfied), and **town buildings/infrastructure** (45% satisfied)
- **Fire station:** 52% of year-round residents are satisfied with the current fire station, 31% are neutral, and only 5% are dissatisfied.
- **Public works:** 36% of year-round residents are satisfied with the current state on the public works facility in Casco, 45% are neutral, and 8% are dissatisfied.

Q6. For each of the following areas of capital investment, please indicate your opinion of current and historical levels of spending.  
(year-round residents)



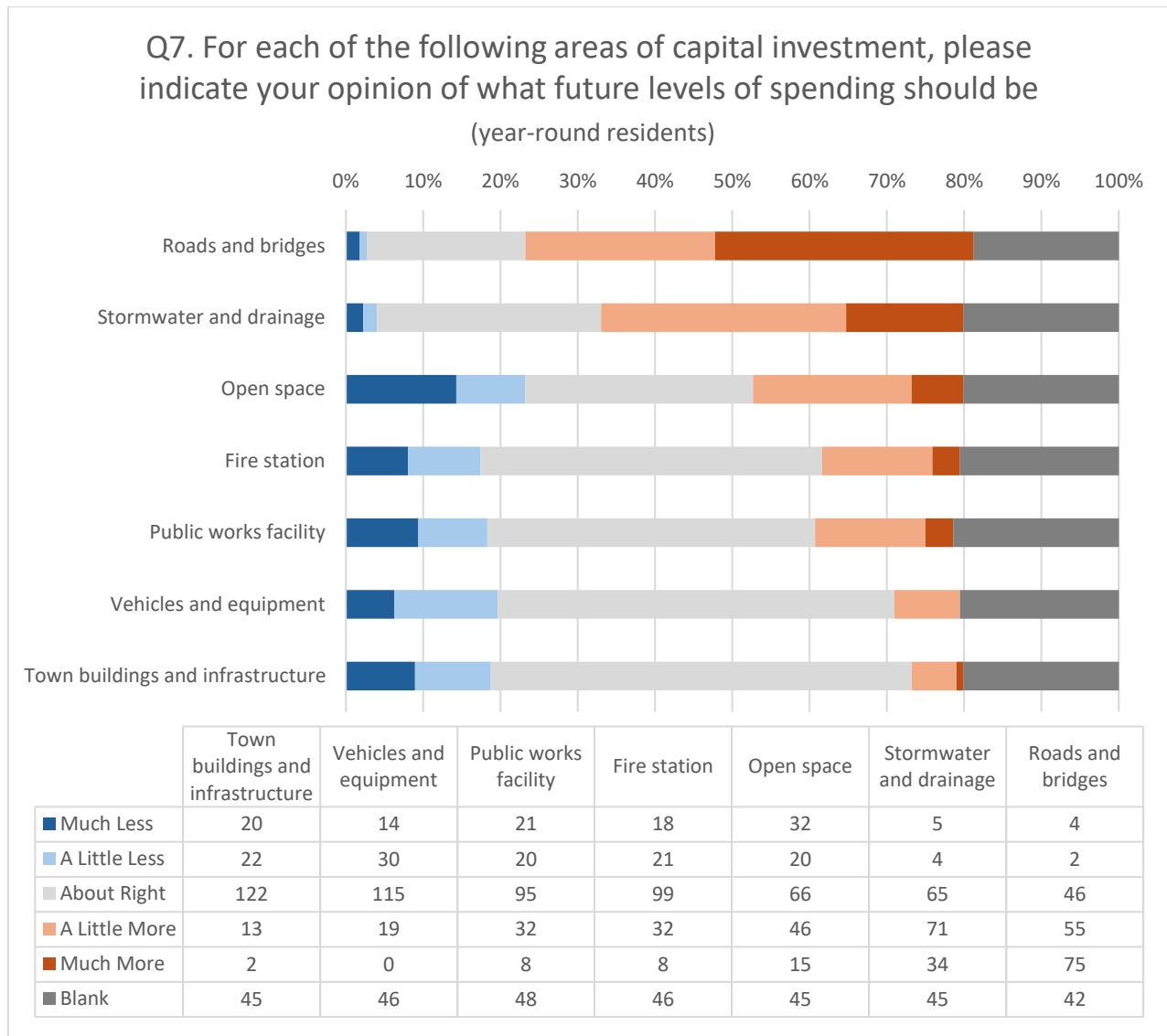
	Vehicles and equipment	Town buildings and infrastructure	Fire station	Public works facility	Open Space	Parks and recreational facilities	Stormwater and drainage	Roads and bridges
■ Far Too Little	0	2	3	3	12	6	29	59
■ Too Little	9	10	19	21	40	46	61	68
■ About Right	108	110	90	91	72	81	68	42
■ Too Much	21	29	27	20	14	16	2	0
■ Far Too Much	15	13	19	18	25	17	4	5
■ No opinion or blank	71	60	66	71	61	58	60	50

### Key takeaways:

- The greatest number of year-round residents believe that **too little has been spent on roads/bridges** (57%) and **stormwater/drainage** (40%) out of any category of capital investment
- A similar number of year-round residents believe that **too much has been spent on all other areas of capital investment** (15-21%), with a slightly larger number of people believing that **too much has been spent on the fire station** (21%). Of these, **open space was the most polarizing**, with only 32% believing that the right amount of money has been spent in this area.
- The greatest number of year-round residents were **satisfied with current/historic spending on town buildings & infrastructure** (49% think funding has been “about right”) and **vehicles & equipment** (48% think funding has been “about right”)

- **Fire station:** 9% of year-round residents believe that too little has been spent on the fire station, 40% are neutral, 21% believe that too much has been spent.
- **Public works:** 11% of year-round residents believe that too little has been on the public works facility, 41% are neutral, 17% believe that too much has been spent.
- This question had the **fewest number of respondents** out of any question on the survey, indicating perhaps a lack of understanding/knowledge about present/historic funding, a point that was brought up in several short answer responses.

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### Key takeaways:

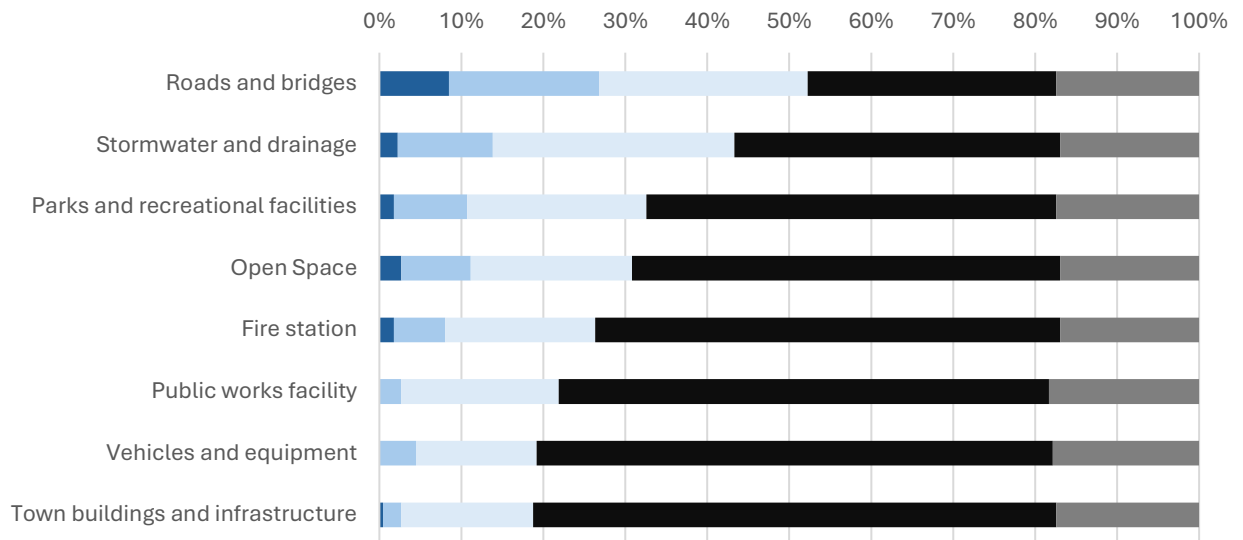
- The greatest number of year-round residents **believe more should be spent on roads/bridges (58%) and stormwater/drainage (47%)** in the future
- A similar number of year-round residents believe that **less should be spent on all other areas of capital investment (17-23%)**, with a slightly larger number of people believing **less should be spent on open space in the future (23%)**. **Open space was also the most polarizing**, with only 39% believing that the same amount of money has been spent in this area.
- The greatest number of year-round residents think the **same should continue to be spent on town buildings & infrastructure (54%) and vehicles & equipment (51%)**

- **Fire station:** 17% of year-round residents believe that less should be spent on the fire station, 44% believe spending should stay the same, 18% believe more should be spent
- **Public works:** 18% of year-round residents believe that less should be spent on the public works facility 42% believe spending should stay the same, 18% believe more should be spent

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Q8. For each of the following areas of capital investment, please indicate your willingness to pay more in property taxes for those (year-round residents)



	Town buildings and infrastructure	Vehicles and equipment	Public works facility	Fire station	Open Space	Parks and recreational facilities	Stormwater and drainage	Roads and bridges
■ Much More (10% or more)	1	0	0	4	6	4	5	19
■ Some More (5% to less than 10% more)	5	10	6	14	19	20	26	41
■ A little More (up to 5% more)	36	33	43	41	44	49	66	57
■ None	143	141	134	127	117	112	89	68
■ Blank	39	40	41	38	38	39	38	39

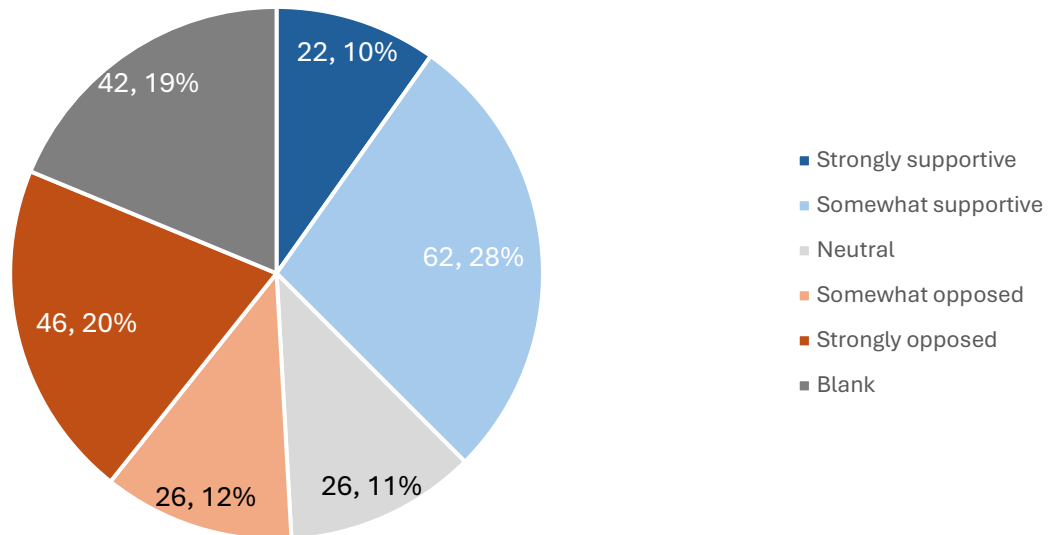
What are the priorities of year-round residents that would pay more in taxes in only 1-2 capital investment areas?

Capital Investment Area	Percent
Roads and bridges	65%
Stormwater & drainage	49%
Fire station	24%
Open Space	24%
Fire station	5%
Public works facility	5%
Town buildings & infrastructure	0%
Vehicles & equipment	0%

**Key takeaways:**

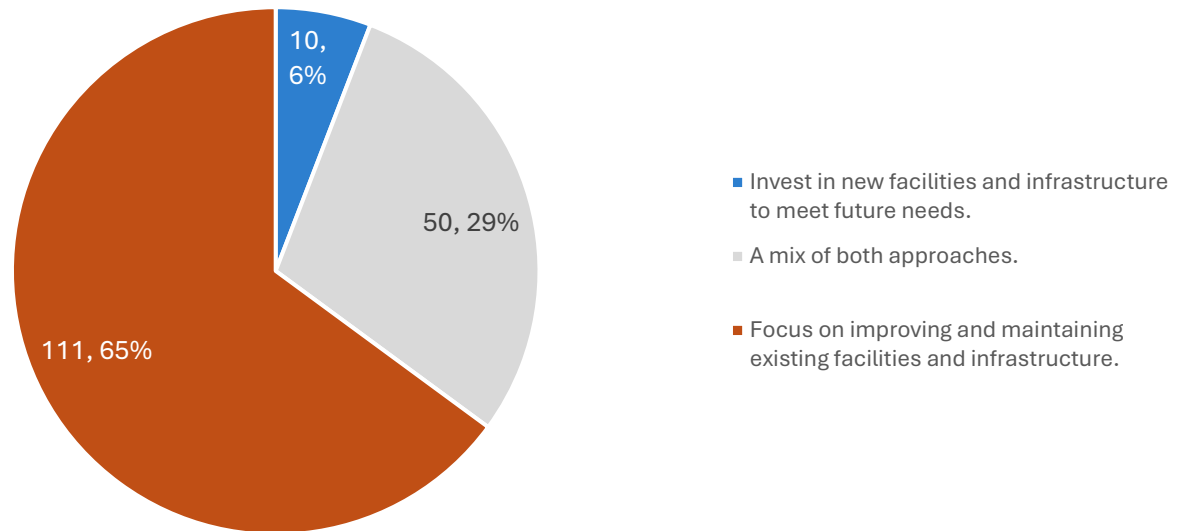
- The greatest number of year-round residents would **be willing to increase their taxes to fund road/bridge improvements** (52%) and **stormwater/drainage improvements** (43%). Both of these areas were also the most prioritized by residents that were only willing to increase taxes for 1 or 2 areas of capital improvement (65% and 49% respectively).
- The greatest number of year-round residents would **not be willing to increase their taxes to fund improvements to town buildings/infrastructure** (64% unwilling) or **vehicles/equipment** (63% unwilling).
- **Few year-round residents were willing to increase their taxes by 10% or more in any area** (14%), with 75% of those only willing to increase by much more in one area.
- **Fire Station:** 26% of year-round residents were willing to increase taxes to fund improvements to the fire station, 52% were not willing.
- **Public works:** 22% of year-round residents were willing to increase taxes to fund improvements to the public works facility, 60% were not willing. None were willing to increase their taxes by 10% or more to fund improvements to the public works facility.

Q9. How would you describe your willingness to support the town incurring debt by issuing bonds or using other financing options to fund high-priority capital improvements?  
(year-round residents)



**Key takeaways:** A slightly larger proportion 38% of year-round residents would be supportive of the town incurring debt by issuing bonds, compared to 32% who would be opposed.

Q10. If funding is limited, which of the following strategies would you prefer the town to prioritize?  
(year-round residents)



**Key takeaways:** A large majority of year-round residents (65%) prefer to focus on maintaining and improving existing facilities and infrastructure as opposed to investing in new facilities and infrastructure (6%).

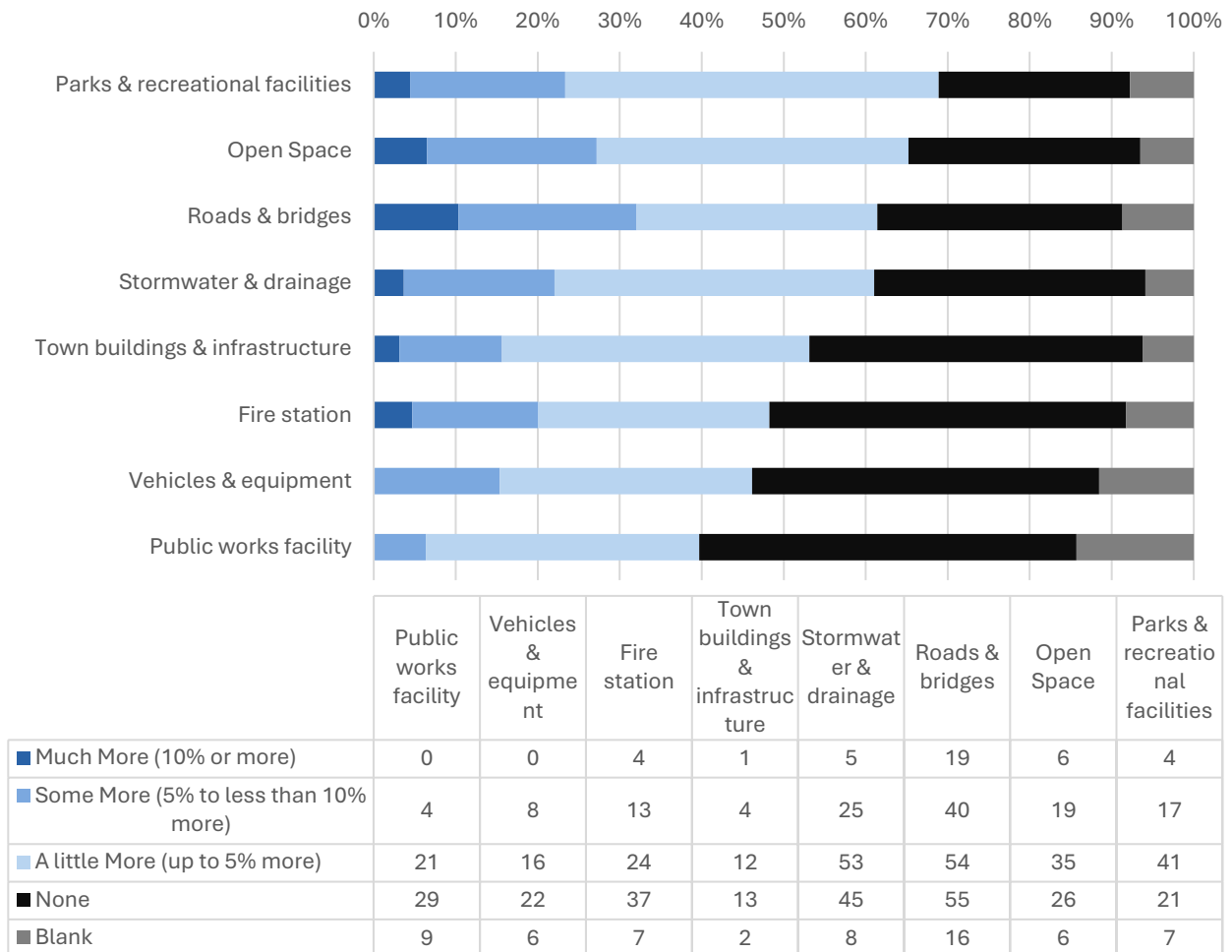
## Alignment

This section serves as a comparison of importance, satisfaction, opinions on current/historical funding, opinions on future funding, and willingness to increase property taxes for each area of potential capital investment. How willing were respondents to support more property taxes for capital improvements they consider important? What is the importance of capital investments to respondents who were willing to increase their taxes to pay for them? Generally, importance, satisfaction, opinions on current/historical funding, opinions on future funding, and willingness to increase property taxes were well aligned: if an area ranked high in importance, it ranked low in satisfaction and current/historical funding, and high in future funding and willingness to increase property taxes. A potential capital investment's perceived importance and respondent's willingness to increase property taxes were particularly well aligned.

As support for the town incurring debt to fund capital improvements was not broken down by areas of capital investment, this section also examines the support for incurring debt by the respondents that rated each potential capital investment as important or very important. Significantly more than half of respondents that valued parks/recreational facilities, the fire station, vehicles/equipment, and town buildings/facilities supported the town incurring debt to fund capital improvements, while less than half of those that valued roads and stormwater supported the town incurring debt.

## How willing are respondents to support more property taxes for capital improvements they consider important?

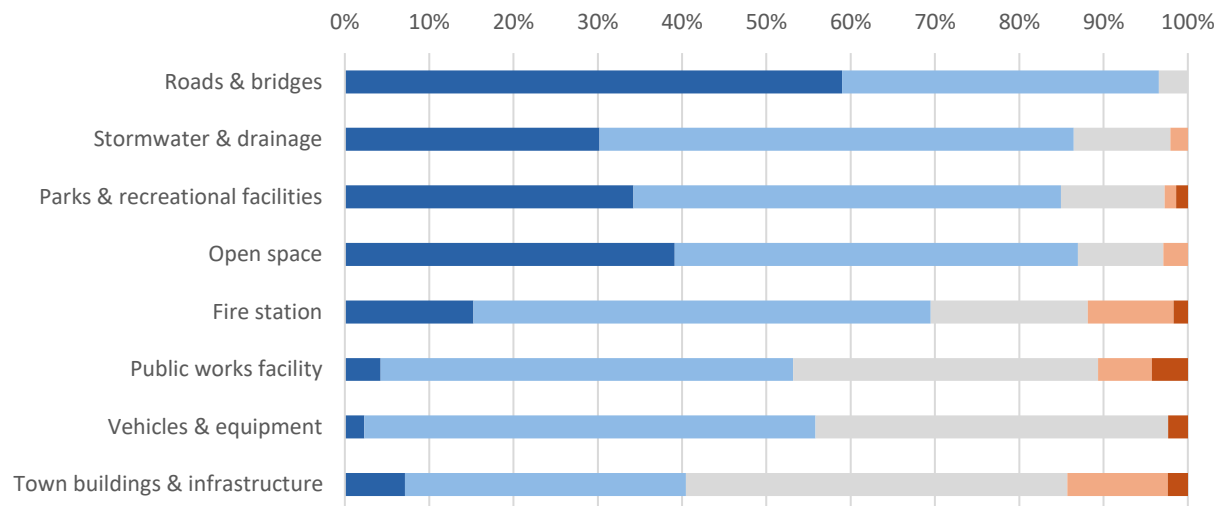
(year-round residents)



### Key takeaways:

- **Between 40% and 69% of respondents were willing to pay more in property taxes to support the areas that were important to them**, with only 40% (25 people) of those supporting the public works facility willing to pay more to fund improvements and 69% (60 people) of those supporting parks and recreational facilities willing to pay more to fund improvements.
- **Between 23% and 46% of respondents were not willing to pay more in property taxes to support the areas that were important to them**, with 23% (21 people) of respondents supporting parks & recreational facilities unwilling to increase their taxes to pay for improvements, and 46% (29 people) of respondents supporting the public works facility unwilling to pay more in taxes to fund improvements.

### What is the importance of capital investments to respondents who were willing to increase their taxes to pay for them?



	Town buildings & infrastructure	Vehicles & equipment	Public works facility	Fire station	Open space	Parks & recreational facilities	Stormwater & drainage	Roads & bridges
■ Highest priority	3	1	2	9	27	25	29	69
■ High priority	14	23	23	32	33	37	54	44
■ Neutral	19	18	17	11	7	9	11	4
■ Low priority	5	0	3	6	2	1	2	0
■ Lowest priority	1	1	2	1	0	1	0	0

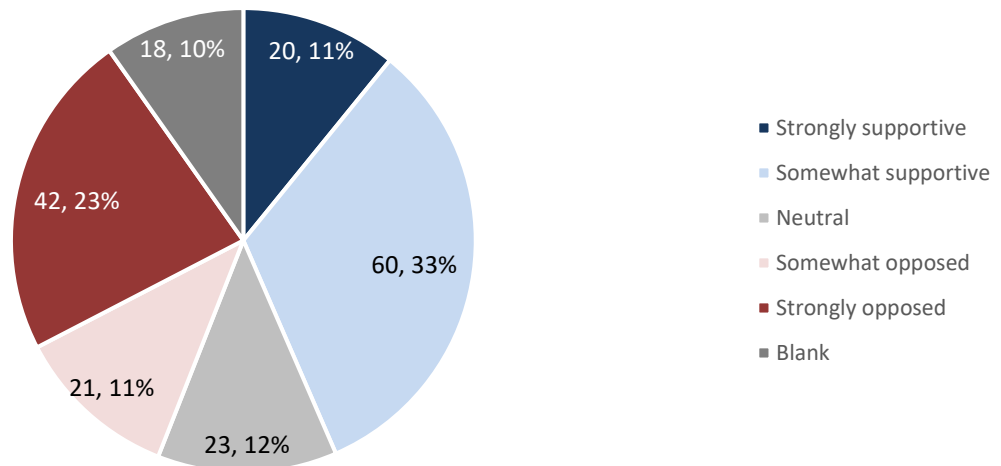
#### Key takeaways:

- **Most year-round residents that said they were willing to increase taxes to fund improvements ranked them as high or neutral priority. Few year-round residents were willing to increase taxes to pay for an area they marked as low priority.**
- 97% (113 people) of year-round residents who were willing to pay more in property taxes to fund roads & bridges marked roads & bridges as a high priority
- 40% (17 people) of year-round residents who were willing to pay more in property taxes to fund town buildings & infrastructure marked town buildings & infrastructure as a high priority, 14% (6 people) of year-round residents who were willing to pay more in taxes to fund town buildings & infrastructure marked them as low or lowest priority

## Roads & Bridges

	Rank							
	1	2	3	4	5	6	7	8
<b>Importance</b>	X							
	High priority			Neutral			Low priority	
<b>Satisfaction</b>							X	
	Satisfied			Neutral			Unsatisfied	
<b>Current &amp; historical funding</b>								X
	Too low			About right			Too high	
<b>Future funding</b>	X							
	Higher			Same			Lower	
<b>Tax increase willingness</b>	X							
	Willing			Neutral			Unwilling	

Are respondents that ranked roads & bridges as high priority/highest priority supportive of the town incurring debt?  
(year-round residents)

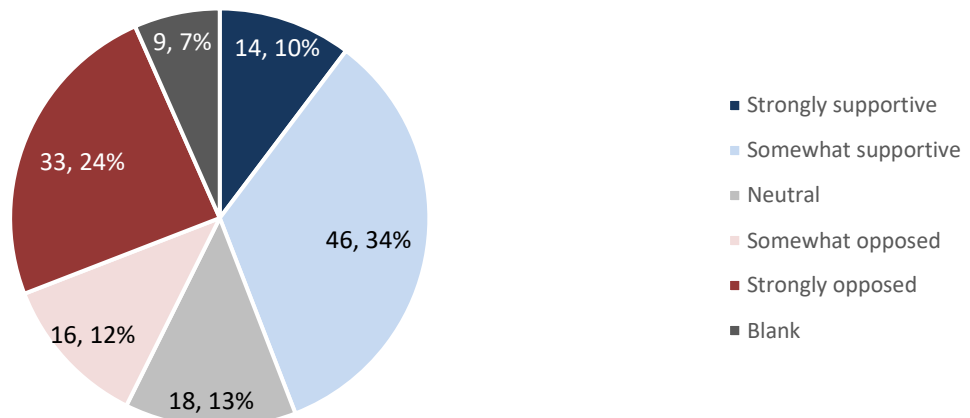




## Stormwater & Drainage Improvement

	Rank							
	1	2	3	4	5	6	7	8
<b>Importance</b>		x						
	High priority			Neutral			Low priority	
<b>Satisfaction</b>						x		
	Satisfied			Neutral			Unsatisfied	
<b>Current &amp; historical funding</b>							x	
	Too low			About right			Too high	
<b>Future funding</b>		x						
	Higher			Same			Lower	
<b>Tax increase willingness</b>		x						
	Willing			Neutral			Unwilling	

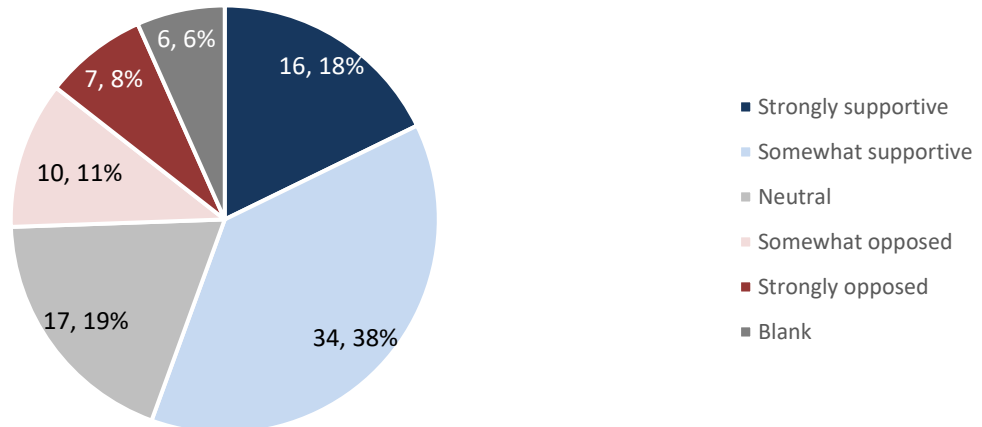
Are respondents that ranked stormwater improvements as high priority/highest priority supportive of the town incurring debt?  
(year-round residents)



## Parks & Recreational Facilities

	Rank							
	1	2	3	4	5	6	7	8
<b>Importance</b>			X					
	High priority			Neutral			Low priority	
<b>Satisfaction</b>		X						
	Satisfied			Neutral			Unsatisfied	
<b>Current &amp; historical funding</b>						X		
	Too low			About right			Too high	
<b>Future funding</b>								
	Higher			Same			Lower	
<b>Tax increase willingness</b>			X					
	Willing			Neutral			Unwilling	

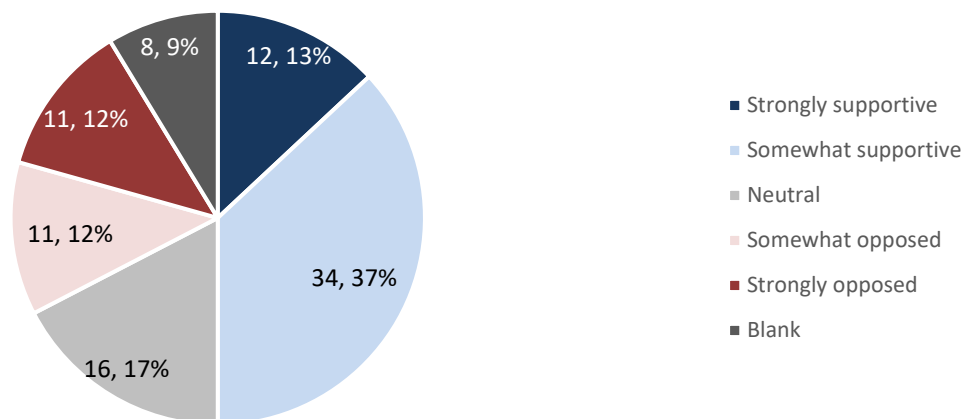
Are respondents that ranked parks & recreational facilities as high priority/highest priority supportive of the town incurring debt?  
(year-round residents)



## Open Space

	Rank							
	1	2	3	4	5	6	7	8
Importance				x				
	High priority			Neutral		Low priority		
Satisfaction								
	Satisfied			Neutral		Unsatisfied		
Current & historical funding					x			
	Too low			About right		Too high		
Future funding			x					
	Higher			Same		Lower		
Tax increase willingness				x				
	Willing			Neutral		Unwilling		

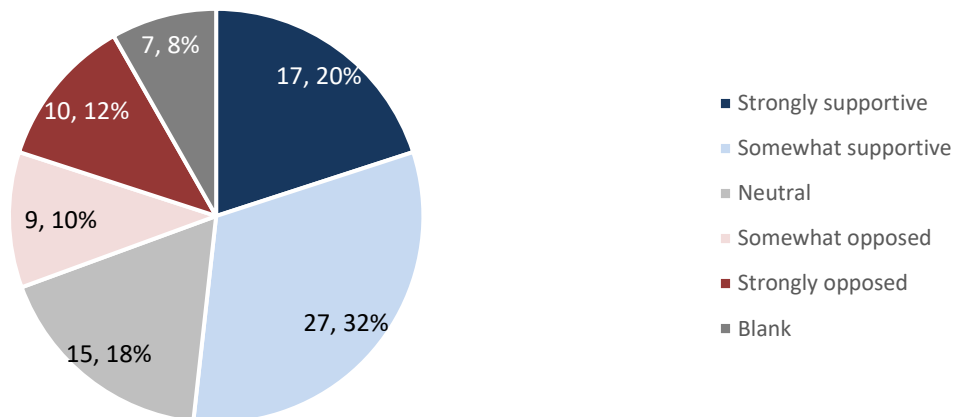
Are respondents that ranked open space as high priority/highest priority supportive of the town incurring debt?  
(year-round residents)



## Fire Station

	Rank							
	1	2	3	4	5	6	7	8
<b>Importance</b>					x			
	High priority			Neutral		Low priority		
<b>Satisfaction</b>	x							
	Satisfied			Neutral		Unsatisfied		
<b>Current &amp; historical funding</b>		x						
	Too low			About right		Too high		
<b>Future funding</b>				x				
	Higher			Same		Lower		
<b>Tax increase willingness</b>					x			
	Willing			Neutral		Unwilling		

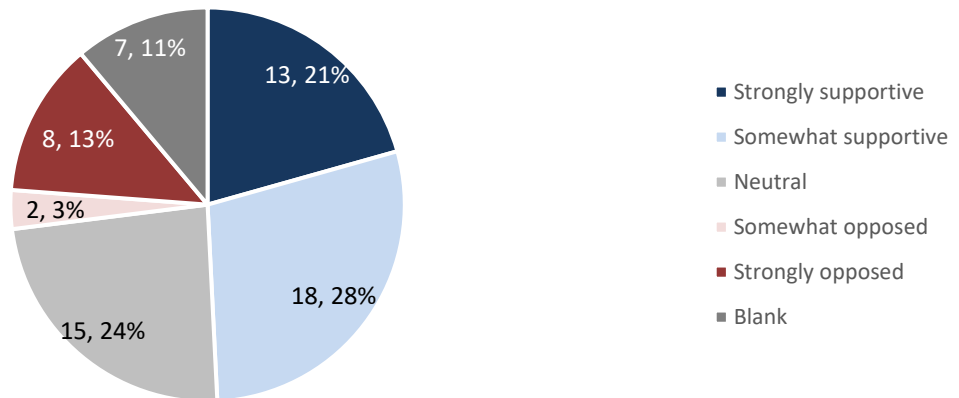
Are respondents that ranked the fire station as high priority/highest priority supportive of the town incurring debt?  
(year-round residents)



## Public Works Facility

	Rank							
	1	2	3	4	5	6	7	8
<b>Importance</b>							X	
	High priority			Neutral			Low priority	
<b>Satisfaction</b>					X			
	Satisfied			Neutral			Unsatisfied	
<b>Current &amp; historical funding</b>				X				
	Too low			About right			Too high	
<b>Future funding</b>					X			
	Higher			Same			Lower	
<b>Tax increase willingness</b>							X	
	Willing			Neutral			Unwilling	

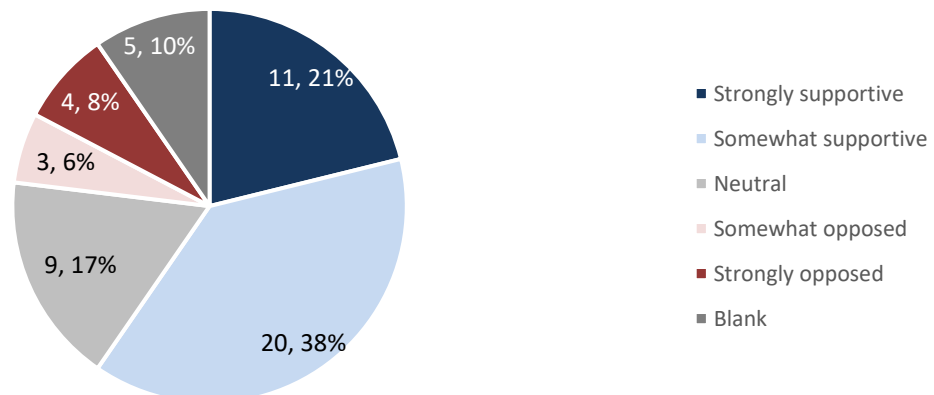
Are respondents that ranked public works as high priority/highest priority supportive of the town incurring debt?  
(year-round residents)



## Vehicles & Equipment

	Rank							
	1	2	3	4	5	6	7	8
<b>Importance</b>						X		
	High priority			Neutral			Low priority	
<b>Satisfaction</b>				X				
	Satisfied			Neutral			Unsatisfied	
<b>Current &amp; historical funding</b>	X							
	Too low		About right				Too high	
<b>Future funding</b>						X		
	Higher		Same				Lower	
<b>Tax increase willingness</b>							X	
	Willing			Neutral			Unwilling	

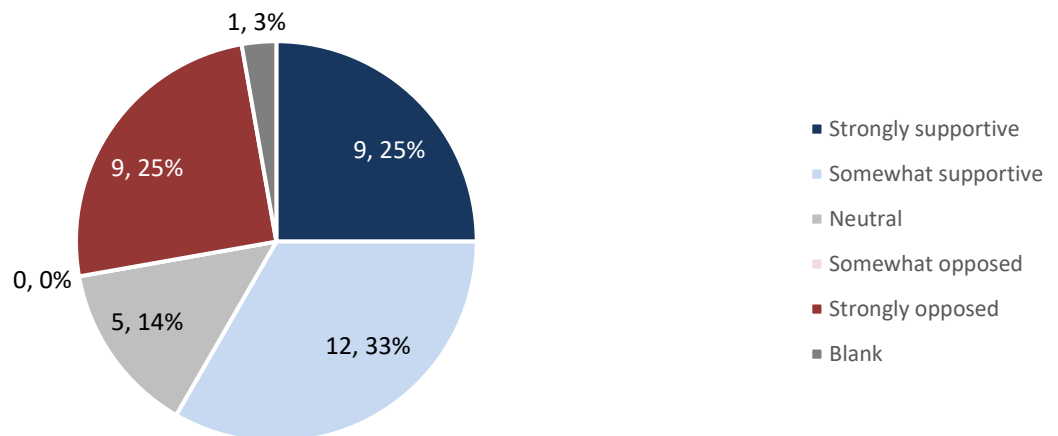
Are respondents that ranked public works as high priority/highest priority supportive of the town incurring debt?  
(year-round residents)



## Town buildings & infrastructure

	Rank							
	1	2	3	4	5	6	7	8
<b>Importance</b>								X
	High priority			Neutral			Low priority	
<b>Satisfaction</b>			X					
	Satisfied			Neutral			Unsatisfied	
<b>Current &amp; historical funding</b>			X					
	Too low			About right			Too high	
<b>Future funding</b>							X	
	Higher			Same			Lower	
<b>Tax increase willingness</b>								X
	Willing			Neutral			Unwilling	

Are respondents that ranked town buildings & infrastructure as high priority/highest priority supportive of the town incurring debt?  
(year-round residents)



## Short Answer Responses

### *Roads:*

Several respondents that prioritized roads mentioned state roads in their comments; however it was not a significant portion of respondents, and some of these respondents also mentioned town roads in their comments or acknowledged that the town would have to work with the state. Private roads were also mentioned several times by both residents advocating for and against town maintenance of private roads.

### *Fire Station:*

Short answer responses showed some confusion around why a new fire station was needed, such as “why do we need a new fire station?” and “fire station appears adequate”. In addition to questions around the necessity of the fire station, several respondents had questions about the South Casco fire station and how it would factor into potential investments.

### *Public Works:*

There were several comments indicating a lack of education around the need for investment in a public works facility, such as “need to see proof that a full public works department makes sense” and “haven’t heard any justification for improving or adding a public works facility”.

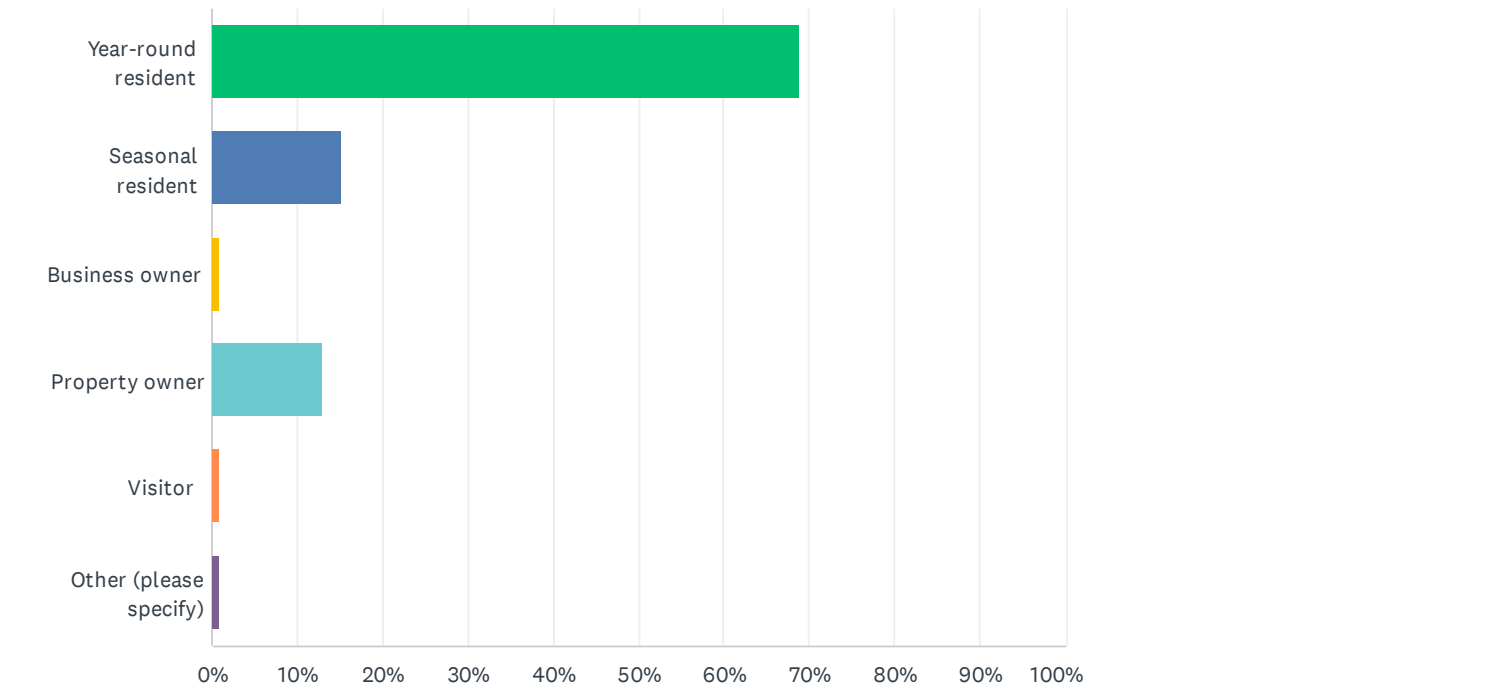
### *Tax Increases:*

Around 23% of year-round resident respondents said that they would not be willing to increase taxes to fund any capital investment, several citing recent increases in taxes. Around 60% of year-round residents reported that they would be willing to increase taxes by some amount for at least one of the listed capital investments.



Q1 What best describes your relationship to the Town of Casco? (select only one)

Answered: 322    Skipped: 0

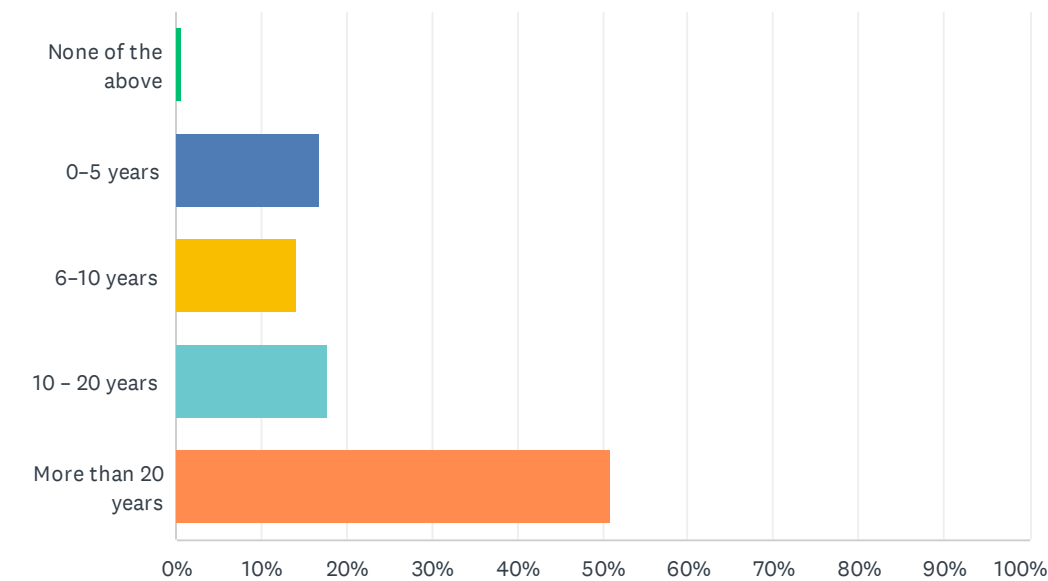


ANSWER CHOICES		RESPONSES	
Year-round resident		68.94%	222
Seasonal resident		15.22%	49
Business owner		0.93%	3
Property owner		13.04%	42
Visitor		0.93%	3
Other (please specify)		0.93%	3
TOTAL			322

#	OTHER (PLEASE SPECIFY)	DATE
1	Grew up in otisfield	7/20/2025 10:53 AM
2	Near year round	7/13/2025 11:41 AM
3	Part-time year-round	7/10/2025 1:20 PM

Q2 How long have you lived, worked, visited, or owned property in Casco?

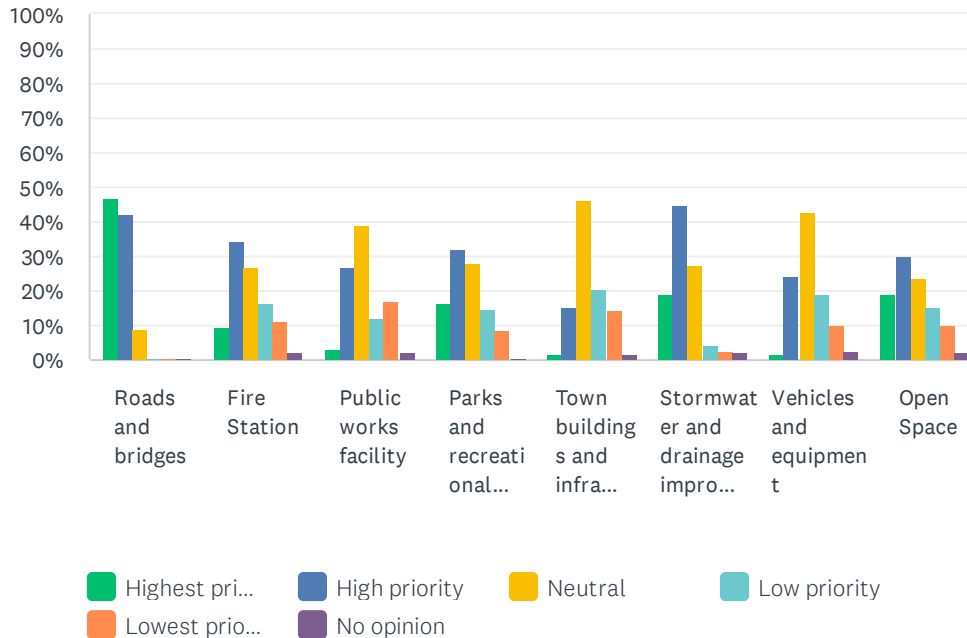
Answered: 322    Skipped: 0



ANSWER CHOICES		RESPONSES	
None of the above		0.62%	2
0-5 years		16.77%	54
6-10 years		13.98%	45
10 - 20 years		17.70%	57
More than 20 years		50.93%	164
TOTAL			322

**Q3 Please rank the following areas of capital investment in order of importance to you (Use the scale provided: Highest priority, High priority, Neutral, Low priority, Lowest priority, No opinion):**

Answered: 281 Skipped: 41



	HIGHEST PRIORITY	HIGH PRIORITY	NEUTRAL	LOW PRIORITY	LOWEST PRIORITY	NO OPINION	TOTAL	WEIGHTED AVERAGE
Roads and bridges	47.10% 130	42.03% 116	8.70% 24	0.72% 2	0.72% 2	0.72% 2	276	1.68
Fire Station	9.35% 26	34.17% 95	26.98% 75	16.55% 46	10.79% 30	2.16% 6	278	2.92
Public works facility	3.28% 9	26.64% 73	39.05% 107	12.04% 33	16.79% 46	2.19% 6	274	3.19
Parks and recreational facilities	16.13% 45	32.26% 90	27.96% 78	14.70% 41	8.24% 23	0.72% 2	279	2.69
Town buildings and infrastructure	1.81% 5	15.52% 43	46.57% 129	20.58% 57	14.08% 39	1.44% 4	277	3.34
Stormwater and drainage improvements	19.06% 53	44.60% 124	27.34% 76	3.96% 11	2.88% 8	2.16% 6	278	2.33
Vehicles and equipment	1.80% 5	24.10% 67	42.45% 118	19.06% 53	10.07% 28	2.52% 7	278	3.19
Open Space	18.84% 52	30.07% 83	23.55% 65	15.22% 42	10.14% 28	2.17% 6	276	2.74

#	OTHER (PLEASE SPECIFY)	DATE
1	Roads and schools	7/22/2025 3:42 PM
2	Swimming pool	7/21/2025 7:28 AM

# Help Shape Casco's Future: Community Survey on Capital Investments

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3	Fiduciary responsibility by authorities regarding wages and earnings in respect to continual tax increases	7/19/2025 9:36 AM
4	Replace vehicles with EV power.	7/19/2025 9:20 AM
5	Improve cell coverage. Too many dead spots in Casco.	7/17/2025 8:59 AM
6	Fix existing stuff instead of committing to more stuff that will be ignored in the future	7/14/2025 11:10 AM
7	Sidewalks from Fish Hatchery Rd to Leach Hill Rd.	7/11/2025 1:18 PM
8	Sebago Fiber!	7/10/2025 8:14 PM
9	Everything looks good why replace anything.	7/10/2025 7:05 PM
10	Lake cleanliness and dams	7/10/2025 1:26 PM
11	Lake quality Highest priority	7/9/2025 9:18 PM
12	Elderly and affordable housing	7/8/2025 8:27 PM
13	Pave the dirt roads!	7/2/2025 10:33 AM
14	Road safety	7/2/2025 8:28 AM
15	trails	7/1/2025 7:27 PM
16	Wants vs needs is important to consider; what is the return on investment for each and not just financial but looking at the town as a whole	7/1/2025 4:51 PM
17	Communication. Towns website is very limited.	6/25/2025 7:36 PM
18	Meadow road!!	6/19/2025 9:16 AM
19	-why do we need a new fire station? There's plenty of room where the current one is on meadow road and it's not very old. Explain!	6/17/2025 9:38 PM

## Q4 Are there other areas you believe should be prioritized for capital investment?

Answered: 95 Skipped: 227

#	RESPONSES	DATE
1	Road signage and striping	7/22/2025 3:42 PM
2	City sewage	7/21/2025 7:20 PM
3	Cell tower for cell service in the town of Casco	7/21/2025 3:12 PM
4	Creating and improving public access for our beautiful waters.	7/21/2025 7:28 AM
5	Repair and paving Heath Road	7/20/2025 5:28 PM
6	A very poor job b is always fine plowing Mayberry hill rd which we need to travel in winter	7/20/2025 3:00 PM
7	Public water access to ponds.	7/20/2025 11:28 AM
8	Maintainence and upkeep of current open space, parks, buildings and infastructure. HIGHEST PRIORITY	7/20/2025 7:32 AM
9	Protecting water	7/19/2025 11:40 AM
10	Library	7/19/2025 10:34 AM
11	Connectivity around town	7/19/2025 9:45 AM
12	Balancing new business opportunities with new housing	7/19/2025 9:36 AM
13	Trail systems & sidewalks	7/19/2025 9:00 AM
14	No	7/19/2025 8:54 AM
15	There must be an investment in the Costco post office. The operation of the post office is truly pathetic whomever controls that post office really needs to be fired. Immediately the rules and pose upon the residence are ridiculous. i've grown to know many residents in Casco I'll have the same opinion	7/18/2025 3:42 PM
16	Secure conservation land, minimize development	7/17/2025 3:42 PM
17	Radar signs to reduce speeding on Town roads. More protection for walking on town/state roads.	7/17/2025 8:59 AM
18	Dog park	7/16/2025 3:07 PM
19	Technology, cell phone coverage	7/15/2025 9:33 PM
20	Safe streets for pedestrians - improved shoulders, traffic calming & intersection mitigation (e.g. Rt 85 & 11)	7/15/2025 2:45 PM
21	Road shoulders widen (one side) for safer walking/biking etc	7/14/2025 4:54 PM
22	We are not Portland. Leave our small town alone!	7/14/2025 11:30 AM
23	Road repair and drainage	7/14/2025 11:10 AM
24	Local law enforcement; services to the periphery	7/13/2025 6:52 PM
25	Identifying Residential and commercial growth zones	7/13/2025 2:45 PM
26	Constant improvement in technology, especially online access and transactional capabilities.	7/13/2025 9:35 AM
27	Lake management. Small fire lane maintenance.	7/11/2025 5:29 PM
28	Make the beach at the southern end of Pleasant much wider.	7/11/2025 1:18 PM

# Help Shape Casco's Future: Community Survey on Capital Investments

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29	Plowing of private roads. Just because it is private if roads are not plowed we are not potentially able to receive emergency services(fire, abundance, police etc etc)if needed	7/11/2025 11:50 AM
30	Natural disaster recovery contingency funding as reliance on federal dollars may not be possible in the future.	7/11/2025 10:22 AM
31	Route 121 is in serious need of repair and is dangerous.	7/11/2025 8:59 AM
32	Lower taxes and less employees	7/10/2025 10:00 PM
33	Please work with these guys to speed up the rollout of extremely important fiber internet to our town! <a href="https://www.sebagofiber.net/">https://www.sebagofiber.net/</a> Also - my road is no longer plowed for snow in the winter which is hugely annoying.	7/10/2025 8:14 PM
34	Save don't spend and borrow, lower my taxes instead of increasing them.	7/10/2025 7:05 PM
35	Law enforcement, safer roads	7/10/2025 5:48 PM
36	Sidewalks	7/10/2025 4:40 PM
37	Damn work at Thomas Pond	7/10/2025 1:26 PM
38	Dump improvement	7/10/2025 12:26 PM
39	Lakes	7/9/2025 9:18 PM
40	Lake water quality	7/9/2025 12:45 PM
41	Nature trails, dedicated bike trails	7/9/2025 8:05 AM
42	Village areas shopping convenience	7/8/2025 8:39 PM
43	Schools	7/8/2025 8:27 PM
44	None additional.	7/8/2025 4:57 PM
45	Trash pickup	7/8/2025 12:15 PM
46	Roads	7/8/2025 9:45 AM
47	If sidewalks, bike lanes, walking/biking paths aren't included in the roads and bridges category, I would like to see this as a prioritized area for our town.	7/8/2025 8:19 AM
48	Business Development, vibrant town center wherever it winds up.	7/7/2025 5:18 PM
49	Fire Station	7/7/2025 4:06 PM
50	Certainly NOT low-income housing.	7/7/2025 12:14 PM
51	no	7/7/2025 11:48 AM
52	Bussiness and roads	7/6/2025 8:22 PM
53	Fix our roads.	7/6/2025 6:15 PM
54	Roads roads and more road repair	7/6/2025 5:51 PM
55	PINE HILL RD water drainage and road repair	7/6/2025 3:54 PM
56	No	7/6/2025 3:07 AM
57	More reliable power at lower cost	7/5/2025 9:02 PM
58	ATV trails and public swim areas	7/5/2025 8:07 PM
59	Repair Quaker Ridge road!!	7/5/2025 7:55 PM
60	Roads , pine hill is terrible	7/5/2025 6:41 PM
61	Better plowing	7/5/2025 5:52 PM
62	X	7/5/2025 4:32 PM
63	Schools	7/5/2025 4:00 PM

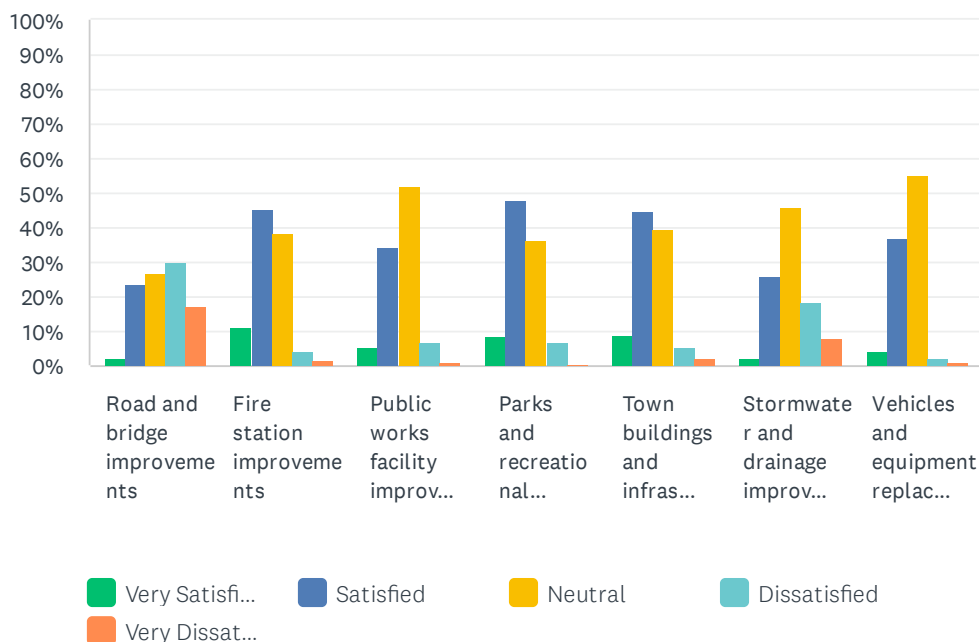
# Help Shape Casco's Future: Community Survey on Capital Investments

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64	Road safety is a huge concern in the community.	7/2/2025 8:28 AM
65	Stop giving yourself ridiculous raises. There is no reason the town manager should earn 100k a year. Stop raising our taxes!	7/1/2025 8:52 PM
66	Speed reduction coming down the hill toward the Marina on Heath rd	7/1/2025 7:59 PM
67	The town website after its conversion to VGS is a mess. Search does not find what you need, Articles from 20 years ago are buried in paper files we don't have access to. Meeting minutes used to be catches catch can, now non existant. Select board contact info non existant. Past videos of meetings hard to find...	7/1/2025 7:27 PM
68	Sidewalk on one side of Quaker Ridge Rd	7/1/2025 7:20 PM
69	Casco spend to much	7/1/2025 6:48 PM
70	Prioritize business development through policy and actionable steps taken	7/1/2025 4:51 PM
71	Not at this time	7/1/2025 3:04 PM
72	Cycling, walking, and running infrastructure	6/30/2025 8:49 PM
73	Outdoor pickle ball courts	6/28/2025 10:40 AM
74	invest in energy efficiency and solar to run town operations	6/26/2025 2:55 PM
75	Electronic infrastructure/affordable broadband	6/26/2025 9:02 AM
76	121 in the village. Speed deferment and sidewalks.	6/25/2025 8:44 PM
77	Sidewalks on Leach Hill road and 121	6/25/2025 7:36 PM
78	Public access to remote areas of Casco lakes, rivers, streams.	6/25/2025 6:37 PM
79	Welcoming to new businesses	6/25/2025 6:08 PM
80	Investment in public safety- sheriff coverage for Casco	6/25/2025 5:35 PM
81	NO!!	6/25/2025 5:00 PM
82	We need more sidewalks, bicycle lanes/paths, walking trails, and a dog park. A playground at the small park in Webbs Mills village would greatly benefit the high density of children in this neighborhood.	6/23/2025 6:02 AM
83	Meadow rd from Rt. 11 to plains rd.	6/19/2025 9:16 AM
84	More Sidewalks or bike/pedestrian lanes to make community more pedestrian friendly near the State Park	6/18/2025 9:18 AM
85	Roads and general maintenance of current equipment. I do not believe any new buildings, vehicles, or equipment is warranted right now with the condition of some town roads.	6/18/2025 8:33 AM
86	Road repair	6/17/2025 11:05 PM
87	Roads	6/17/2025 10:47 PM
88	Roads	6/17/2025 10:29 PM
89	Existing infrastructure should take priority for maintenance and if necessary replacement	6/17/2025 9:44 PM
90	Land being privately sold that could be preserved as open space by the town for recreation	6/17/2025 9:03 PM
91	Slowing growth	6/17/2025 8:58 PM
92	Traffic safety on 302	6/17/2025 8:53 PM
93	Roads, roads, roads	6/17/2025 8:33 PM
94	NO - STOP SPENDING MONEY!!!!!!!!!!!!!!	6/17/2025 7:07 PM
95	There should be more trimming back of roads around stop signs and speed limit signs.	6/17/2025 5:31 PM

## Q5 How satisfied are you with the current state of the following in Casco? (Rate on a scale: Very Satisfied, Satisfied, Neutral, Dissatisfied, Very Dissatisfied)

Answered: 277 Skipped: 45



	VERY SATISFIED	SATISFIED	NEUTRAL	DISSATISFIED	VERY DISSATISFIED	TOTAL	WEIGHTED AVERAGE
Road and bridge improvements	2.19% 6	23.72% 65	27.01% 74	29.93% 82	17.15% 47	274	3.36
Fire station improvements	11.19% 31	45.13% 125	38.27% 106	3.97% 11	1.44% 4	277	2.39
Public works facility improvements	5.43% 15	34.42% 95	52.17% 144	6.88% 19	1.09% 3	276	2.64
Parks and recreational facilities	8.66% 24	47.65% 132	36.10% 100	6.86% 19	0.72% 2	277	2.43
Town buildings and infrastructure	8.76% 24	44.53% 122	39.42% 108	5.11% 14	2.19% 6	274	2.47
Stormwater and drainage improvements	2.19% 6	25.91% 71	45.99% 126	18.25% 50	7.66% 21	274	3.03
Vehicles and equipment replacement	4.38% 12	36.86% 101	55.47% 152	2.19% 6	1.09% 3	274	2.59

#	OTHER (PLEASE SPECIFY)	DATE
1	Old bank building still not fixed for a meeting space. Maybe tear it down and start over	7/22/2025 3:42 PM
2	I am sad to see the bank/beauty salon being converted to government space.	7/21/2025 7:28 AM
3	Heath Rd is in desperate need of repair and paving	7/20/2025 5:28 PM
4	Better plowing of Mayberry hill rd	7/20/2025 3:00 PM



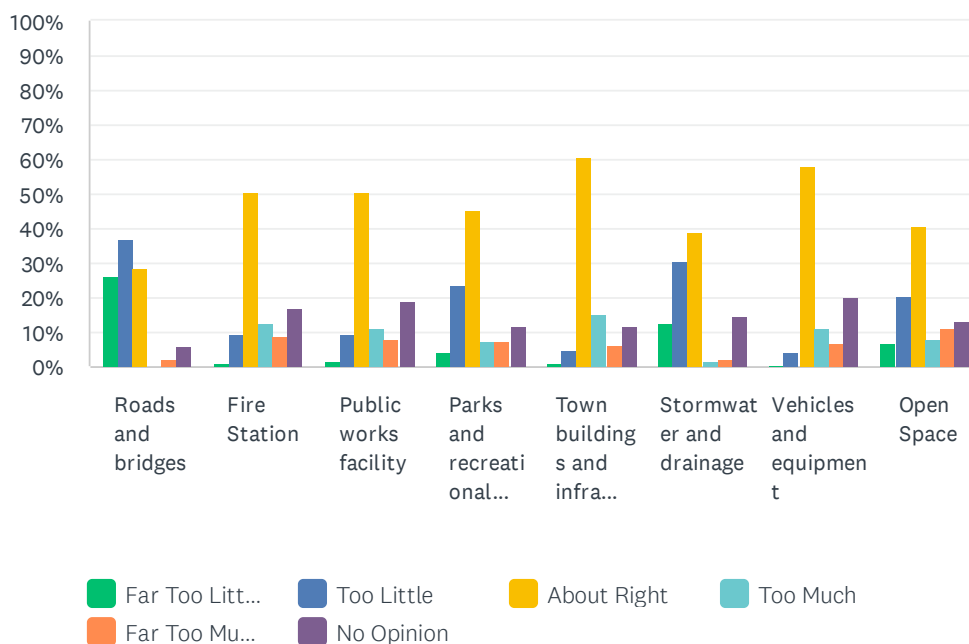
# Help Shape Casco's Future: Community Survey on Capital Investments

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5	Don't spend on the backs of the year round struggling residents	7/19/2025 9:36 AM
6	Route 121 crowding is terrible	7/19/2025 8:54 AM
7	Disappointed that there isn't a vibrant town center	7/7/2025 5:18 PM
8	I am not well informed on the status of many of these	7/5/2025 4:00 PM
9	This question is difficult to understand and respond to - you're asking about satisfaction with the current state but the items listed seem to be the POTENTIAL capital improvements. Are we rating our satisfaction with the current fire station or the potential for improvement or something else?	7/1/2025 2:07 PM
10	It would be nice to have the South Casco Fire Station opened especially in the busy summer months	6/25/2025 5:35 PM
11	There has been too much spending on things like the Fire Department improvements - too many new things to replace items that do not need replacing. There needs to be less stuff improved and more road fixing.	6/18/2025 8:33 AM
12	-my road has big potholes, cracks, crevices, eroded blacktop, bad drainage and hasn't been repaved in decades. When driving on it you have to dodge these obstacles therefore dodging oncoming vehicles which is dangerous. Winter plowing narrows the road to one lane in many places, leaves the road icy with bad drainage for melting snow. Pine Hill Rd.	6/17/2025 9:38 PM
13	STOP SPENDING MONEY!!!!!!!!!!!!!!	6/17/2025 7:07 PM

**Q6 For each of the following areas of capital investment, please indicate your opinion of current and historical levels of spending.(Choose one per row: Far Too Little, Too Little, About Right, Too Much, Far Too Much, No Opinion)**

Answered: 251 Skipped: 71



	FAR TOO LITTLE	TOO LITTLE	ABOUT RIGHT	TOO MUCH	FAR TOO MUCH	NO OPINION	TOTAL
Roads and bridges	26.21% 65	37.10% 92	28.63% 71	0.00% 0	2.02% 5	6.05% 15	248
Fire Station	1.21% 3	9.72% 24	50.61% 125	12.55% 31	8.91% 22	17.00% 42	247
Public works facility	1.61% 4	9.64% 24	50.60% 126	11.24% 28	8.03% 20	18.88% 47	249
Parks and recreational facilities	4.45% 11	23.89% 59	45.34% 112	7.29% 18	7.29% 18	11.74% 29	247
Town buildings and infrastructure	1.21% 3	4.86% 12	60.32% 149	15.38% 38	6.48% 16	11.74% 29	247
Stormwater and drainage	12.50% 31	30.65% 76	38.71% 96	1.61% 4	2.02% 5	14.52% 36	248
Vehicles and equipment	0.40% 1	4.44% 11	57.66% 143	10.89% 27	6.85% 17	19.76% 49	248
Open Space	6.85% 17	20.56% 51	40.32% 100	8.06% 20	10.89% 27	13.31% 33	248

#	OTHER (PLEASE SPECIFY)	DATE
1	Every open space in this town does NOT need development	7/19/2025 9:42 AM
2	The only expense I looked at was snowplowing, very fluffy for a 1973 dump truck and a guy	7/10/2025 7:20 PM

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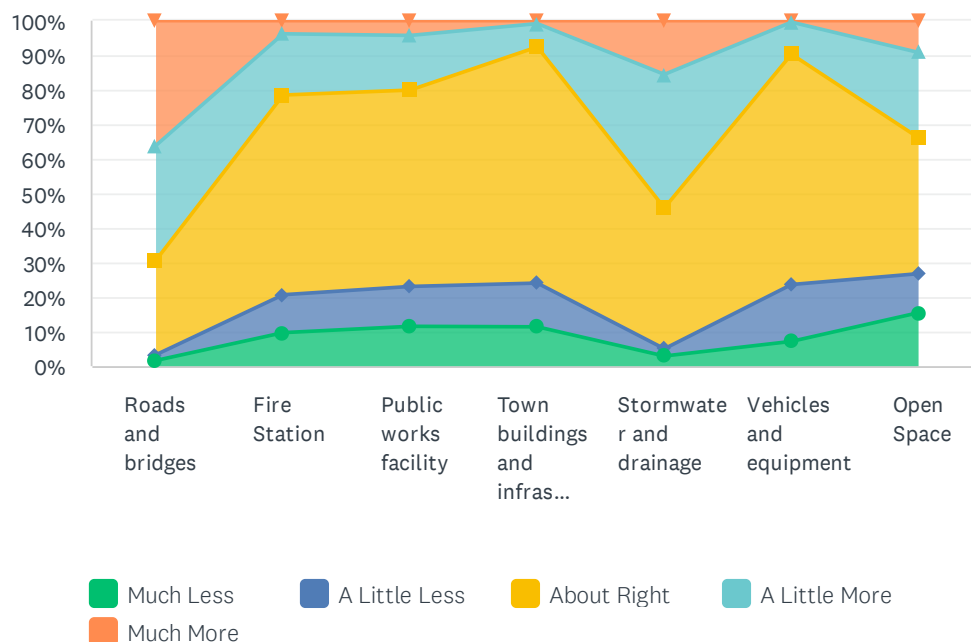
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getting paid 25 bucks an hour or something. 57 miles. Don't need 8 trucks and four loaders for that.

3	Regionalization of services should be priority.	7/8/2025 8:30 PM
4	Amounts may be OK, but location not OK.	7/6/2025 3:57 PM
5	The town office and bright sign outside the office, were both completely unnecessary to purchase. Please fix our roads and work on proper flood drainage for those of us who live at the bottom of Leach Hill Rd	7/1/2025 8:56 PM
6	I really am not sure	6/19/2025 5:41 AM
7	STOP SPENDING MONEY!!!!!!!!!!!!!!	6/17/2025 7:09 PM

**Q7 For each of the following areas of capital investment, please indicate your opinion of what future levels of spending should be (Rate on a scale: Much Less, A Little Less, About Right, A Little More, Much More, No opinion)**

Answered: 242 Skipped: 80



	MUCH LESS	A LITTLE LESS	ABOUT RIGHT	A LITTLE MORE	MUCH MORE	TOTAL
Roads and bridges	1.66% 4	1.66% 4	27.39% 66	33.20% 80	36.10% 87	241
Fire Station	9.70% 23	10.97% 26	57.81% 137	17.72% 42	3.80% 9	237
Public works facility	11.54% 27	11.54% 27	56.84% 133	15.81% 37	4.27% 10	234
Town buildings and infrastructure	11.39% 27	12.66% 30	68.35% 162	6.75% 16	0.84% 2	237
Stormwater and drainage	2.94% 7	2.10% 5	40.76% 97	38.66% 92	15.55% 37	238
Vehicles and equipment	7.17% 17	16.46% 39	66.67% 158	9.28% 22	0.42% 1	237
Open Space	15.48% 37	11.30% 27	39.33% 94	24.69% 59	9.21% 22	239

#	OTHER (PLEASE SPECIFY)	DATE
1	Capital money for Fire Station be used to improve S. Casco, not Casco Village	7/22/2025 3:48 PM
2	I believe investing in all of these areas is vital	7/19/2025 11:43 AM
3	I feel town officials and workers wages are too high in areas	7/19/2025 9:42 AM

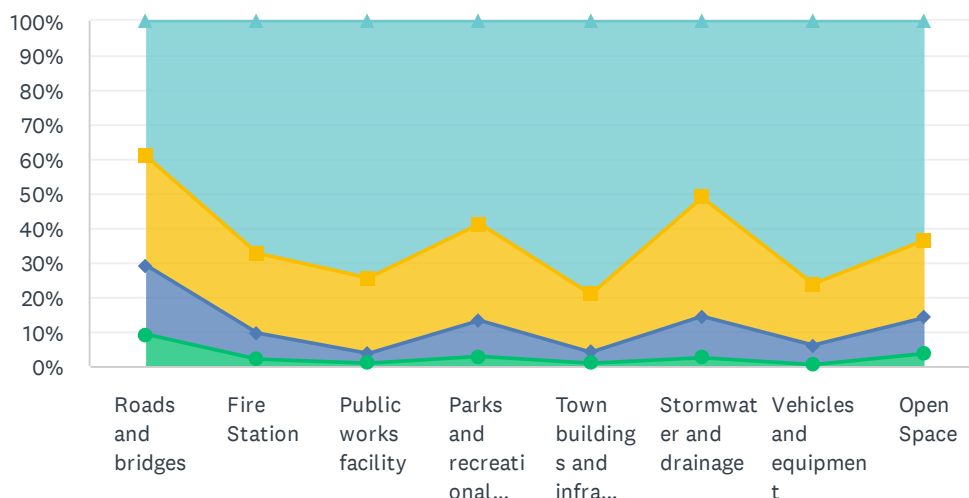
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4	You left out parks & rec..... a little more	7/11/2025 7:52 PM
5	Don't buildings last 200 years. Plant some flowers if you want it to look better	7/10/2025 7:20 PM
6	Need to look into regionalization of fire/emt services. Need to see proof that a full public works department makes sense	7/8/2025 8:30 PM
7	No option for no opinion	7/6/2025 4:26 PM
8	I don't know how to answer these without any context about current capital investment and level of need	7/1/2025 3:27 PM
9	Need more budget info	6/19/2025 7:43 AM
10	STOP SPENDING MY MONEY!!!!!!!!!!!!!!	6/17/2025 7:09 PM

**Q8 For each of the following areas of capital investment, please indicate your willingness to pay more in property taxes for those (Rate on scale: Much More (10% or more), Some More (5% to less than 10% more), A Little More (up to 5% more), None)**

Answered: 252 Skipped: 70



■ Much More ... 
 ■ Some More... 
 ■ A little Mor... 
 ■ None

	MUCH MORE (10% OR MORE)	SOME MORE (5% TO LESS THAN 10% MORE)	A LITTLE MORE (UP TO 5% MORE)	NONE	TOTAL
Roads and bridges	9.20% 23	20.00% 50	31.60% 79	39.20% 98	250
Fire Station	1.99% 5	7.57% 19	23.11% 58	67.33% 169	251
Public works facility	0.81% 2	2.83% 7	21.86% 54	74.49% 184	247
Parks and recreational facilities	2.80% 7	10.40% 26	28.00% 70	58.80% 147	250
Town buildings and infrastructure	0.80% 2	3.20% 8	16.80% 42	79.20% 198	250
Stormwater and drainage	2.40% 6	12.00% 30	34.40% 86	51.20% 128	250
Vehicles and equipment	0.40% 1	5.65% 14	17.74% 44	76.21% 189	248
Open Space	3.60% 9	10.40% 26	22.40% 56	63.60% 159	250

#	OTHER (PLEASE SPECIFY)	DATE
1	We don't need a large public works department. Co	7/22/2025 3:48 PM
2	Please stop spending money on meeting spaces.	7/21/2025 7:30 AM

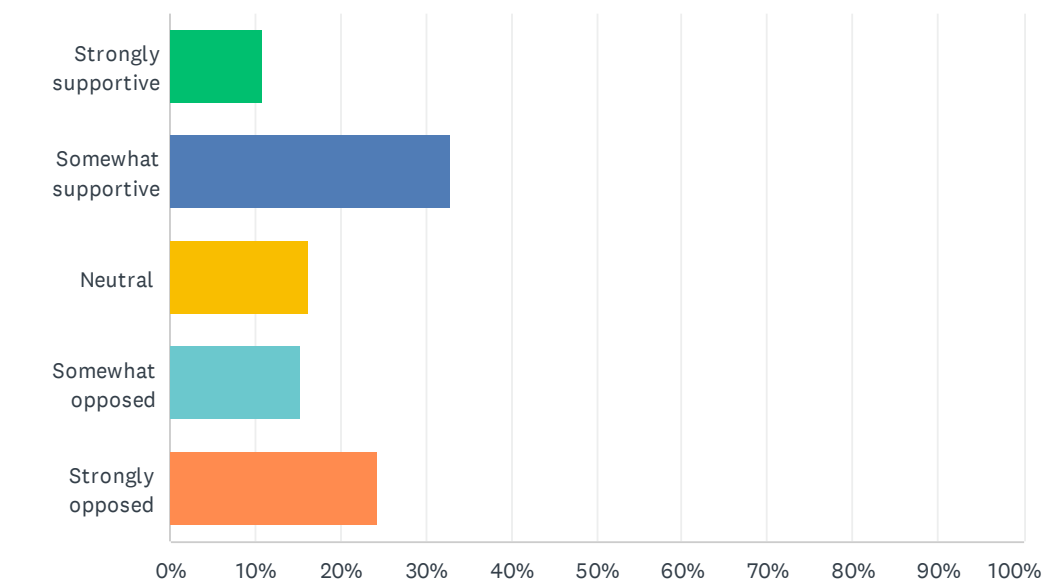
# Help Shape Casco's Future: Community Survey on Capital Investments

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3	This town is overtaxed and officials overpaid, you are literally pushing seniors out of their homes with these taxes...enough already.	7/19/2025 9:42 AM
4	Since taxes just jumped significantly, maybe better budgeting should be a priority. Any classes available on how to budget?	7/13/2025 6:55 AM
5	My wife and I do not have children in the Casco school system. The majority of the taxes we pay goes to schools and I understand that. With that said I do not feel that my taxes should be increased. Between Fed/State taxes we pay over 6 figures. I feel that is my "fair share"	7/11/2025 12:03 PM
6	Why not eliminate un required spending and cut taxes. Wait till the stuff has served it's useful life. The open spaces are not utilized fully so why spend more.	7/10/2025 7:20 PM
7	Much less !!!!!	7/10/2025 7:35 AM
8	Taxes have gone up significantly to help pay these improvements	7/10/2025 7:06 AM
9	my taxes already doubled in the last year	7/9/2025 10:54 AM
10	Change other spending habits to reallocate resources	7/9/2025 9:45 AM
11	I would pay more for roads and bridges if I knew it included sidewalks, bike lanes, walking/biking paths	7/8/2025 8:26 AM
12	My property taxes went up by 80% last year. You already have too much of my money.	7/7/2025 12:16 PM
13	Been paying with no investment in my area	7/6/2025 3:57 PM
14	Until we really know how our Town is fianacially affected by the financial state of our Country. I feel all Budgets should freeze. Now and thru 2028	7/1/2025 9:56 PM
15	I do not want to see my taxes rise. This town needs to figure out how to spur development of business districts to generate tax from. Casco people cannot afford an increase and we are already pricing out a lot of our town folk.	7/1/2025 4:52 PM
16	We just had a huge property taxes increase	6/25/2025 9:17 PM
17	My taxes just went up by 140% simmer down with the spending	6/25/2025 8:33 PM
18	The amount we are paying for taxes has almost doubled since we have moved here. It seems like the money allocated for the regional school needs to be reigned in. Perhaps some services need to be curtailed.	6/25/2025 5:40 PM
19	Reallocate funds to fund the roads.	6/19/2025 9:16 AM
20	Need more budget info	6/19/2025 7:43 AM
21	If it's 5% increase in total fine, but not 5% for this and 5% for that where it actually comes up to 15% or so	6/17/2025 9:47 PM
22	Our taxes just went WAY up there should be plenty of \$ to fix the roads	6/17/2025 9:05 PM
23	MY TAXES ARE TOO HIGH NOW - STOP SPENDING MY MONEY!!	6/17/2025 7:09 PM

Q9 How would you describe your willingness to support the town incurring debt by issuing bonds or using other financing options to fund high-priority capital improvements? (Rate on a scale: Strongly supportive, somewhat supportive, neutral, somewhat opposed, strongly opposed)

Answered: 246 Skipped: 76

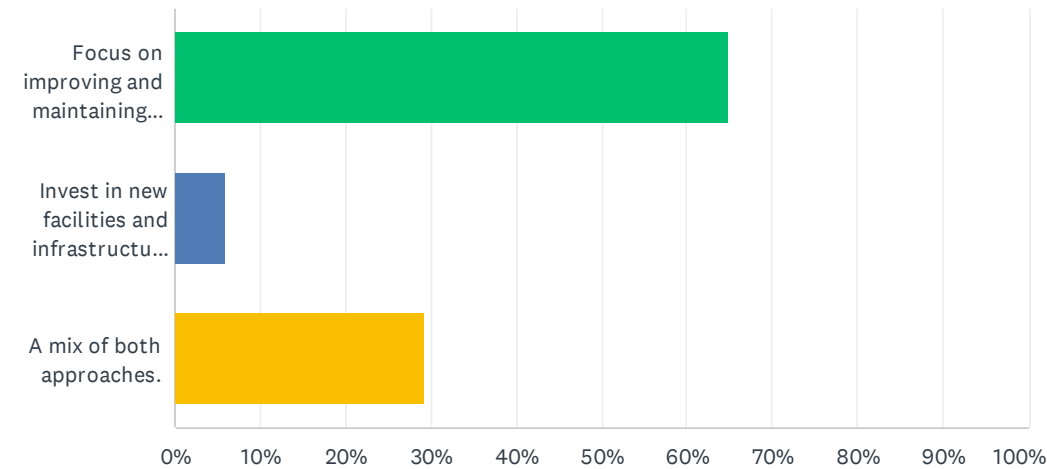


ANSWER CHOICES	RESPONSES	
Strongly supportive	10.98%	27
Somewhat supportive	32.93%	81
Neutral	16.26%	40
Somewhat opposed	15.45%	38
Strongly opposed	24.39%	60
TOTAL		246



Q10 If funding is limited, which of the following strategies would you prefer the town to prioritize? (select only one)

Answered: 233    Skipped: 89



ANSWER CHOICES	RESPONSES	
Focus on improving and maintaining existing facilities and infrastructure.	64.81%	151
Invest in new facilities and infrastructure to meet future needs.	6.01%	14
A mix of both approaches.	29.18%	68
TOTAL		233

## Q11 What other specific improvements or projects would you like to see included in Casco's capital improvement plan?

Answered: 109 Skipped: 213

#	RESPONSES	DATE
1	Cell towers that work. Please. It's for safety.	7/22/2025 4:20 PM
2	City sewage	7/21/2025 7:24 PM
3	Storm drainage	7/21/2025 10:45 AM
4	Swimming pool (indoor) to provide an additional recreational opportunity, especially for children and seniors, in the winter. It's good for morale and doesn't involve alcohol and drug use....	7/21/2025 7:37 AM
5	Repair and pave Heath Road	7/20/2025 5:34 PM
6	I think improvements should be up to voters to decide what's needed	7/20/2025 3:04 PM
7	Public access	7/20/2025 7:38 AM
8	Safety first	7/19/2025 11:45 AM
9	Keep the roads maintained and proper drainage for those roads. I would like to actually HELP the struggling in this town. We are NOT all wealthy out of staters with lake front property as a "second" home. The waste management facility has NO BUSINESS charging residents for DONATED ITEMS!!!! This is GREEDY And APPALLING! I donated in the hopes to help less fortunate and once I realized you charged other people I was disgusted! This isn't cape Elizabeth, so stop treating residents as if we had extra. WE DONT!	7/19/2025 9:56 AM
10	Sidewalks & trail systems	7/19/2025 9:02 AM
11	Route 121 crowning is terrible	7/19/2025 8:57 AM
12	I don't want to must improvements I want to keep the small town feeling!!	7/18/2025 7:51 PM
13	Enforce building and development codes	7/17/2025 3:46 PM
14	Funding to acquire open space land.	7/17/2025 9:05 AM
15	Trash	7/16/2025 9:36 AM
16	We need to invest and maintain what we currently have before adding anything else new. We need to review personnel costs associated	7/15/2025 9:37 PM
17	We need traffic control and better access for pedestrians to mobilize between the village and webbs mills.	7/15/2025 2:53 PM
18	Speed enforcement	7/15/2025 11:46 AM
19	Better recreational facilities, especially outdoors.	7/14/2025 5:55 PM
20	Widen road shoulders(1side) for safer walking/running/biking -Keeping residents safe & healthier	7/14/2025 5:08 PM
21	focus on getting road surfaces better	7/14/2025 3:18 PM
22	Cut the fat, does the town really need all of the employees, vehicles, staff and so on? The town should be fully responsible for its debt as we homeowners pay enough for the very little given back.	7/14/2025 11:35 AM
23	Drainage	7/14/2025 11:13 AM
24	None	7/14/2025 10:37 AM
25	Provide Public Works for the periphery; provide municipal services to the periphery	7/13/2025 6:58 PM

# Help Shape Casco's Future: Community Survey on Capital Investments

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26	Road Safety signage, speed limits, Some necessary enforcement in areas with high injury probability	7/13/2025 2:53 PM
27	Technology	7/13/2025 9:40 AM
28	Quaker Ridge Road	7/13/2025 6:56 AM
29	lower taxes	7/12/2025 10:28 PM
30	Development of the Berry property into a multiuse space, trail system to allow for safe travel of cyclists and runners/walkers to get from one town space to another (greenways)	7/12/2025 8:52 AM
31	Lake management. Fire lane maintenance.	7/11/2025 5:33 PM
32	Stop building all these house. You don't want to look like Raymond or grey . Slow down the lots especially towards Thompson lake and health road. Slow up the building. Find other taxes basis	7/11/2025 1:49 PM
33	None. Spend our tax money responsibly	7/11/2025 12:07 PM
34	Natural disaster recovery contingency fund	7/11/2025 10:31 AM
35	Please repair route 121.	7/11/2025 9:06 AM
36	School choice payments Less administrative employment	7/10/2025 10:05 PM
37	PLEASE help Sebago Fiber however you can to roll out fiber to our town! Spectrum SUCKS!! and Fiber internet will seriously elevate our town! Imagine being able to offer world-class internet speed to every business in the area; we might start to attract more tech businesses!	7/10/2025 8:26 PM
38	Save the capitol . That would be capitol improvement.	7/10/2025 7:24 PM
39	Senior tax relief	7/10/2025 6:00 PM
40	Sidewalks	7/10/2025 4:50 PM
41	Roads are important. Any road that is built to town standards should be a town road. If the town managed more roads then resources like fire trucks and ambulances would actually be able to get to people who need them. I am not saying the town should build everyone a road. Any roadway with multiple homes where the homeowners build that road to town standards should be owned, managed, and maintained by the town to ensure emergency vehicles can access those homes and actually help people in need.	7/10/2025 9:40 AM
42	Protection of open space while maintaining pristine environment	7/10/2025 9:16 AM
43	NONE	7/10/2025 7:41 AM
44	Widening & breakdown lanes on our roads	7/10/2025 7:09 AM
45	Roads Roads Roads	7/10/2025 7:06 AM
46	fully understand how expensive this suggestion is but if we want to be truly resilient we need to start preparing for climate resilience. Burying transmission lines, continuous drainage improvements and fire breaks should be prioritized.	7/9/2025 8:33 PM
47	Identifying and rectifying problems from invasive plants affecting lake water quality	7/9/2025 12:53 PM
48	Redo mayberry hill road and heath road intersection. Plow trucks use it to deposit snow and drivers don't yield to oncoming traffic. Difficult to see over shoulder when turning. Really obviously a messed up intersection, enough said.	7/9/2025 11:49 AM
49	Bike paths off the roads, not alongside breakdown lanes	7/9/2025 9:46 AM
50	Bike trails, nature trails	7/9/2025 8:07 AM
51	Priority quality of life investments: open space, safe streets, connecting villages, affordable housing, elderly housing, recreation, schools.	7/8/2025 8:34 PM
52	Roads are poor and getting worse. There doesn't appear to be any comprehensive plan to maintain (repave) Casco roads. Adhoc doesn't work.	7/8/2025 5:22 PM
53	Sidewalks, biking/mix use lanes, biking/walking paths, protected shoulders. I have to go to other neighboring towns just to have an enjoyable walk....it makes me sad for Casco. We could	7/8/2025 8:37 AM

# Help Shape Casco's Future: Community Survey on Capital Investments

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do so much!

54	50 year strategic plan	7/7/2025 5:25 PM
55	Fix Quaker ridge road and lower the speed limit to 35	7/7/2025 4:46 PM
56	Connecting villages with alternative paths/trails	7/7/2025 3:52 PM
57	Trash pickup	7/7/2025 1:41 PM
58	Beaches improvement and Parks & Rec. Fire Department/Rescue	7/7/2025 7:22 AM
59	Roads!!! Allow business to get in and pay their share.	7/6/2025 8:39 PM
60	Skateboard Park Just need paved area and ramps to be built	7/6/2025 8:21 PM
61	Fix roads	7/6/2025 6:17 PM
62	Pine Hill Rd improvements	7/6/2025 3:58 PM
63	None	7/6/2025 3:10 AM
64	Upgrade highly traveled private roads to public roads. This is way past due	7/5/2025 9:10 PM
65	Plowing of town roads in the winter needs to be approached better it's been very dangerous on some roads the last couple winters!!	7/5/2025 8:02 PM
66	Roadwork	7/5/2025 6:43 PM
67	Improve pay and take better care of your staff. Work harder to support budget requests for the future of the town and maybe start reducing the amount of \$ "handouts" you give. Stop with the private roads, period. Find funding and resources for economic development coordination and investment.	7/5/2025 6:03 PM
68	Maintaining and improving town roads and drainage on town roads	7/5/2025 6:01 PM
69	More community infrastructure/ support . Library	7/5/2025 4:04 PM
70	Paving backroads as well as main roads.	7/2/2025 10:36 AM
71	Road safety. I know there's a committee in place addressing this but it's dangerous walking along our streets.	7/2/2025 8:30 AM
72	The town should manage more roadways for general maintenance and plowing. Any street with more than 3 taxpaying homes should be a town responsibility to manage, maintain, and plow.	7/2/2025 7:27 AM
73	Open the beach area that was acquired by the Berry Family.	7/2/2025 5:53 AM
74	Stop looking for ways to increase our taxes and waste money. Fix our roads and prevent flooding from happening!	7/1/2025 8:59 PM
75	Training for the planning board members	7/1/2025 8:13 PM
76	Sidewalk on Quaker Ridge Rd	7/1/2025 7:23 PM
77	Fix the dam roadsno raises	7/1/2025 6:52 PM
78	We need to take a hard look at the capital plan and separate what is a wish list item vs an absolute need for the town. There are a lot of people in Casco who do not and cannot have their property taxes rise anymore or they will be truly priced out of our community. One of the issues that I see is the tax base is too small, therefore burdening those that do pay taxes. I believe we need to support business development in areas of town identified in the comp plan and as a community should support the development of our town. As a community we need to be supportive of proper development that will bring business and tax revenue to our town and help us get to be where we can do a new fire station or public works in the future without too much of a tax burden. We cannot have both rural farm character and also want the services of a city suburb and expect to not pay a boat load for it. Our local schools are demanding more and more from each town, without an end in sight, and education isn't getting any cheaper in the future. Wages aren't getting cheaper ever too. At the same time, our roads are not going to plow themselves and we also need investment in roads and vehicles and manpower to do so. I think a wants vs a needs list is important to gather and be able to have a frank, open, and professional conversation about the topics.	7/1/2025 5:18 PM

# Help Shape Casco's Future: Community Survey on Capital Investments

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79	None at this time	7/1/2025 3:06 PM
80	Stop spending money. Taxes are too high for those of us on a fixed income.	7/1/2025 2:09 PM
81	Biking and walking/running infrastructure	6/30/2025 8:52 PM
82	Fire Station and Roads	6/26/2025 9:06 PM
83	Fix the roads please	6/26/2025 5:34 PM
84	I'm really not sure what actually needs improvement.	6/26/2025 3:00 PM
85	Public walkways	6/26/2025 2:12 PM
86	Widening of roads	6/25/2025 8:50 PM
87	Fix roads properly so they dont get destroyed yearly	6/25/2025 8:35 PM
88	Regrading 121	6/25/2025 7:39 PM
89	Senior living opportunities, housing, lease land for modular housing neighborhoods. In pikes corner, Edes falls area, webs mills.	6/25/2025 6:46 PM
90	Bring more businesses	6/25/2025 6:14 PM
91	Investment in protecting the water quality of the lakes and ponds within the town of Casco. As they are a big source of income for the town, ie recreational activities, resorts, summer camps, property values(taxes).	6/25/2025 5:43 PM
92	More accessibility for people without vehicles - bike lanes/paths, atv trail maintenance, sidewalks, and maybe a shuttle for connecting people to the bus route on 302. Also, a dog park and playground at the small webbs mills village park on route 85.	6/23/2025 6:07 AM
93	Is like to see funds raised annually to go into accounts designated for capitol improvements. Can't pass a 10 million dollar fire station? Set 100k aside every year for it until it passes.	6/20/2025 1:58 PM
94	Less is more.	6/19/2025 3:56 PM
95	Any work you roads and storm drainage.	6/19/2025 7:45 AM
96	Improving run down, seemingly vacant properties.	6/19/2025 5:44 AM
97	Sidewalks, bike paths, traffic control measures, speed bumps, slow speed zones.	6/18/2025 9:38 AM
98	I want a focus on roads and programs aimed at the 20-65 age range. With Rec programs, to benefit you either need to be retired or a kid. There is nothing for people that work Monday - Friday during the day.	6/18/2025 8:37 AM
99	Roads	6/17/2025 11:07 PM
100	Action on the committee (\$) formed to review the commercial/residential zoning review.	6/17/2025 10:56 PM
101	Road improvement	6/17/2025 10:55 PM
102	Would like to see meetings live on U-tube	6/17/2025 10:39 PM
103	I know the fire dept needs a new station with real living quarters. I'd like to see a plan for that. Specifically location (can we eliminate south Casco station, put that out for sale) or do we need to keep it for iso reasons. If we need to keep it for ISO, I'd like to see a plan for putting personnel into it instead of it just sitting there wasting away like it is. Town garage is next, as much as I want to continue to grow that dept and as great of a job Mike does, I think it's too much on the tax payers to do both the fire station and a public works building at the same time.	6/17/2025 9:54 PM
104	More public access to lakes for swimming, fishing and boating	6/17/2025 9:42 PM
105	Education, roadways.	6/17/2025 9:28 PM
106	None	6/17/2025 9:11 PM
107	NONE! STOP SPENDING MY MONEY!!!!	6/17/2025 7:11 PM
108	Its time for the town of Casco to encourage or force homeowners to CLEAN up their properties.	6/17/2025 5:42 PM

Having several broken down vehicles and all kinds of junk in their yard is not only an eyesore for the rest of us to see but possibly a health and safety issue. A great example of this is 52 MAPLE ST. Not only does it look like a junk yard, it also smells terrible. Time for the Town to use some of our tax dollars to fix this problem. It's embarrassing for our town to look this way.

109	Focus on maintaining current resources, not expanding unwanted projects supported by minority through increased taxes and adding to Town debt. Focus on sustainable goals. We are a small Town and wish to stay that way.	6/17/2025 5:25 PM
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## Q12 Do you have any additional comments or suggestions regarding the town's priorities?

Answered: 99    Skipped: 223

#	RESPONSES	DATE
1	Don't spend for snowplow etc. Contract out that way you know your true costs. See costs done by contractor. Then you have money for broken vehicle, no shows, sick days, days off, vacation pay. Also many people want the town's office hours go back. Why not 8 hours x 5 days? You can stagger schedules to make it work.	7/22/2025 4:20 PM
2	No	7/21/2025 7:24 PM
3	Increase availability housing by supporting local development	7/21/2025 11:01 AM
4	I feel that we spend too much on meeting spaces, but I am sympathetic to the issue of bringing the town into current standards and upgrading technology.	7/21/2025 7:37 AM
5	Plow Mayberry hill better in winter	7/20/2025 3:04 PM
6	Limited spending	7/20/2025 7:38 AM
7	Thank you. I love this town as it is- please just maintain what we have not expand.	7/19/2025 10:42 AM
8	I feel wages need to be raised in....and schools held more accountable for their frivolous spending on our dime. This isn't a constant flow of money you have....and if you want to actually help residents, seniors and struggling families keep you ear to the ground, you will hear the complaints. I personally feel the fire chief is overpaid and underworked. The position is not that demanding and his salary and vehicle access should reflect that. In short....stop spending money we don't have.....be fiscally responsible like it was your money. The public facilities aren't even open seven days a week.....what gives?	7/19/2025 9:56 AM
9	The roads are falling apart and the connectivity around town is lacking	7/19/2025 9:49 AM
10	Protect water quality.	7/19/2025 9:26 AM
11	No	7/19/2025 8:57 AM
12	Don't get too extravagant keep the small town feeling things r getting so built up and I don't want the small town feeling to be lost!!!!!!	7/18/2025 7:51 PM
13	My only place for improvement within Casco would be the post office as I mentioned previously. I'm trying my best not to be rude, but truly frustrated at the response from the people there seem to be boiler plate responses. There are many people that do not have a post office box or mailbox for reasons of their own. Because of this, the post office will only hold items for 24 hours and totally unfair to the resident. if the item is there on a Saturday, you only get a two hour window and if the items received have not been sorted, they get returned to the center leaving the resident with open arms and huge question marks in their mind. After having this situation occur to me three times within a year, the frustration level was over. The top never held my breath, maintain control, and spoke to the person in a polite way while walking away, knowing I was not going to receive my packages ever through this post office. This is shameful and unjust to the resident. Whoever is behind this should be penalized.	7/18/2025 3:47 PM
14	Maintaining that Maine quaint small town feel for Casco, that will keep tourist returning. Please don't allow it to get built up like so many surrounding town. Keep close tabs on water quality in the rivers and lakes so we do not lose this valuable resource.	7/17/2025 5:21 PM
15	I live here half the year and plan to retire in Casco, I adore the small-town feel and rural atmosphere, and would like it to remain that way	7/17/2025 3:46 PM
16	Compliments to the administration of the Town. It is very good. The website is much improved, an important source of information. This survey is an example of involving all the residents in important decisions. Thank you.	7/17/2025 9:05 AM

## Help Shape Casco's Future: Community Survey on Capital Investments

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17	Keep Casco rural and quaint	7/16/2025 3:11 PM
18	Reduce expenditures and waste.	7/16/2025 9:36 AM
19	Town needs to invest in current assets and review what we currently have to make sure they are being utilized appropriately	7/15/2025 9:37 PM
20	I think it's question 10 is leading since there are not similar questions for other investments. It seems like the fire station & public works investments are the main reason for this survey.	7/15/2025 2:53 PM
21	I am a seasonal resident; I pay taxes like anyone else. Our community (Point Sebago) doesn't attend your schools and no other services but yet we can't even use the dump, won't provide stickers to us. WHY?	7/15/2025 12:17 PM
22	Road repair.	7/15/2025 11:46 AM
23	Our taxes have done up over 100% I can't fathom them needing to go up further!	7/14/2025 5:55 PM
24	Heath Road REPAVING!! Terrible shape!! Patching done since 2018 & still awful Poland replaced their end 2024 & Casco keeps patching...& it's still NOT satisfactory	7/14/2025 5:08 PM
25	First issue was bringing outside people on to "change" our town. Overspending is a huge issue.	7/14/2025 11:35 AM
26	Taxes almost doubled and services are non existent except for the baseball field	7/14/2025 11:13 AM
27	Work on upkeep not expansion.	7/14/2025 10:37 AM
28	The town is currently focused on the town proper and not the periphery of the town. We currently see no municipal services provided in our area.	7/13/2025 6:58 PM
29	I think the Town needs to take a common sense approach development within the town. I feel the planning board and the select board are not willing to except development change from a rational point of view. In my experience from what I've seen and witnessed the planning board, especially!!! makes it extremely difficult for Applicants to pursue even the smallest of minor subdivisions by putting up Personal roadblocks and constantly sending people away for redundant reasons. I think the Town needs to take a closer look at who is advocating in the Town's best interest and remove those who are not!!!	7/13/2025 2:53 PM
30	Town should not need to incur any significant debt after hitting property owners with 20% annual increase in property tax. Don't waste money buying land that will not be used for a purpose.	7/13/2025 9:40 AM
31	Get rid of the useless "public works" department	7/13/2025 6:56 AM
32	lower taxes	7/12/2025 10:28 PM
33	I would pay more in taxes if you stop all the damn house lots going up around the lake and marina. Just have the people maintain their properties and if they want to improve I.e expand let them but that it!	7/11/2025 1:49 PM
34	My issue is plowing. If I need any type of service and they cannot get to us then I am paying for something that I no chance of receiving.	7/11/2025 12:07 PM
35	Offer tours of the existing facilities. As a seasonal resident I'd be better capable of answering these questions if I knew more about them. Offer opportunities for citizens to tour facilities virtually with department heads so they can articulate issues, needs, wants, etc. Denote staffing, fleet age, building dates on town website. Push out more information about proposed projects to residents of all types, more frequently. Offer opportunities for citizens to serve on ad hoc committees to review proposed projects. I am an emergency planner by trade. Maybe other residents have special skills unique to the needs of the town and could help move these projects forward. We cant help if we dont know. Keep moving forward, keep spending money, keep investing in Casco, it is an incredible place to live!	7/11/2025 10:31 AM
36	Casco is a beautiful country town with nice open spaces and limited retail development. I'd like to see it stay that way. Thank you!	7/11/2025 9:06 AM
37	We need to focus on functional and durable (long-term improvements) not on fancy, over-engineered "bells and whistles" Taxes have to be reasonable for year-round residents, not designed to appease the summer people. Not sure how to structure it, but second/summer home values shouldn't drive true residents to the poor house.	7/11/2025 8:00 AM



# Help Shape Casco's Future: Community Survey on Capital Investments

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38	Reduce the mill rate and eliminate all bureaucratic positions/jobs. The town is too small for micro managers	7/10/2025 10:00 AM
39	Think of the residents not how good everyone's desk is. I don't mean it to be derogatory. But it is what you want to do.	7/10/2025 7:24 PM
40	Should be looking at seniors be forced to seek and move out of town because their taxes are too high. My wife and I can see it on the horizon right now. She is retired and I am close. It's not going to be much longer before we're forced to move.	7/10/2025 6:00 PM
41	Speed tables Traffic calming devices	7/10/2025 4:50 PM
42	Please maintain what we have	7/10/2025 11:58 AM
43	Once the town actually maintains more roads, then the town would have the scale to actually maintain them internally. Currently, it is probably cheaper to hire contractors to maintain and plow compared to the town doing this work. But, when we have enough roads, then it might make sense to maintain and plow internally, and then it would make sense to get a nicer fire station or upgrade a maintenance facility because there would actually be enough roads to scale the expenses and keep the employees busy.	7/10/2025 9:40 AM
44	None	7/10/2025 9:16 AM
45	Trash pickup, like most NORMAL TOWNS !!!!! LOWER PROPERTY TAXES A REASONABLE NOISE ORDINANCE !! (STRICTER!!!!)	7/10/2025 7:41 AM
46	Hire law enforcement	7/10/2025 7:09 AM
47	Roads Roads Roads	7/10/2025 7:06 AM
48	Stop raising our taxes, that elderly can't afford it. Just check out someday the ages of your residents. They are getting no raises in social security yet everything keeps going up.	7/9/2025 5:04 PM
49	If speed bumps are put in at the town beach .make them normal not a destructive up a. Down bang on car suspension like last year.	7/9/2025 11:49 AM
50	We have lived in our home for 14 years on Shawnee View Lane. In that time I have emailed the town manager and asked for the town to give our road some attention and been ignored. My neighbor said the town manager came and walked the road with her and told her it "isn't bad enough to be repaved." I have seen Leach Hill road paved multiple times, I have seen our road be swept once. Our road is completely covered with sand, broken, only one lane wide at the far end because the town plow destroyed part of it years ago, it is not safe for our children's bikes and it is damaging to our vehicles' suspension systems. I would like this to be addressed.	7/9/2025 10:58 AM
51	Regionalization of expenses: recreation, fire/emt/ animal control.	7/8/2025 8:34 PM
52	Fire Station appears adequate. Haven't heard any justification for improving or adding a public works facility. Seems the manager likes shiny new things versus maintaining.	7/8/2025 5:22 PM
53	Thank you for the thought and attention being given to our town! One other thing to mention—I would like to see more care given to the work done for our roadways. Invasive plants are being spread all over with the way plants are cleared on the sides of the road. It's bad for the care of our town, our state, and it's so disheartening for residents of our town to constantly battle with on our properties	7/8/2025 8:37 AM
54	Need to diversify the tax base with more businesses	7/7/2025 5:25 PM
55	Fix Quaker ridge rd, cut through road, people do 60-80, slow them down, fix the drainage issues	7/7/2025 4:46 PM
56	Affordability is the problem- everything would be great to have but Casco can't afford that option.	7/7/2025 3:52 PM
57	Maintain existing facilities and infrastructure, do not add to what already exists. For the taxes we currently pay, we get nothing in return. The last thing that this town needs is an increase to non-services. Keep it simple. Don't add payroll, don't add equipment, don't spend money the town can not support.	7/7/2025 1:41 PM
58	Communication -example , town votes, special meetings , closing of beaches or hazards - town to have ability to allow residents to sign up for mass texts or messaging - sheriffs	7/7/2025 9:56 AM

# Help Shape Casco's Future: Community Survey on Capital Investments

Item 10.#

department Schools utilize this-

59	It's wise to maintain fiscal prudence at all times--it's better to have untapped capacity to meet future unexpected challenges rather than spending more money now on relatively lower priority items. I advocate maintenance and making do wherever possible to avoid debt and stay in a good position for the future.	7/7/2025 8:22 AM
60	We don't have too many kids in this area and spending money on schools(around 80%) is not worthy... Roads are pretty bad all over town. Just look at Rt.121 or Rt.85 People, those who lives here year round, come here for less taxes and piece, hoping to get to places without rolling over during snow storms. Adding some light, at least by every intersection would be a plus. Focus on stuff that we have, don't waste millions for schools. Those with kids can find much better places in Windham, Standish, Cumberland etc. where there's more kids and it is their priorities. We can deal with it down the road... At this point : roads!!! Clearing, building, maintaining... Focus on people who really leaves here and invite more privet business as they can improve town with stores, gas stations etc...	7/6/2025 8:39 PM
61	Fix roads do not increase taxes	7/6/2025 6:17 PM
62	My tax's went up almost 40% the last revaluation. That is 140.00 a month for my mortgage more! And you are asking us for more??? Really! Fix the roads. We spent money for the old bank and more money on a piece of property on Parker Pond and nothing was done to it. How about some trash pick up once a week. You spent 3 million on the dump that could have been better spent elsewhere.	7/6/2025 5:59 PM
63	No	7/6/2025 3:58 PM
64	We need to be cautious in spending at this time, anticipating cuts in federal and state funding.	7/6/2025 9:33 AM
65	No	7/6/2025 3:10 AM
66	Roads	7/5/2025 6:43 PM
67	Keep spending neutral. We are a small town and don't need "big town", e.g. Windham, Gorham, Bridgton level of spending or priorities.	7/5/2025 6:01 PM
68	As federal support is going down the toilet we will need stronger local supports.	7/5/2025 4:04 PM
69	No	7/2/2025 10:36 AM
70	Roads and basic access infrastructure should come first. Once the town can handle roadways then we can look at other investments. As an example, an upgraded fire station does no good if the trucks cannot access the homes in need. That is why the first priority for the town needs to be taking ownership of more roadways. Especially the roadways that have multiple homes on them.	7/2/2025 7:27 AM
71	Open the beach area that was acquired by the Berry Family.	7/2/2025 5:53 AM
72	Not allowing comments on your Facebook page, shows that you truly don't care about our opinions, only stealing more of our tax dollars to pay your overinflated town salaries. Casco wants to stay Casco. We don't want to become Windham or even Naples	7/1/2025 8:59 PM
73	The town's buildings are fine the way they are.	7/1/2025 7:23 PM
74	Fix the roads	7/1/2025 6:52 PM
75	Wants vs needs. Wants vs needs. My personal opinion is the towns folk dont have much of an appetite or wallet depth to pay for more property taxes. We were all just smacked with our assessments this year, it would be wise to give people time to catch up and get back on their feet before starting to push for expensive capital improvement projects. I think we would be wise to focus on what we have as a town and improving it until we have enough of a tax base and development that we could look at doing some of the larger projects with less financial impact on our people.	7/1/2025 5:18 PM
76	No	7/1/2025 3:06 PM
77	I have no definitive opinion on the matter because I do not know the current state of each of the assets, required maintenance and support requirements.	7/1/2025 2:07 PM
78	Spending to much on administration, open space/recreation and dump. Need to focus on town services and roads.	6/26/2025 9:06 PM

# Help Shape Casco's Future: Community Survey on Capital Investments

Item 10.#

79	Keep this town a small rural community	6/26/2025 5:34 PM
80	I believe the fire station was recently upgraded as were the town offices. I'm really not sure what else is needed! Other than taking responsibility for removing invasive plants that can ruin the town and lakes.	6/26/2025 3:00 PM
81	There is plenty of land around the central fire station to add on housing for personal. Building a complete new structure is not a responsible way to spend tax dollars. I think property taxes going up 35% or more is quite enough for the vast majority of residents to digest. A public works building at this point is significantly more important than a new Fire Station.	6/26/2025 11:32 AM
82	The "investment" areas that you list are heavily weighted towards short-sighted pain points of town infrastructure. I would suggest that you have an investment strategy that focuses on driving revenue for Casco (businesses, tourism, etc...), and these mundane expenses will become much easier to afford.	6/26/2025 6:22 AM
83	Make some tough decisions. Manage the town without surveying the town every time you are afraid too.	6/25/2025 8:50 PM
84	Get the existing beaches and open space open and accessible and don't worry about buying more	6/25/2025 8:35 PM
85	Communication to the residents.	6/25/2025 7:39 PM
86	Not at this time.	6/25/2025 5:43 PM
87	Lower the mill rate.	6/25/2025 5:04 PM
88	Prioritize zoning changes. It'll help residents see the possibilities.	6/20/2025 1:58 PM
89	Work with the state to improve and fix meadow rd.	6/19/2025 9:17 AM
90	We do not need a new fire station or new fire trucks. Improve the safety of our roadways should be high priority.	6/18/2025 9:38 AM
91	Towns thrive when the community feels connected. Recreational spaces connect people. Sidewalk/walkable paths connect people.	6/18/2025 9:27 AM
92	There is too much focus on the Fire/Rescue and Recreation programs. Too much spending for our smaller town.	6/18/2025 8:37 AM
93	An actual answer to questions proposed to the Town Manager for Private Roads concerns that bring their fair share of revenue to the town as well as their Road Association fees for services that the town does not cover.	6/17/2025 10:56 PM
94	Road improvement	6/17/2025 10:55 PM
95	If we are going to start moving forward with public works, we need to stop plowing private roads. I hate that my taxes go to someone who has a road that may not be up to town standards and either Pond plowing or the town guys have to plow and destroy their equipment. It's time to end that. The people that live on those private roads can afford to hire others to do winter maintenance	6/17/2025 9:54 PM
96	Yes, prioritize complaints on town ordinances, accordingly. It should not take months or years to assist with action on animal ordinances.	6/17/2025 9:43 PM
97	Casco residents value its seclusion and country feel while maintaining a small community. We do not need apartments or large community structures.	6/17/2025 9:28 PM
98	YA - MY TAXES WENT UP 41% LAST YEAR AND I HAVE NO NEW SERVICES - STOP TAXING US INTO THE POORHOUSE!!!! STOP!	6/17/2025 7:11 PM
99	Focus on repairs to existing roads and infrastructure and not altering infrastructure as proposed by Safe Streets Committee. Limited financial resources should prioritize upkeep to current resources not expensive alterations to meet demands of vocal minority agendas at the expense of taxpayers.	6/17/2025 5:25 PM

## MEMO

To : Selectboard, Town of Casco  
Tony Ward, Casco Town Manager

From : Tony Plante, Director of Municipal Collaboration & COO  
Shukria Wiar, Senior Planner & Community Engagement Manager

Date : August 15, 2025

Re : High-Level Casco CIP Survey Take-Aways and Next Steps

The following are some high-level take-aways from the Casco CIP Community Survey, some initial reflections, deeper analytical questions, and next steps:

- There were 322 respondents to the survey, received from June 17 to July 22, 2025.
- 97% of respondents were year-round residents (69%), seasonal residents (15%), or property owners (13%).
- 51% of respondents have been associated with the town for more than 20 years; other groups (0-5, 6-10, and 10-20 years) all in the same range (14-18%).
- Roads, stormwater improvements, open space, and parks and recreation improvements ranked as the highest priorities.
- Roads are where respondents were the most dissatisfied (though some or much of this may be related to state roads, and not roads that are the town's responsibility).
- Respondents felt the town spends too little on roads and road improvements, though that may be tempered by the above.
- Most respondents are not willing to spend more on capital improvements other than roads.
- There is a 44%-40% split on support of bonds or other financing for capital improvements, with 16% neutral (which we're considering undecided).
- 65% of respondents felt the town should focus most on the capital assets it already has, with the balance willing to support a combination including new capital needs.

There were a lot of comments and open-ended responses. In general, there seems to be an opportunity to explain more about what the town's leadership sees as the town's needs and make the case for them. There are those who may not ever be convinced, but others who said they didn't know enough to say.

We are digging deeper into the data, including the following questions about year-round residents (those most likely to be voters):

- Which areas for capital investment are most important?
- Looking at the open-ended responses, are there others that should be considered and don't fall into any of these areas?
- How does their level of satisfaction with these areas compare to how important they think they are?
- For areas of capital investment, how does their opinion of importance compare to their satisfaction and opinion of spending, both current/historic and what they think it should be?
- Which areas of capital investment have the most support for additional spending (and to what degree) compared to how high a priority they are? And for those, how much support is there for borrowing (i.e. issuing bonds) to pay for them?
- Looking at open-ended responses across the survey, what themes pop out?
- What were the overall feelings about the fire station or public works facilities?

We are meeting with the Ad Hoc Capital Improvement Plan Committee on August 26, 2025 and are working to have some more detailed analysis for them which, of course, we'll share with you as well.

## Proposed contractor jobs

These areas were evaluated and deemed in need of repair. Estimates are still unavailable at this time as I am waiting to hear back from multiple contractors.

- Johnson Hill Rd
  - Starting from Rte. 11 going up the hill, both up sides road will be reshaped, ditched and water relieved just before the slow children sign.
    - Estimated length for work on each side listed above is approximately 500 ft.
  - Just after mailbox #30, stabilize steep bank with rip rap. Shape both sides to the guard rail.
    - Estimated length for work on each side listed above is approximately 500 ft.
  - At guard rail, reshape and stabilize with rip rap to sharp corner on the brook side of road.
    - Estimated length for work listed above is approximately 500 ft.
  - From mailbox #139 to swale, ditching, cleaning culvert and adding rip rap.
    - Estimated length for work listed above is approximately 135 ft.
- Heath Rd.
  - Starting at mailbox 199, reshaping and ditching, cleaning and reshaping to the cross-culvert outlet at Azwelikit Rd
    - Estimated length for work listed above is approximately 1000 ft.
  - From Azwelikit rd. to North Pine Hill rd., reshaping, stabilizing washout areas and fixing plow damage on both sides of road.
    - Estimated length for work on each side listed above is approximately 1000 ft.
- Burgess Rd.
  - From Rte. 11 by Camp cedar rd. to intersection of Jim Small rd, both sides will need ditching, shouldering, stabilizing washouts, cleaning of cross culverts.
    - Estimated length for work on each side listed above is approximately 1000 ft.
- Mayberry Hill Rd.
  - Starting at top of hill, ditch from first culvert, reestablish shoulder, fix ditch with rip rap and fabric

- Estimated length for work listed above is approximately 800 ft
- Clean both ends of cross culvert just past Hoop Camp rd. going up hill
- Replace relief culvert next to cross culvert
- Stabilize cross culvert and relief culvert with rip rap