

Carrabassett Valley Selectmen's Meeting

4:30 p.m. Monday April 11th, 2016 at the Town Office

Agenda:

Review and sign 2016 Payroll Warrant(s):

Review and sign 2016 Town Expenditure Warrant(s):

1. **MINUTES** of the previous Selectmen's meeting (March 28th, 2016) are attached.

2. **REQUEST FOR PERMISSION FROM TIM RICHARDS TO PURCHASE 8,201 Sq.Ft. OF LAND ON THE "TOWNS" PUBLIC LOT ADJACENT TO HIS HOME ON THE TOWN LOT ROAD:** At the last Selectmen's meeting the Selectmen gave Tim permission to build (garage) to within 8' of his lot line which abuts the Town Public Lot (the setback requirement is 25' unless given permission from the abutting landowner). Tim would now like to see if the Town was interested in selling him a 25' strip of land on each side of his lot (two strips of land 25' x 122.5'). Using the same cost formula used for the sale of "backland" that the Town approved for sale of (50' x 100' @ \$3,000) lots on Rt. 27 that was used to sell to lot owners (to make their lots "conforming" to the Town's land use regulations) the sale price would be \$4,920.90. This would require a vote of the Town to approve. Please see attached this request from Tim.

3. **REQUEST FROM THE POLICE CHIEF TO PURCHASE SIX NEW POLICE GUNS (PISTOLS) AND SIX NEW BODY ARMOR:** Please see attached. The total cost for the six guns is \$4,168 (\$515 each plus shipping) and the total cost of the six pieces of body armor is \$2,906.89 (\$482.99 each plus shipping). The Chief is also proposing that current officers be able to purchase the existing Town Police pistols for \$300 each (\$1,800 total). The new pistols would be an upgrade and would replace existing 9 year old guns (industry standard is quoted as 10 years for replacement). The new body armor is replacing 2009 body armor that has a quoted 45-year industry standard.

The total price for both the guns and the body armor is \$7,075. Assuming the sale of the current Town owned police guns at \$1,800 the total net cost would be \$5,275. There is \$19,067 in the Police Department Training Budget before paying for the purchase of the guns and body armor.

4. **SUPPORT FOR FLAGSTAFF AREA BUSINESS ASSOCIATION (FABA) T.I.F. GRANT APPLICATION TO FRANKLIN COUNTY (for unorganized territories):** We have more information at the meeting but expect this request to be similar to last year. They are seeking a letter of support from the Town.

5. **AIRPORT FUEL FARM BIDS:** We received two bids for construction of this project as follows:

Jordan Excavation of Kingfield: \$314,100

Sullivan and Merritt Constructors, Inc., Hermon, Maine: \$345,905

We are pleased to say that these bids are within the anticipated estimated construction costs. Our Airport Consultant Engineers have reviewed the bid and are recommending approval of the Jordan Excavation Bid. If the Board wishes it can accept this bid pending further review by our consultants and pending F.A.A. and State Grant approvals (expected in early July). The bid calls for the contractor to hold their price until September 30th, 2016 (as per bid bond requirements).

6. **GOLF COURSE CLUBHOUSE REPAIRS:** There are three repairs as follows that total \$15,600 that may end up to be the Town's responsibility under the golf course lease (clubhouse lease was an amendment to the lease). Please see attached email from Pat Cyr at Sugarloaf. The repairs consist of:

\$11,200 to flush out the "dry" sprinkler system at the Clubhouse:

The interior of the sprinkler system pipes contain a significant amount of "flaking" deposits that were discovered when the system was recently tested. This condition prevents the system from passing inspection because conceivably, in the event of a fire, the flaking deposits can clog up sprinkler heads. We're not sure what caused this condition in the first place (water in the system that over time with air caused deterioration and flaking of the interior of the pipes). It may have been due to the high water pressure at the clubhouse initially experienced when the building was constructed (somehow causing water to get by the "flabber" that is supposed to keep air in the system and water out until a sprinkler opens which causes air to go out and water to come in to put out a fire—an air compressor keeps air in the system. If the system is "tight" and functioning correctly the compressor should not be coming on very often—and we are told it does not appear to be).

Pat received a second opinion (which Sugarloaf paid for) from another sprinkler company and they put a camera in the pipes which clearly detected the flake deposit problem. We anticipate receiving a copy of that report soon. Pat also received a quote from that company to flush the system which he is reviewing. It is expected to be about the same pricing. The work involved with flushing the system is very labor intensive (every sprinkler head needs to be removed and there are many throughout the building). Sugarloaf has agreed to pay for the lodging of the crew involved.

\$2,700 to replace the larger (4-ton) of the four air conditioning compressors in the Clubhouse: Simply needs to be replaced.

\$1,700 to replace a grinder pump:

This is part of the waste disposal system. Sugarloaf will pay the cost of repairing the existing pump and this will provide a spare pump (which is needed).

The point of this discussion is to make the Board aware of these repairs and the associated costs. Major repair of the sprinkler system is not mentioned in the lease (Sugarloaf pays for all the quarterly inspections, etc...) although this repair may be consistent with the Town's responsibilities outlined in the lease. In total, the repairs are estimated to be \$15,600 (more may be required if some of the sprinkler heads need to be replaced). There is \$13,212 available in the Clubhouse Repair/Reserve Account. If needed, the Board may want to consider requesting additional funding (appropriation or surplus funds) from the Town in an upcoming School Budget Town Meeting Warrant. Bob Luce and Dave Cota are meeting with Sugarloaf management prior to the Selectmen's meeting to discuss these repairs.

- 7. TOWN MEETING FOR SCHOOL BUDGET AND OTHER CONSIDERATIONS:** We've talked with the School Supt. and we are tentatively suggesting Tuesday June 7th as the Town Meeting date for the School Budget Appropriations. Depending upon the discussion regarding the Clubhouse Repairs and a possible request from the Recreation Endowment Fund to match Sugarloaf funding to construction a new connector bike trail from the Base Lodge to the Outdoor Center (to be determined within the next month).

- 8. DRAFT WORK PLAN FOR 2016:** Every year following the annual Town Meeting the Town Manager discusses a "work plan" for the year concerning Town Government Issues. Attached is a draft for the Board to consider, add to or subtract and comment on.

- 9. INFORMATIONAL:**
 - Next Meeting?? May 2nd??
 - Sugarloaf Community Business Meeting with public 4:30 p.m. April 13th
 - Cemetery Committee Meeting: 5:30 p.m. April 14th

**TOWN OF CARRABASSETT VALLEY
MINUTES OF SELECTMEN'S MEETING
March 28th, 2016**

Board Members Present: **Bob Luce** **Jay Reynolds**
 Lloyd Cuttler **Tom Butler**
 John Beaupre

Others Present: **Dave Cota** **Tim Richards**
 Steve Pierce **Dee Menear**

Bob Luce opened the meeting at 4:34 p.m. and welcomed those present

Payrolls warrant #11 for \$19,853.39 was reviewed and signed by the Selectmen.

Expense warrants #12 for \$89,635.09 was reviewed and signed by Selectmen.

The minutes of the March 7th, 2016 Selectmen's Meeting and Micro-Business Enterprise Assistance Grant application public hearing were reviewed. A motion was made by Jay Reynolds to accept the minutes as written. Lloyd Cuttler seconded the motion. Motion approved.

Lloyd Cuttler made a motion to appoint Bob Luce as Chairman of the Board of Selectmen and John Beaupre and Vice Chair for the ensuing year. Jay Reynolds seconded the motion. Motion approved.

Tim Richards was in attendance to request permission from the Town to build a garage within the required 25' setback of his property, which abuts the Town's public lot. Dave Cota explained that, because of the way Tim's septic system is placed, he would like to build within 8' of the property line. There are no other neighbors, and the lot is surrounded by the public lot. Dave said that a building permit to build a garage would need approval from the Code Enforcement Officer but that permission for this setback variance is required. Jay Reynolds made a motion to approve the request. Lloyd Cuttler seconded the motion. Motion approved.

Dave Cota reviewed the Town's list for annual Municipal Official Appointments for 2016. He noted that the Town needs a new Health Officer (Jennifer McCormack), since Becky Morin has moved out of town. Lloyd Cuttler indicated that John Norris, Sr. would like to be on the Budget Committee. With no other significant changes to the roster, Jay Reynolds made a motion to move the entire slate, adding John Norris, Sr. Tom Butler seconded the motion. Motion approved.

Dave Cota reported that he has received a request from the President of the Mountain Bike Club (Peter Smith) to see if Ed Gervais could be appointed to the Mountain Bike Trail Development Committee. This would be in addition to the other six members currently on the committee. In consideration of all that is involved with keeping the collaboration going between the Club, the Town and Maine Huts & Trails, Dave feels that Ed would be a valuable addition to the group.

This is an advisory committee that gathers information, formulates recommendations and brings them to their various Boards (including the Board of Selectmen) for decisions as is spelled out the December 2014 Memorandum of Understanding between the parties. Tom Butler made a motion to appoint Ed to the committee. John Beaupre seconded the motion. Steve Pierce inquired about Tom Butler's inquiry about an economic impact study for mountain biking in the area few weeks ago. Tom Butler explained that they felt they needed more information about this and suggested that these folks make a presentation to the Selectmen, since there was a high cost associated with this study. Motion approved.

Dave Cota reviewed the 2016 Proposed Selectmen's Donations list with the Board. The list mirrored last year's donations with the exception of a request from Life Flight of Maine for \$781. Dave spoke with LifeFlight and received a financial statement from them, which he shared with the Selectmen. LifeFlight Foundation raises money for LifeFlight of Maine, which is a non-profit. There may not be any other towns in Franklin County that donate, from what Dave can determine. They are requesting \$1 per capita. They are hoping to purchase a fixed wing plane, which is less expensive to fly than a helicopter. John Beaupre said that he feels the \$781 request is nothing in comparison to saving someone's life, but is Carrabassett going to be the lone ranger by donating. Lloyd Cuttler said that LifeFlight is now more prevalent than it was ten years ago. Lloyd also noted that they stage at our airport frequently when they are taking someone off the Appalachian Trail. Steve Pierce would like to propose that the town support it, since Carrabassett uses the service more than other Towns in the area and that it be proposed to the Presidents Association meeting next year and paid out of next year's contingency. Tom Butler made a motion to approve all the requests. Lloyd Cuttler seconded the motion. Motion approved.

Under Informational, Dave Cota reported that the winter wood harvesting operation on the Town Public Lot was very profitable due to the high quality of wood harvested. The revenues to date are \$164,757. There will be some additional expenses this summer when it dries out to provide some repairs to the P.I.N. owned access road and to the "winter road" that was constructed to access the Town Lot.

The Mountain Bike Trail Committee will meet on April 4th at 9:00 a.m.

Dave met with the Penobscot Indian Nation on March 16th and was told to expect renewals of the annual use permits (use of Carriage Road, bike and Nordic Ski Trails and trails involving the annual bike race). Dave will be meeting with the Tribal Council on April 5th to request longer-term use permits for some potential mountain bike trail development. The PIN Land Committee has generously recommended that the Town proceed to request this permission from their Tribal Council.

The bids for the Airport Fuel Farm Project are due on April 7th by 2:00 p.m.

The Town's application for a Micro Business Enterprise Assistance Grant has been submitted. Dave should know by May 1st if the Town is successful.

A meeting with Central Maine Power and Sugarloaf on April 12th has been scheduled to discuss the power losses over two days last week. Courtney Knapp will be attending the meeting with Dave. Because of the amount of business that was lost due to the outages, the meeting will be important to obtain information on the outages and how they can either be either prevented and or corrected more quickly in the future.

The owners of Map 9, lot 73 are interested in purchasing an area of 50' x 100' of the town lot land to make their lot "conforming" to the Town's landuse regulations. In 2007 the Town started the process of selling "backland" acreage on the lots abutting Rt. 27 on Map 9 to assist the owners in making their lots conform to the Town's regulations which helps them expand their buildings and replace septic systems, etc.. To date, ten lot owners have purchased this additional land behind their current lot at a base price of \$3,000. John Beaupre made a motion to allow the sale at a price of \$3,000. Lloyd Cuttler seconded the motion. Dave Cota said that this money goes in to the Town Land Reserve, which currently has a balance of about \$35,000. Motion approved.

Bob Luce reported that he would like to see a letter of support or some kind of recognition to Karl Strand, Boyne and Steve Kirscher in recognition of their admirable efforts and work to create good ski conditions, given the difficult conditions this winter.

With the regular business completed for the Selectmen's meeting, Bob Luce announced that the Selectmen should go in to Executive Session to discuss a Maine State Retirement Issue with Town Manager Dave Cota, in accordance with Title 1 MRSA, Section 405 (6) (A). Jay Reynolds made a motion to go in to executive session at 5:08 p.m. John Beaupre seconded the motion. Motion approved. After meeting with Dave, the Board reconvened the regular Selectmen's Meeting at 5:18 p.m. The Selectmen then voted 4-0 to accept the resignation of Dave Cota for Maine State Retirement purposes as of March 28th, 2016 and to reinstate Dave as Town Manager on March 29th, 2016 as a non-Maine State Retirement employee.

Meeting was adjourned at 5:22 p.m..

Respectfully submitted,

Lynn Schnorr



CARRABASSETT VALLEY POLICE DEPARTMENT

9000 Main St Village West - CARRABASSETT VALLEY, MAINE 04947

Voice: (207) 237-3200 Email: mlopez@sugarloaf.com Fax: (207) 237-6911

04/01/2016

Mr. Cota,

We are looking to upgrade our Body Armor. The life span of the armor we currently have has expired. According to industry standards the life span of body armor is 5 years. We are currently wearing body armor that was purchased in 2009.

We would like to purchase 6 Galls Point Blank SE Body Armor Threat Level III at the cost of \$482.99 per vest for a total cost of

Body Armor Cost -	\$2,897.94
Shipping	<u>\$8.95</u>
Total	\$2,906.89

If you have any question please feel free to call

Respectfully Submitted,


Deputy Chief Randy Walker

Sign Up for Email | Sign In | Create Account

866.673.7643

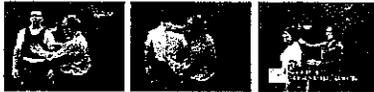
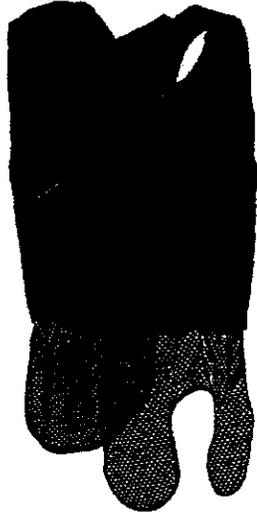
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CATEGORIES	BRANDS	PROFESSION	CLOTHING	FOOTWEAR	EQUIPMENT	MEDICAL	WEB SPECIALS
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Equipment > Body Armor | Ballistic Protection > Concealable Armor > Galls by Point Blank SE Body Armor Threat Level IIIA NIJ Number CIIIA



Galls by Point Blank SE Body Armor Threat Level IIIA NIJ Number CIIIA

Item# BP449 BLK 2X REG
Galls Mfg# SEIIIA BLK 2X REG

★★★★★ (5.0/5) Read 1 review | Write a review +

- The ballistic panels are self-supported to prevent sagging
- Poly-cotton carrier is designed to deliver extra comfort, additional flexibility and less weight
- Carrier has shirttails to help hold the vest into position

\$482.99

SELECT CONCEALABLE ARMOR CO: BLACK



2X

Regular

1 QTY Size chart

5 in stock, order soon - usually ships same day. Sorry, no backorders

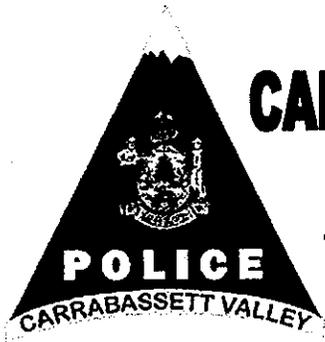
Add to Cart +

Add to My List -

Galls by Point Blank SE Body Armor Threat Level IIIA NIJ Number CIIIA

Galls by Point Blank SE Body Armor Threat Level IIIA NIJ Number CIIIA

- The ballistic panels are self-supported to prevent sagging
- Poly-cotton carrier is designed to deliver extra comfort, additional flexibility and less weight
- Carrier has shirttails to help hold the vest into position
- Carrier has front and back plate pockets to fit 5" x 8" and 8" x 10" trauma plates
- Waterproof ballistic panel cover
- Six-point removable strapping system with adjustable Velcro®
- Extended coverage
- New neoprene shoulder straps provide added comfort
- Complies with NIJ 0101.06 armor standards
- Made in USA



CARRABASSETT VALLEY POLICE DEPARTMENT

9000 Main St Village West - CARRABASSETT VALLEY, MAINE 04947

Voice: (207) 237-3200 Email: mlopez@sugarloaf.com Fax: (207) 237-6911

3-28-16

Dave, I am looking to replace our current firearms. The industry standard is 10 years and we are starting our 9th year with these weapons. I am looking at upgrading our current Glock 23 (45 caliber) Gen 3 with the Glock 23 (45 caliber) Gen 4. There will be no need for any transition training as these guns are nearly identical.

Enclosed is an estimate from Roger Grant of Willey's Sport Center. Further it is my intention to allow Officers to buy their current weapons at 300.00 dollars apiece which will off set the cost of the new guns. We could not do better with a buy back through a dealer. I have 6 current weapons that would bring a total of 1,800.00 dollars.

If there are any other questions feel free to contact me.

Respectfully submitted,

Chief Mark A. Lopez

Willey's

Sport Center

MILL MALL

248 State Street, Ellsworth, ME 04605 • (207) 667-2511 • Office (207) 667-9065
willeys.sportcenter@verizon.net • www.willeysportcenter.com

March 21, 2016

Quote for the Town of Carrabassett Valley Police Department Law Enforcement Program:

8 Glock Model 21 Generation 4 with:

Night Sights

4.6 inch barrel

Three 13 round magazines

Three interchangeable back straps

Dual recoil spring for recoil reduction each

Caliber .45 ACP, reversible magazine catch

Retail price \$649.00 per firearm

Will sell for \$515.00 per firearm

Total \$4,120.00 plus Tax or Tax exempt with municipal Tax ID#

Plus shipping cost of \$48.00

Total \$4,168.00 (no payment required at time of order, estimated delivery date of firearms 30(+/-) days)

A signed letter must be provided on Carrabassett Valley Police Department Letterhead stating that 8 Model 21 Glocks are for Department use only.



Roger G. Grant
Pres. Willey's Inc
207-460-8002

Willeys.sportcenter@myfairpoint.net

Good Morning,

Thank you for forwarding my request for a variance of the set-backs for building my lot. This will allow me to build my garage and an addition to my camp. Which will allow it to become my home as opposed to my camp. Thanks again, I enjoy being part of this community!

If you recall, when we first spoke of the set-back problem I was having, I purposed buying more land from the town as a possible solution. We both had concerns around the time it would take to get appraisal completed so a price could be set, as I wanted to get started this spring. Hence the solution of the variance on set-backs.

At the March 28th Selectmen's meeting, the Selectmen voted to sell the additional 5000 sq ft to lot 73 to make it a conforming lot. This has been the practice of the Town and I support it fully. If possible, I am still interested in purchasing more land. I realize that my request is not the same as adding 5000 sq ft to a lot to make it a conforming lot.

My proposal is to purchase an additional 25 foot strip down each side of my current lot. (See attached) Based on the price used at the March 25th selectmen's meeting of \$3000 for 5000 sq ft or .60 per sq ft. I am purposing to purchase 8201.5 sq ft of land for a price of \$4920.90. Here is how I arrive at that amount.

The property line closet to Rt 27:

$$122.46' + 41.3' = 163.76' \times 25' = 4094 \text{ sq ft}$$

The property line furthest away from Rt 27

$$123' + 41.3' = 164.3' \times 25' = 4107.5 \text{ sq ft}$$

$$4107.5 \text{ sq ft} + 4094 \text{ sq ft} = 8201.5 \text{ sq ft} @ .60 \text{ per sq ft} = \$4920.90$$

Again, I realize this is not the same as the addition of 5000 sq ft to make a lot conforming. I realize that the selectmen may not approve my request, but I am asking nevertheless.

Thank you for your consideration on the matter and for the support of the set-back variation that has already been approved. If this request is approved, I would not need the set-backs
Respectfully;

Timothy Richards

Dave Cota

From: "Cyr, Pat" <pcyr@sugarloaf.com>
Date: Thursday, April 07, 2016 2:19 PM
To: <towncvtm@roadrunner.com>
Subject: Sugarloaf Clubhouse expenses

Sprinkler flush quote – Eastern Sprinkler – NTE \$11,200 SMC to provide lodging
Replacement compressor quote – Thayer Corporation - \$2,700
Replacement grinder pump installed - \$1,700 est, Kevin Lacroix

Patrick Cyr

Sugarloafer since 1978

Director of Property Support
5092 Access Rd
Carrabassett Valley, ME 04947
p: (207)-237-6820
f: (207)-237-3052



SUGARLOAF

Town of Carrabassett Valley Work Plan

May 2016

(In addition to normal Town operations and programs the following projects and issues are considered for 2016)

Airport Fuel Service Project:

- Develop F.A.A. grant for May 1st, 2016 deadline
- Implement Project in 2016

Mountain Bike Trail Development Program Continuation:

- Work with Trail Committee (Town, Club, MH&T) to develop Trail Development Plan.
- Work with landowners (PIN, Sugarloaf, Sanitary Dist., etc.) for potential leases/Permits.
- Coordinate trail development with Forest Management at the Outdoor Center
- Coordinate Town Trail Crew

Potential Nordic Ski Trail Work? There is current discussion concerning relocating and reusing Trail 22 (that may involve some Town funding). This trail is the highest traverse across the Public Lot (from the Base Lodge Area).

Revise Town Emergency Management Plan: Fire Chief (and EMA Director to lead)
Complete in 2016

Potential Micro-Enterprise Business Grant Implementation: We will find out around May 1st if the Town has a successful grant application.

Watershed Management Plan:

- Code Enforcement Officer to work with Planning Board and Consultant to complete "Phase II".

Town Lot Forestry Program:

- Work with Committee and Forestry Consultant to develop extended Forest Management Plan
- Review options for additional timber harvesting and forestry work (year 4 & 5?)

Repairs to Golf Course Club House: (Note: there is \$_____ currently available in Town Funds for repairs to this building. The repairs listed below are the Town's responsibility.)

- Repairs to Sprinkler System (due to interior pipe corrosion to "dry" system needs flushing): This could cost as much as \$12,000
- HVAC System: New compressor needed (\$_____ potential cost)
- New Grinder Pump needed: (\$_____ potential cost)

Continued Work on Golf Course and with the Golf Course Greens Committee

- Some paving construction needed (10th hole) with some potential Town responsibility.
- Continue to monitor 11th tee erosion issues

Continued Work with the Transportation Committee (two new vehicles needed for next Season—expenses to be paid through the Sugarloaf Explorer program and Federal/State funding)

Minor Improvements to the Information Center:

- Paint ramp
- Look costs for reinstalling permanent public toilet or other options
- Work on walkway from Airport

Recycling/Waste Disposal:

- Continue to work with Sugarloaf and property management companies to implement new trash disposal and recycling (dumpsters, etc.)

Develop Town Brochure/Map?? This would be a nice information piece to have

- Simple 3-fold brochure with Town map and information, points of interest, etc.?? Community Volunteers to Help??

Start Discussion about building a modest “Mountain” Fire Station?? The Town has approved (\$50,000) setting up a Reserve Fund for this purpose. This project is probably a few years away.

Skating Rink???:

- Develop current approximate cost estimates for installing a roof over the rink
- Talk to Sugarloaf about potential usage??

Town Newsletter: October---Suggestions for interesting lead story???