

**Carrabassett Valley Selectmen's Meeting**  
**4:30 p.m. Monday August 13th, 2018 at the Library**

**Agenda:**

Review and sign 2018 Payroll Warrants:

Review and sign 2018 Town Expenditure Warrants:

1. **MINUTES FROM PREVIOUS MEETING:** (July 9<sup>th</sup>, 2018 attached).
2. **PARTICIPANTS FROM THE TOWN'S OUTDOOR ADVENTURE CAMP WILL BE PRESENT WITH SOME STAFF TO DISCUSS THE POSSIBILITY OF A TOWN VOTE TO BAN PLASTIC BAGS, STROFOAM, AND SINGLE USE PLASTIC FROM RETAIL SALES:** They will make a brief presentation.
3. **LARRY WARREN REPRESENTING THE LONGFELLOWS MOUNTAIN HERTIAGE TRAILS, (LMHT) INC. (non-profit) WILL BE PRESENT TO PRESENT A BRIEF UPDATE TO THE SELECTMEN CONCERNING THE POSSIBLE PURCHASE OF A PORTION OF THE "TED JONES LOT":** As Larry explained at the last Selectmen's meeting on July 9<sup>th</sup>, the proposal is for the Town to eventually purchase 250 acres of the "Ted Jones Lot" with potential Town involvement of up to \$150,000 that would be used to secure an easement for LMHT to extend their proposed trail to Kingfield and for the Town to own for non-motorized trail development (mountain bike trails) and forestry, etc. Access would come from a right of way on the Huston Brook Road South off the Carriage Road in Carrabassett Village. Other funding resources would be used to come up with the total purchase price of \$200,000.

An option has been purchased for this acreage by LMHT and we have asked Larry to update the Board on this project. Larry would like to discuss the timing of a possible Town meeting vote on this issue (special Town Meeting versus annual Town Meeting).

4. **AIRPORT HANGAR LOT LEASE FOR LOT #14 FOR ALEX SKRABUT DOING BUSINESS AS RESTORATION AIRCRAFT GROUP, LLC:** Please see attached lease. The Airport Committee has endorsed lot #14 and we have received D.E.P. and Planning Board approval for this lot. Upon approval of the lease by the Selectmen, the Code Enforcement Officer will need to approve the actual building plans and issue a building permit.

This lease has some differences from the other hangar lot leases as it allows for commercial aeronautical activities (aircraft repairs and restorations, etc.). Also, as this is a larger hangar and a considerable investment, the lease is for a longer term (15 years plus a 10-year renewal option plus right of first refusal for additional terms on terms and conditions as approved by the Town). Alex will be present at the meeting to answer any questions the Board may have.

5. **UPDATE ON A NEW PROPOSED TOWN EMERGENCY MANAGEMENT PLAN:** Fire Chief and Town Emergency Management Director Courtney Knapp and the Town Manager will discuss this draft plan (attached separately) with the Board. The Town Manager and Police Chief have reviewed the plan with Courtney and the plan is to briefly present this draft to the Selectmen and to then obtain and/or coordinate “addendums” to this plan from CVA and Sugarloaf and other entities who may have their own emergency management plans. We are hopeful to briefly discuss this plan at ‘Homecoming’ in October at the “President’s Meeting” (meeting of all Condominium Association Presidents).

We are recommending that the Outdoor Center be the primary emergency shelter. If approved, we would then move forward with plans to purchase a generator for this facility (which has been previously budgeted for by the Town).

6. **UPDATE ON A MOUNTAIN BIKE TRAIL SIGNAGE PROJECT:** Tim Flight who is heading up this Sub-Committee, will be present to update the Selectmen on progress being made for planning a trail signage project.
7. **BIDS FOR REDECKING THE MUNZER RECREATIONAL BRIDGE:** We have requested bids for this project with bids due by 10:00 a.m. August 13<sup>th</sup>. We have attached a copy of the bid specifications. As you may know, the specifications call for using pressure treated decking and running boards. We will present the bid results at the meeting.
8. **PURCHASE WATER FILTRATION SYSTEM FOR THE LIBRARY/COMMUNITY CENTER BUILDING:** We have been asked if a water filtration system similar to the one in the AGC can be purchased and installed in the Library building. The cost of purchase and installation will run up to \$2,500. There is \$6,109 in the Library Capital Maintenance Account that can be used for this purpose. This is a “salt brine system” that will require some minimal amount of maintenance (refilling the salt container—which can be purchased at Jordan’s in bags). There has been some concern over water taste and concerns over very slightly elevated arsenic levels.
9. **ANNUAL MAINE MUNICIPIAL ASSOCIATION ELECTION OF OFFICERS:** Please see attached ballot information.

#### 10. INFORMATIONAL:

The Town’s Marijuana Ordinance Advisory Committee will be holding their first Committee meeting at 6:00 p.m. August 14<sup>th</sup> at the Library. Information packets are available at the Town Office and on the Town website. Committee meetings are open to the public to attend. It is anticipated that at some point a public hearing(s) will be held.

The construction of the Campbell Field Bridge is still anticipated to be completed by approximately mid-September.

**TOWN OF CARRABASSETT VALLEY  
MINUTES OF SELECTMEN'S MEETING  
July 9, 2018**

**Board Members Present:**    **Bob Luce**                    **Jay Reynolds**  
   **Karen Campbell**        **Lloyd Cuttler**  
   **John Beaupre**

**Others Present:**                **Dave Cota**                    **Nick Aschauer**  
   **Bob Carleton**                **Tim Flight**  
   **Deb Bowker**                 **Nadene MacLeod**  
   **Larry Warren**               **Neal Trask**  
   **John McCatherin**         **Josh Tarsus**

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Bob Luce opened the meeting at 4:30 p.m. and welcomed those present.

Expense Warrant #26 and #28 for \$109,395.82 and \$69,416.01, respectively, were reviewed and signed by the Selectmen.

Payroll Warrant #25 and #27 for \$27,445.39 and \$30,752, respectively, were reviewed and signed by the Selectmen.

The Minutes of the June 18, 2018 Selectmen's Meeting were reviewed, along with minutes from executive session meetings of June 27<sup>th</sup> and June 28<sup>th</sup>. Lloyd Cuttler made a motion to approve the minutes as written. Jay Reynolds seconded the motion. Motion approved.

Dave Cota reported that there are broken top rails on the Skating Rink, which are posing some safety concerns. Replacement pieces are available at a cost of \$3,475 from the company that manufactured the rink, and they could be here in 2-3 weeks. Jeff Jacques has a couple of carpenters who can do this repair, and Dave estimates up to \$1500 for installation. Funds will come from the Outdoor Center Facility account (there's \$65,000 in that account currently). John Beaupre made a motion to proceed with the repairs. Jay Reynolds seconded the motion. Motion approved.

Dave Cota reported that Bob Carleton is in attendance tonight to discuss the completed extensive inventory of the Outdoor Center's trail bridges. Eventually, over an approximate five-year period, there will be numerous bridges and culverts that will need replacing. Funds from the wood harvesting have been allocated for this purpose, and there is currently \$271,134 in the Public Lot Reserve Account. There are 91 trail bridges and culverts in total. Bob provided budget information of about \$338,000 to take care of the project in its entirety, based on today's pricing and without supervision. Some of this might be offset by Sugarloaf's participation with labor and equipment. The focus at this time is Trail 29 (bike trail 112), which is a very popular Nordic ski trail and very close to the Outdoor Center, but is in the worst shape. Bob had provided detailed recommendations, which total \$28,280 for the replacement of the bridges, plus the cost of installing culverts. This work on Trail 29 should be done before winter. All wooden bridges would be replaced with concrete panels (up to 16' span), which are fabricated in Embden by Blaine Miller. Nick Aschauer had photos to show the Selectmen. The hope is to replace with much more permanent concrete structures, which will last closer to 50 years. Bob

Carleton noted that, for a town with no public roads, they sure have a lot of bridges! He said there is some cost savings by removing some of the unnecessary bridges and simply installing culverts. The panels are designed to span the waterways using "rock in a basket" for abutments. It hasn't been done this way before, but they will be pre-tested with an excavator prior to proceeding with this system for bridging, since it's important that the panels be able to uphold a groomer. They would be installed in the opposite direction than what they designed for, but if they can make this work, it will be a great solution. The condition of the existing bridges on Trail 29 is critical, as it's possible to put a foot through some areas. Bob Luce asked if Bob Carleton has a way to prioritize each bridge, which will help the Selectmen to prioritize for future budgeting purposes; Bob does have all his field notes, but they focused primarily on Trail 29 for this construction season. Bob noted that anything over 16' is going to require steel, with the panels installed in the manner that they were designed for. Lloyd Cuttler asked if these bridges needed to be built for truck traffic; Dave Cota said there is no need, as there will not be log truck traffic on these bridges. Dave indicated that there will also be some culvert cost (roughly \$2,000) for Trail 29 and Sugarloaf will do the installation of the first six culverts and take out the old bridges. Bob Luce said that something does need to be done with Trail 29, and asked what would happen if the bridges were replaced with hemlock planks again. Dave Cota said it probably could be done, but the life of the bridge would only be a few years. Bob Carleton said he does a lot of work with ICS, and the costs are the same with hemlock versus concrete panels due to the labor. John Beaupre said that, with the usage of the trails increasing significantly, it makes sense to move forward and do them for the long-term. John Beaupre made a motion to proceed with the repairs on Trail 29, as described, with a budget not to exceed \$35,000. Jay Reynolds seconded the motion. Bob Luce asked Bob Carleton what trail ought to be looked at for next year; Bob Carleton will pull that information together for the Selectmen for their future consideration and develop a longer-range plan. Josh Tarsus said it might make sense to work on this project in "zones" rather than by trail. Dave Cota said that, for the sake of full disclosure, he wants to hire Bob Carleton to oversee the installation of the concrete panel bridges. Motion approved.

Dave Cota said that Larry Warren was in attendance, representing Longfellow Mountain Heritage Trails, Inc. (LMHT) to discuss a possible purchase of a portion of the "Ted Jones lot". Larry said that 3-4 years ago, he hired an appraiser to appraisal for this property, which came in at \$380,000. He asked the Town for interest in purchasing, and Larry also tried fundraising, but that did not fly. A couple of weeks ago, Ted Jones called Larry Warren and said that he was preparing to sell the property. He said he needs a \$10,000 option fee and then he wants \$200,000 for the purchase for the approximate 250 parcel. Larry verbally raised the money for the option, which will give him a year to put together a plan to make the purchase, and the option can be extended. Option payments are applicable toward the purchase price. The property will need to be surveyed. Attorney Don Fowler will do a title search, as well. Landvest will update the appraisal, also. There is a grant available through the Maine Community Foundation, which will provide for 20% of what the town provides. Larry said that he does not anticipate hiring staff to do fundraising activities, but he feels confident that he can get the Town's share of the purchase down to \$125,000 to 150,000. He would like to see a general obligation bond with the town, as it would have minimal effect on the Town's tax rate. He feels there's an opportunity for Carrabassett Valley and Kingfield to form a coalition for this purpose. Larry gave some history on the property and how he anticipates using this as a connector with the Kingfield trail system with the LMHT, MH&T and Town of Carrabassett Valley trail systems. Larry is hopeful that the Town of Carrabassett Valley will take title to this property and bring it under its maintenance program for trails. Lloyd Cuttler asked about the easements and how they would work; Larry said that the town would own them within the 250 acres, in perpetuity. Lloyd asked

to see easements from the Carriage Road to this property. Larry said that the easements on the Jones property would be for non-motorized use only, as there are a number of Kingfield residents who do not want motorized use on the easements that they're willing to give. Bob Luce said that, when the Crocker conservation project was done, it was the Town's interest to accommodate everyone as much as possible. He does not want to leave the motorized component out of a potential land project with the Jones property in any land conservation project that the Town undertakes. Dave Cota said that there's a question whether the easement on the Carriage Road is transferrable. He said that the easement is critical but, if in place, this could be a good opportunity for trail building and forestry considerations within that property. Larry said there are some very exciting conversations going on between Hydro Quebec and CMP, and there may be some opportunities there. Lloyd Cuttler made a motion to endorse the discussion and see how to possibly keep it moving forward. Jay Reynolds seconded the motion. Motion approved.

Informational:

Dave Cota reported that he's still working on two new airport hangar leases, and he plans to present these to the Selectmen soon. The Planning Board has approved Matt Ward's hangar, so that will be one of the leases that will be reviewed.

There is hope to re-deck the Munzer Recreational Bridge as soon as the new Campbell Field Bridge is completed. Dave has asked the town engineer to also look at the decking and support system on the Munzer Bridge before going out to bid.

Dave Cota reported that the easement from Tombeau, LLC (Ayotte's) for the new "Comfort Station" (sealed vault outhouse) is near completion. When this is finalized, this project will move ahead.

Carrabassett Valley's share of the Franklin County tax has increased from \$671,931 to \$756,630 (\$84,699 increase). What's unusual is that the Town will now pay almost as much for county taxes than for education.

Karen Campbell noted that there are tons of dogs going through the Munzer Bridge area without anyone collecting after them. Owners park the car and let the dog out, but they do not pick up after them. Dave Cota said some bag dispensers, receptacle and signage can be installed.

Meeting adjourned.

Respectfully submitted,  
Lynn Schnorr

## LEASE AGREEMENT

This lease between the Town of Carrabassett Valley (hereinafter referred to as the "Town"), a municipality situated in Franklin County, Maine and Restoration Aircraft Group, LLC (hereinafter referred to as "Lessee"), a limited liability corporation legally registered in the State of Maine.

Town, for and in consideration of the agreements of Lessee hereinafter mentioned, hereby leases to Lessee, and Lessee leases from Town, the premises located at the Sugarloaf Regional Airport in Carrabassett Valley, County of Franklin and State of Maine, known as "Hanger Lot 14" more fully described in Exhibit "A" attached (hereinafter referred to as the "Premises").

This lease is for the term beginning September 1st, 2018 and ending August 31st 1<sup>st</sup> 2033 unless sooner terminated as hereinafter provided.

### 1. AGREEMENTS OF LESSEE:

Lessee, in consideration of said leasing, agrees:

- 1.1 To pay as rent for premises the sum of \$694 per year starting in calendar year 2018 (to be prorated for 2018) plus an annual inflationary increase (based on the annual increase in the consumer price index as determined by the State of Maine Planning Office) will be added to the annual lease payment. The lease fee is payable on the first day of July during the term of this lease, at the Town's address: Town Office, 1001 Carriage Road, Carrabassett Valley, ME 04947 (except for the prorated 2018 lease fee which is payable by December 31<sup>st</sup>, 2018).
- 1.2 To pay all charges for light, heat, fuel, power and water furnished or supplied to or on any part of premises.
- 1.3 To pay all taxes and assessments, ordinary and extraordinary, general and specific, including the same for which may be levied or assessed on premises used for commercial purposes.
- 1.4 To pay all reasonable costs, attorneys' fees and expenses that may be made and incurred by Town in enforcing the agreements of this lease.
- 1.5 To use and occupy the premises for the purpose of private and commercial storage of aircraft, performance of private and commercial airframe and engine (including any and all accessories of both), inspection, modification, repair, restoration, testing and overhaul (hereinafter termed 'Aircraft Maintenance') and selling goods and services that are related to any legal aeronautical activity. In addition, Lessee shall be allowed to sell non-stop commercial air tours (scenic rides) and F.A.A. Certified Flight Instruction to which they shall provide the Town with an Insurance Certificate naming the Town as an additional insured.

Lessee shall not use or occupy the premises for any other purpose without written consent of Town, and shall not use premises for any unlawful purpose or purpose deemed extra hazardous. All buildings and grounds must be used solely for the aeronautical activities referred to in this lease. Support equipment and vehicles to operate these aeronautical activities are permitted to be stored on the premises.

The Lessee shall make land and building improvements and maintain any hangar subject to the

following conditions:

A. All building construction, repairs, alterations and expansions and land improvements must be approved by the Code Enforcement Officer and/or the Planning Board as prescribed in the Town's land use ordinances and by the Board of Selectmen prior to commencement of construction. A copy of the approved plans will be attached to this lease. All buildings and improvements must be completely constructed within one year from the date that the final building permits are issued (not including interior facilities/workshop design and construction) and must be structurally sound, and kept in good repair. The building exterior shall be finished in colors to blend with the adjacent hangars, as approved by the Code Enforcement Officer. All building construction must conform to F.A.A. Regulations, specifically Part 77 Protected Surfaces requirements except as permitted by the Town. All buildings and grounds shall be kept in a clean and safe condition and shall conform in appearance to the surrounding airport hangars, or airport activities in the judgment of the Board of Selectmen.

B. All storage of parts, equipment, and other materials will be done in an orderly, clean, safe and attractive manner. Only storage of parts, equipment, and other material used for aeronautical activities as set forth herein shall be permitted and there shall be no storage allowed outside the hangar unless supportive of allowed lease activities and, on a case by case basis, approved by the Town. All waste and junk shall be removed from the premises promptly.

- 1.6 To permit the Town and its agents to enter on the premises or any part thereof, at all reasonable hours, for purpose of inspecting same or making such repairs or alterations as may be necessary for safety or preservation thereof.
- 1.7 Lessee shall indemnify and hold harmless the Town, its employees and agents against any and all claims, judgments, liabilities, expenses, losses, damages, personal injuries including death, property damage or destruction sustained by any person arising out of this lease and from the use and occupancy of the demised premises or any buildings and improvements erected thereon or from the control or management of the operations of the Lessee on the demised premises or the roads, driveways or other public places used by Lessee at the airport. Part of the foregoing obligation of Lessee under this Section shall be met by the Lessee by obtaining and maintaining continuously in effect and all times during the term hereof, at Lessee's sole expense, general liability insurance in a form and in an amount satisfactory to the Town to cover Lessee's liability by reason of its tortuous conduct or that of any of its employees, agents, or servants in connection with its use of the premises as aforesaid. Such insurance shall name the Town as an additional insured. Lessee shall provide Town with evidence satisfactory to Town of all such insurance, and shall notify Town in writing, as soon as practicable, of any claim, demand or action arising out of any occurrence covered thereunder of which Lessee has knowledge.
- 1.8 With the exception of renting hangar space for Lessee customers on an overnight, month to month or long term basis, the Lessee shall not assign or sublet this lease or the Lessee's rights hereunder without prior written consent of the Board of Selectmen. In the event of the transfer of ownership of the hangar this lease and its full terms and conditions will be assumed by the buyer with the approval of the Board of Selectmen, such approval shall not be unreasonably withheld, conditioned, or delayed.

- 1.9 Not to make any contract for construction, repair, or improvements on, in, or to premises, or any part thereof, or for any work to be done or materials to be furnished on or to premises, or any part thereof, without providing in such contract or agreement that no lien of mechanics or materialmen shall be created or shall arise against above-described land and/or the building or improvements at any time located thereon. All persons furnishing any work, labor or materials, as well as all other persons whatsoever, shall be bound by this provision and by the notice thereof from and after date of this lease, and notice is hereby given that no mechanic's lien, materialmen's lien, or any other encumbrance made by or obtained against Lessee, or Lessee's interest in demised land and/or the buildings or improvements thereon, shall in any manner or degree affect the title or interest of Town in the land and/or the improvements thereon. To that end, Lessee agrees that Lessee will not make any contract or agreement, either oral or written, for any labor, services, fixtures, material or supplies in connection with the construction, altering, repairing or improving of any structure or improvement on premises without providing in such contract or agreement that the contractor or contractors waive all right to a mechanic's lien, and waive all right of any subcontractor or subcontracts to mechanics' liens, by reason of furnishing any labor, services and/or material under such contract or contracts, whether written or oral, and a copy thereof delivered to Town.
- 1.10 Lessee has examined and knows condition of premises, and has received same in good order. All costs related to site development of the lot are the responsibility of the Lessee and all site development plans must be approved by the Code Enforcement Officer.
- 1.11 If Lessee shall abandon or vacate the premises, they may be relet by Town for such rent and on such terms as Town may see fit; and, if a sufficient sum shall not be thus realized, after paying all expenses of such reletting and collecting to satisfy the rent hereby reserved, Lessee agrees to satisfy and pay all deficiency.
- 1.12 At expiration of this lease, to give peaceable possession of premises to Town, in as good condition as they now are, the usual wear, inevitable accidents, and loss by fire excepted.
- 1.13 In the event the Town determines there has been a breach of any of the agreements of Lessee herein contained, the Town shall give written notice of such breach to Lessee allowing thirty days to take corrective action. In the event that corrective action to eliminate the stated violation of any provision of this lease has not been corrected or in the event of repeated violations of provisions of this agreement by the Lessee, the lease may be terminated by the Town. In which case, Town may reenter on the premises and immediately thereon, this lease shall thereupon terminate.
- 1.14 This lease, at option of Town, shall terminate in case Lessee shall by any court be adjudged bankrupt or insolvent, or in case Lessee shall make an assignment for benefit of creditors.
- 1.15 To observe and comply with all rules, regulations and laws now in effect or which may be enacted during the continuance of this lease by the Town and state or federal agencies having jurisdiction over the premises, and to indemnify Town for any damage caused by violation thereof.
- 1.16 In case Town, by reason of the failure of Lessee to perform any of the agreements or conditions herein contained, shall be compelled to pay or shall pay any sum of money, or shall be

compelled to do or shall do any act which requires payment of money, the sum or sums so paid or required to be paid, together with all interest, costs, and damages, shall be added to installment of rent, next becoming due or to any subsequent installment of rent, and shall be collectable as additional rent in same manner and with same remedies as if it have been originally reserved. On failure of Lessee to make repairs, as provided for herein, Town may make necessary repairs, and add the amount of cost of such repairs to the rent due hereunder on the first of the month following date of repairs, and such cost of repairs shall be and constitute such rent together with the rent above provided for.

- 1.17 Failure of Town to insist on the strict performance of the terms, agreements and conditions herein contained, or any of them, shall not constitute or be construed as a waiver or relinquishment of Town's right thereafter to enforce any such term, agreement or condition, but the same shall continue in full force and effect.
- 1.18 Town shall not be liable for any damage to structures, aircraft, or personal property occurring or arising on premises from any cause whatsoever unless such damage is directly caused by actions of the Town.
- 1.19 Lessee, if more than one person or entity, shall be jointly and severally obligated to perform all promises under this lease.

**2. AGREEMENTS OF LESSOR:**

Town, in consideration of the agreements of Lessee set forth above, agrees as follows:

- 2.1 Lessee may erect a structure suitable for the purposes as defined in Section 1.5 above and improvements thereon as Lessee deems necessary for such purposes including: 1) an appropriate floor/subfloor surface support system as required to support building at approximately same level as existing ground/asphalt surface, and 2) Lessee complies with Town ordinances and codes and the provisions of this Lease Agreement.
- 2.2 Provided the Lessee is not then in default of this Lease, the Lessee shall have the right to renew the term of this lease for one additional ten-year term by notice in writing to the Town during the term of this Lease. Lessee shall have the right of first refusal to apply for additional lease terms on terms and conditions as approved by the Town. The annual rental for the renewal term shall be determined by the Board of Selectmen based, at the sole option of the Board of Selectmen, on either of the following formulas:
  - a. an amount equal to the rental for the original term of this Lease as adjusted for any change in the cost of living index since the initial year of the term of this Lease; or
  - b. an amount determined by a market study of similar leases at similar airports in the State of Maine offering similar services for hangars on leased lots.

All structures or fixtures erected on or attached to premises by Lessee may be removed by Lessee at the termination of this lease, provided (a) Lessee shall not then be in default in the performance of any of his agreements herein, (b) that such removal shall leave premises in the same condition as when first occupied, except for concrete slab and frost wall, and (c) that removal shall be made before the expiration of this lease or any extension thereof.

**3. MUTUAL AGREEMENTS OF LESSOR AND LESSEE:**

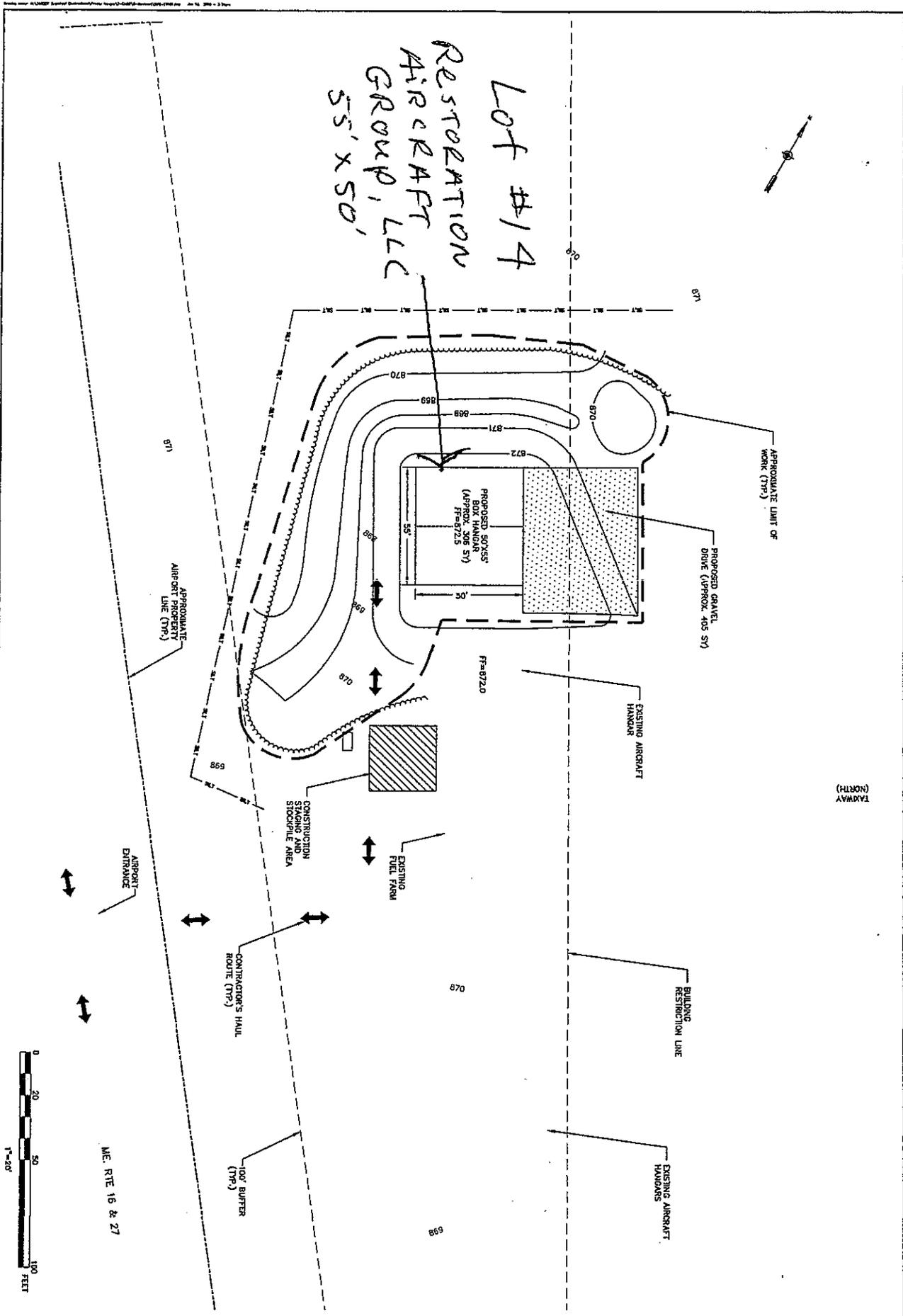
- 3.1 If during the term of this lease any structure on the premises shall be destroyed by fire, the elements, of any other cause, Tenant shall remove the remains of the destroyed structure as soon as possible by no longer than six months and may reconstruct said structure in accordance with paragraph 2.1.
  
- 3.2 If the Lessee shall default in the payment of rent within 10 days of written notice by the Town to the Lessee, or if the Lessee shall default in the observance and performance of any other covenant to be performed or observed by the Lessee under this Lease for 30 or more days after the Town shall give to the Lessee notice of such default, then in such event the Town may, at the Town's sole option, give to the Lessee a notice that the term of this Lease is terminated, and the term thereof shall terminate upon the giving of such notice. Upon such termination the Lessee shall thereupon quit and deliver the premises to the Town, and the Town may, without further notice, reenter the premises with or without legal process and dispossess the Lessee and remove the Lessee's effects. The Lessee may remove the hangar within ninety (90) days of such termination, and if such hangar is not so removed, title thereto shall be deemed to have passed to the Town.
  
- 3.3 Notices and demands by either Town or Lessee may be given by registered mail to: Restoration Aircraft Group, LLC: P.O. Box 551, Kingfield, ME. 04947 and to Town at the address stated in paragraph 1.1, subject to the right of either the Town or Lessee to designate by notice in writing a new address to which said notices or demands must be sent.
  
- 3.4 All agreements, conditions and undertakings herein contained shall extend to and be binding on the personal representatives, heirs, successors and assigns of respective parties hereto as if they were in all cases named.

TOWN OF CARRABASSETT VALLEY  
By its Board of Selectmen:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

LESSEE: \_\_\_\_\_

Dated: \_\_\_\_\_



Lot #14  
 RESTORATION  
 AIRCRAFT  
 GROUP, LLC  
 55' X 50'

<b>ERI.1</b> DRAWING NO. SHEET 3 OF 4	PROJECT DESIGNER <b>Hoyle, Tanner Associates, Inc.</b> 130 Dow Street Manchester, NH 03101-1227 Tel 603-669-5533 Fax 603-669-4168 Web Page: www.hoyletanner.com	SUGARLOAF REGIONAL AIRPORT, CARRABASSETT VALLEY, MAINE PRIVATE 50' X 55' HANGAR <b>EROSION CONTROL PLAN</b>	ENGINEER'S SEAL
	DATE: JUNE 2015 SCALE: 1"=20' PERMITTING DOCUMENTS	REVISIONS	ME. RTE 16 & 27 1"=20' 0 20 50 100 FEET

## **Town of Carrabassett Valley Request for Bids to replace decking on Recreational Trail Bridge**

The Town of Carrabassett Valley is requesting bids to remove existing decking and install new decking on the 112' 'Munzer Recreational Bridge' located near the Town's Airport Trailhead. **All bids must be received no later than 10:00 a.m. August 13th, 2018.**

Work cannot be started until the Campbell Field bridge project is completed which is anticipated to occur mid to late September. Work must be completed no later November 1<sup>st</sup>, 2018 and must be completed within two weeks (fourteen days) from commencement of construction. Contractor must supply all materials and labor to complete the job.

### **Job will consist of:**

Remove all existing "running boards" and deck boards down to pressure treated beams (constructed of hemlock boards). Remove all materials off site. Boards can be deposited at the Town's Transfer Station (no cost at the Transfer Station).

Install either 2"x6" or 2"x8" new pressure treated deck boards the entire width and length of the bridge to the existing pressure treated beams using 3" or 3 1/2" pressure treated compatible deck screws (#10). Deck boards to be installed using similar spacing (2") as existing deck boards.

Install new 5/4" pressure treated boards for use as "running boards" over the entire width and length of the new deck boards in the opposite direction as the deck boards using 2" pressure treated compatible screws. Board spacing to be approximately 1/2".

Clean up the entire site upon completion.

Contractor is responsible to install barricades and otherwise provide safety structures and procedures at all times to safe guard workers and the public from all hazards related to this project. While it is expected that the bridge will be closed during actual construction periods, the Town and Contractor may work out a safe option for the public to use the bridge when construction is not occurring (weekends, after hours, etc.; only if both parties agree on an option).

The Successful Bidder must show proof of Contractor Liability Insurance satisfactorily to the Town and, in addition, Workmen's Compensation insurance satisfactorily to the Town if employees are hired or show proof of independent contractor status for employees.

Bid is based on a **LUMP SUM PRICE** to complete all the work.

The Town of Carrabassett of Valley reserves the right to accept or reject any or all bids or to waive any irregularities in any bid and to negotiate with the bidder the Town deems to have offered a bid that appears to be in the Town's best interest. Bid will be awarded based on price, experience, perceived ability to complete the work and work schedule.

**PLEASE PLACE BID INFORMATION BELOW:**

Contractor Name, Address and Phone #: \_\_\_\_\_

Total Lump Sum Bid Price: \$ \_\_\_\_\_

Expected Date of Start and Completion: \_\_\_\_\_

Return Sealed Bid to the Carrabassett Valley Town Office or Mail to: Town Office, 1001 Carriage Road, Carrabassett Valley, 04947; Attn: New Bridge Deck Project no later than 10:00 a.m. August 13<sup>th</sup>, 2018; Please refer all questions to Town Manager Dave Cota (Town Office: 235-2645 or [towncvtm@roadrunner.com](mailto:towncvtm@roadrunner.com)).

**MAINE MUNICIPAL ASSOCIATION**  
**VOTING BALLOT**

**Election of MMA Vice President and Executive Committee Members**  
*Deadline for Receipt of Voting Ballots – 12:00 noon on Friday, August 17, 2018*

**VICE-PRESIDENT - 1 YEAR TERM**

Vote for One

**Proposed by MMA Nominating Committee:**

**Christine Landes, Town Manager, Town of Bethel**

*(Note: Ms. Landes will become the City Manager of Gardiner effective August 13, 2018)*

**EXECUTIVE COMMITTEE MEMBERS - 3 YEAR TERM**

Vote for Three

**Proposed by MMA Nominating Committee:**

**Elaine Aloes, Chair of Selectboard, Town of Solon**

**William Bridgeo, City Manager, City of Augusta**

**Melissa Doane, Town Manager, Town of Bradley**

*Please note that unlike municipal elections, MMA does not provide for "Write-in Candidates" since our process includes an opportunity to nominate a candidate by petition.*

*The Voting Ballot may be cast by a majority of the municipal officers, or a municipal official designated by a majority of the municipal officers of each Municipal member.*

**Date:** \_\_\_\_\_

**Municipality:** \_\_\_\_\_

**Signed by a Municipal Official designated by a majority of Municipal Officers:**

**Print Name:** \_\_\_\_\_

**Signature:** \_\_\_\_\_

**Position:** \_\_\_\_\_

**OR Signed by a Majority of Municipal Officers**

**Current # of Municipal Officers:** \_\_\_\_\_

**Print Names:**

**Signatures:**

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**Return To:**

*MMA Annual Election  
Maine Municipal Association  
60 Community Drive  
Augusta, Maine 04330  
FAX: (207) 626-3358 or 626-5947  
Email: [tchavarie@memun.org](mailto:tchavarie@memun.org)*



Maine Municipal  
Association

60 COMMUNITY DRIVE  
AUGUSTA, MAINE 04330-9486  
(207) 623-8428  
[www.memun.org](http://www.memun.org)

TO: Key Municipal Officials of MMA Member Cities, Towns and Plantations

FROM: Stephen W. Gove, MMA Executive Director

DATE: July 11, 2018

SUBJECT: MMA Annual Election - Vice President and Executive Committee Members

**Deadline: Friday, August 17, 2018 by 12:00 noon**

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**Nomination Process** – Each year member municipalities have an opportunity to vote on the election of the proposed MMA Vice President and municipal officials to serve on the MMA Executive Committee. A five-member Nominating Committee was appointed in March to review nominations submitted by municipal officials and conduct interviews with those municipal officials qualifying for and interested in serving as the MMA Vice President and Executive Committee. The MMA Nominating Committee completed its task in May and put forth a Proposed Slate of Nominees for 2018 to member municipalities.

**Petition Process** – As part of the May mailing, information was also provided on the MMA Petition Process. Pursuant to the MMA Bylaws, nominations may also be made by Petition signed by a majority of the municipal officers in each of at least 5 member municipalities. The deadline for receipt of nominations by petition was Monday, July 9, by 4:30 pm. There were no municipal officials nominated by petition.

***It is now time for each member municipality to cast its official vote.***

**Election Process** – Enclosed you will find the MMA Voting Ballot which includes the proposed Slate of Nominees to serve on the MMA Executive Committee as selected by the MMA Nominating Committee. A brief biographical sketch on each nominee listed on the MMA Voting Ballot is enclosed for your reference. You will note that unlike municipal elections, MMA does not provide for "Write-in Candidates" since our process includes an opportunity to nominate a candidate by petition, as noted above.

The MMA Voting Ballot must be signed by a majority of the municipal officers or a municipal official designated by a majority of the municipal officers, and received by the Maine Municipal Association by 12:00 noon on Friday, August 17. We have enclosed a self-addressed self-stamped envelope for your convenience. The MMA Voting Ballots will be counted that afternoon and the election results confirmed under the direction of MMA President Linda C. Cohen, Mayor, City of South Portland.

Election results will be available by contacting the MMA Executive Office or by visiting the MMA website at [www.memun.org](http://www.memun.org) on Monday, August 20. A formal announcement of the election results will be made at the MMA Annual Business Meeting being held *Wednesday, October 3, at 1:30 p.m. at the Augusta Civic Center*. Newly elected Executive Committee members will be introduced at the MMA Awards Luncheon as well as the MMA Annual Business Meeting and will officially take office on January 1, 2018.

If you have any questions on the Election Process, please contact me or Theresa Chavarie at 1-800-452-8786 or in the Augusta area at 623-8428, or by e-mail at [tchavarie@memun.org](mailto:tchavarie@memun.org). Thank you.