

# Carrabassett Valley Selectmen's Meeting

## 4:00 p.m. Monday September 10th, 2018 at the Town Office

### Agenda:

Review and sign 2018 Payroll Warrants:

Review and sign 2018 Town Expenditure Warrants:

- 1. MINUTES FROM PREVIOUS MEETING:** (August 13th, 2018 attached).
- 2. AWARD OF BID FOR NEW 35 KW GENERATOR WITH TRANSFER SWITCH FOR THE OUTDOOR CENTER:** We received the following bids (copies of main bid sheets attached):

Jordan Lumber (Briggs & Stratton 35 KW): \$17,988

Lakes Region Power Systems (Rangeley)—Kohler 38 KW: \$20,074

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Estimated-Additional-Costs-for-the-installation-are-as-follows:-----

Gas hook up work:	\$1,000
Excavation:	500
Raised Platform:	200
Materials for electrical hookup:	<u>2,500</u>
	\$4,200

The Total Cost for the project with the lowest bid will be approximately: \$22,188. We Have \$25,000 budgeted for this project.

Note: Sugarloaf is donating all the labor (electricians) for the project.

- 3. REQUEST TO SUPPORT GREATER FRANKLIN DEVELOPMENT COUNCIL (GFDC):** Please see attached email from Charlie Woodworth GFDC Executive Director. They are requesting support from Franklin County Towns requesting that the Franklin County Commissioners provide \$40K to \$60K of existing Franklin County Tax Incentive Funding (T.I.F.) to support their organization for the remainder of their fiscal year.
- 4. UPDATE ON FINANCING AND PROCESS INVOLVED WITH THE PROPOSED NEW "MOUNTAIN" FIRE STATION:** The Board may need to discuss the timing and process going forward for this proposed project (whether this is a 2019 or 2020 project?). We have outlined potential Maine Municipal Bond Bank financing below. Although it looks very favorable, we are waiting for approval, in the form of a Memorandum of Agreement, from Boyne that they agree to a long-term lease for the proposed lot for this project off the Sugarloaf Access Road. A major step in moving forward with this project will be reviewing options for designing, bidding and construction of the new fire station.

Maine Bond Bank Timing and Potential Financing (debt service) for Project: The Timing of Applications for Bond Financing from Maine Bond Bank is approximately February 1<sup>st</sup> to 13<sup>th</sup> for Spring and August 1<sup>st</sup> for Fall Bond Financing.

Payment Schedule: In 2018, the Town appropriated \$60,000 in the New Fire Station Reserve which brings the current total in the Reserve to \$190,000. Assuming a similar 2019 Appropriation of \$60,000 that would leave approximately \$750,000 to be Borrowed to support a \$1,000,000 project (this is just an approximation at this point). Based on 20-year amortization (of \$750,000) annual payments would be in the \$54,100 range. Based on a 25-year note \$48,400 and based on a 30-year note \$45,000.

Status of Sugarloaf MOU Agreement: A draft Memorandum of Agreement for a long-term lease for the proposed lot has been reviewed by their legal counsel and is now making its way up the ladder at Boyne. All signs are favorable at this time.

Reviewing Options for Design and Construction: There are several methods for completing this project, including: 1) the traditional method of architectural/engineering services, bidding, inspection, 2) Basic Design Layout and Design/Build and 3) Going out to bid for a Construction Management Project (not to exceed price) Bid. If Board wishes to move forward at this time, we will try to arrange a special meeting with a construction management company to explain that process and continue the process of researching the costs of the other services, etc.

5. **AGREEMENT WITH MAINE HUTS AND TRAILS TO REPAIR THEIR MAROOKA MACHINE FOR USE BY THE TOWN'S MOUNTAIN BIKE DEVELOPMENT PROGRAM:** This machine, owned by MH&T's is invaluable for use for some of the Town's mountain bike trail development along with use by MH&T and the ATV Club, etc. Going forward, MH&T will need to charge market rates for use of the machine by other entities to support maintenance of the machine. We have proposed an agreement that calls for the Town to "frontload" \$6,000 to MH&T for 120 hours (\$50/hr.) of use of this machine which we plan to use this October or, if necessary, in 2019.
6. **ENGINEERING NEEDED TO DESIGN CULVERT REPLACEMENT AND RELATED IMPROVEMENTS TO THE STREAM CROSSING ON THE OUTDOOR CENTER ROAD:** We hope to have a proposal from an engineering firm (the same engineering firm hired to design the new Campbell Field Bridge) to provide plans for replacing the large stream culvert on the Outdoor Center Road that has failed during both Hurricane 'Irene' and during the flood last fall causing \$4,000 to \$5,000 in erosion damage in each event. In both events access to the Outdoor Center was somewhat limited. The large culvert that is in place there now needs to be larger and reset at a different angle. Some engineering should be completed to look at that watershed to properly design the culvert replacement and possible D.E.P. permitting, etc. The culvert project should be

completed first before improvements (paving, etc.) are made to the lower section of that road.

**7. INFORMATIONAL:**

- Please see attached copy of a notice of a Forum concerning 'Losing Winter: Climate Change in Ski Country and what we can do about it' sponsored by the 'Citizens' Climate Lobby of Maine' to be held at 3:00 p.m. October 6<sup>th</sup> at the Outdoor Center. We were asked by representatives of this group to let the Town Officials and other interested parties know that they and the public are invited to this Forum. Sugarloaf was not asked to sponsor this event as they are busy with Homecoming that day but they are advertising it on their website.
  - Town of CV Marijuana Business Regulation Committee is meeting at 6:00 p.m. on Tuesday September 11<sup>th</sup> at the Town Office.
  - Next Selectmen's Meeting September 24<sup>th</sup>?
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**TOWN OF CARRABASSETT VALLEY  
MINUTES OF SELECTMEN'S MEETING  
August 13th, 2018**

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

**Others Present:**                **Dave Cota**                      **Nick Aschauer**  
   **Tim Flight**                      **Marcia White**  
   **Larry Warren**                **Anni Ziehler**  
   **Landon Russell**              **Davey Savoy-Emmons**  
   **Caleb Tranten**              **Courtney Knapp**  
   **Alex Skrabut**                **Deb Bowker**  
   **Sabrina**

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

Expense Warrant #30 and #32 for \$108,766.47 and \$79,087.80, respectively, were reviewed and signed by the Selectmen.

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Payroll Warrant #29 and #31 for \$38,937.49 and \$40,828.77, respectively, were reviewed and signed by the Selectmen.

The Minutes of the July 9, 2018 Selectmen's Meeting were reviewed, along with minutes from executive session meetings. Lloyd Cuttler made a motion to approve the minutes as written. Jay Reynolds seconded the motion. Motion approved.

Bob Luce thanked Nick Aschauer for his work for the Town over the course of the summer during his internship. In turn, Nick thanked all present for making him a part of the community during his time here.

Marcia White and several Outdoor Adventure Campers were in attendance to make a brief presentation and request Selectmen to consider the possibility of a town vote to ban plastic bags, Styrofoam and single-use plastic from retail sales.

Larry Warren was in attendance to further discuss the Longfellow Mountain Heritage Trail proposal for the Town to purchase 250 acres of the "Ted Jones Lot" in Carrabassett Valley. When Larry last met with Selectmen, he discussed the \$10,000 option price for the Ted Jones land, which they have now completed. The total purchase price for the land is \$200,000 of which, the option price will be applied against. The Maine Community Foundation has a fund to encourage municipalities to engage in conservation acquisitions. This fund is available to any community in the State that approves a bond issue to purchase land, and the donor will match it with a 20% grant. Larry also spoke with Don Fowler to complete a title search, a copy of which has been provided to Dave Cota. Copies of the option have also been sent to Dave Cota and Bob Luce. Larry requested a quote from Sackett & Brake for a land survey, and he has reached out to LandVest for an update on the appraisal price on the land. The last appraisal was \$380,000, which is expected to be higher with the next appraisal. In negotiation of the option

agreement, there is an opportunity to assign the option to another party that may be able to assist with tax deductions, etc. with the agreement that the Town will purchase the land. Larry's been speaking with some private investors who may be able to contribute to the Town to assist with this purchase, should the Town vote to make this purchase. The financing would come from a \$125,000 bond, Maine Community Foundation check of \$25,000 to the Town, plus the \$40,000 private gift minus the \$10,000 option fee. Longfellow will raise the fees necessary for the survey, title search and closing costs. The principal and interest rates may be very minimal with regard to an increase in the Town's tax rate. It could be that there will be some need to be responsive to the needs of the private donors, as it may be necessary to make the purchase over two years for tax purposes. Larry asked if one of the Selectmen would work with him to help make this happen. Bob Luce said he would like to have this information put to the Town at a regular town meeting, which would not help with any portion of a purchase in 2018. John Beaupre said this is a public deal, so it may be some sort of disclosure who the private donor is. Dave Cota updated others in the audience as to some of the background on this discussion. The purchase would give the Town potential to build mountain bike trails north to the Carriage Road. The other possibility is for future forestry operations, since this would come under the Town's forestry and recreation programs. Dave suggests having the Town forester do a quick look at the property and submit a brief report as to the current condition of the lot and the potential for future forest management of the lot. Larry feels the most significant attribute is that it's a major conservation objective in the region and it speaks to the quality of the area. Where bonds can be issued in October and May, there would be time to file. Dave would need to check rates and application deadlines with Maine Bond Bank. Lloyd mentioned the right-of-way for this land to the Carriage Road, which he thinks has been a question answered. Next is the appraisal. Then he would like to see this go to a public hearing for more details to be presented. A question was asked if Maine Huts & Trails would be able to build on this land or on nearby land. Bob Luce said that this acquisition would be primarily for trail development, since this is in the Conservation District and is not a likely possibility for a Hut. Bob Luce said he favors this recommendation, but he prefers not to do this with a special Town Meeting. He agrees that a public hearing would be in order. Larry would like to have one or more of the Selectmen available to meet with individuals to explain the program. Lloyd Cuttler volunteered. He would like to see a public hearing planned, but he would like to have all the details available prior to planning that meeting.

Dave Cota discussed an Airport Hangar Lot Lease for Lot #14 (Alex Skrabut d/b/a Restoration Aircraft Group, LLC). This lease is different in that it's for a much larger hangar. The lease lot is 55' x 50', and the Planning Board has approved the site plan for the hangar. The actual building plans will be approved by the Code Enforcement Officer, and the FAA with height restrictions. D.E.P. has also approved a site of development permit by rule. It's a 15-year lease, plus 10-year renewal, due to the amount of the investment. The other big difference is that it allows for commercial use, restricted to aeronautical activities only. There are some slight variations to the terms of the agreement. The Airport Committee has agreed to this plan after review. John Beaupre made a motion to approve the lease. Jay Reynolds seconded the motion. Motion approved.

Dave Cota and Fire Chief Courtney Knapp gave an update on the new proposed Town Emergency Management Plan. It has been sent to the Selectmen, and Dave had some additional copies available. The plan copies everything from floods to chairlift evacuations, long-term power outages, etc. The protocols change for each specific type of emergency, though a central command center is established for emergencies. Dave would like to speak with Sugarloaf, CVA and the Ambulance Service to pull these entities into this comprehensive plan to whatever degree

possible. Courtney said this will be posted on the Town's website, also. From here, Dave would like to bring this to the community, perhaps through a public hearing. The secondary component is that the Outdoor Center has been identified as a shelter, so Courtney asked the Selectmen to approve the acquisition of the generator for the Outdoor Center. He said that the 60,000kw generator at the base lodge will only partially run the base lodge. There is no other facility identified until now, where they look to the Outdoor Center. Also, Courtney said that Sugarloaf has expressed interest in upgrading the base lodge, which would allow for the Town to take that old generator to the AGC and Library where it could be used to power both buildings in a major power outage. Jay Reynolds made a motion to seek bids for the generator. Lloyd Cuttler seconded the motion. Motion approved.

Tim Flight was in attendance to update Selectmen on the progress of the mountain bike trail signage project. A subcommittee has been formed and has met 3-4 times this summer. They reviewed similar projects in other areas. They realized that their issues come down to both summer and winter signage that's visible in the summer and with over two hundred trail intersections it is very confusing. They don't want to "over-sign", but it needs to be easy and blend in well. They are close to having a proposal to present to the Selectmen. They also want to come up with one common trail base map. There may be some grant money available for some GPS mapping, as well. Maine Huts & Trails is also participating in this process and the Subcommittee needs to work with Sugarloaf also.

~~Dave Cota reported on the bids for re-decking of the Munzer Recreational Bridge. Bids were~~ -----  
opened this morning at 10:00 a.m. The hemlock decking did not hold up well, so the new decking will consist of pressured treated wood. The lowest bid was from Narrow Gauge Construction \$8,474.22. Other bids were received from New Solutions and Adams Construction. Lloyd Cuttler made a motion to award the bid to Narrow Gauge. Jay Reynolds seconded the motion. Motion approved. This job will start after the Campbell Field Bridge is complete.

Dave Cota reported that we have been asked about purchasing a water filtration system for the Library/Community Center, similar to the one in the AGC. The cost is up to \$2,500. This money could be taken from the Library Capital Maintenance Account (current balance of \$6,109) if approved. There's been concern with both the Library and Child Care due to arsenic levels being slightly elevated over the EPA's requirements. John Beaupre made a motion to approve the purchase. Lloyd Cuttler seconded the motion. Motion approved.

Dave Cota reported that the Town will need to sign/approve another Airport grant to complete the Airport Obstruction Removal (tree clearing) Project. In 2017, the Town approved grant and Town funding for Airport Runway Repairs and for a Runway Obstruction Removal Project. The F.A.A. turned this into to three separate grants that needed to be applied for. Dave would like the Selectmen's approval to sign the last of the three grants that covers the Tree Clearing Design and Construction (Federal portion: \$162,000; State Share: \$9,000; Town Share: \$9,000). The Town's and State's total share for all three projects will be approximately \$17,403.50 each. Lloyd Cuttler made a motion to approve this grant application and authorized the Town Manager to sign it. John Beaupre seconded the motion. Motion approved.

Dave Cota provided Selectmen with the Maine Municipal Association's Election of Officers ballot. John Beaupre made a motion to elect the slate. Jay Reynolds seconded the motion. Motion approved.

The Transfer Station Repair Project is now complete. Dave Cota provided photos for the Selectmen's review. There would be another \$6,000 – 9,000 to install steel to the remainder of the building (which wasn't included in the cost for the project). This can wait for additional funding either from a special Town Meeting or the annual Town meeting next March.

Informational:

The Marijuana Ordinance Advisory Committee will be meeting tomorrow night at 6pm at the Library. Both Jay Reynolds and Lloyd Cuttler are on this committee, along with six other people. There's a lot of work to be done on the matter.

Construction of the Campbell Field Bridge continues, with anticipated completion in mid-September.

Meeting adjourned.

Respectfully submitted,  
Lynn Schnorr

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# JORDAN LUMBER

354 Main Street  
Kingfield, Maine 04947  
PH. 800-750-2231  
FX. 207-265-4444

**QUOTE # CK-09052018**

DATE: September 5, 2018  
TO: Town of Carrabassett Valley  
ATTN: Dave Cota  
PHONE: 207-235-2646  
FAX: 207-235-2825  
EMAIL: \_\_\_\_\_

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**WHEN ORDERING PLEASE INCLUDE QUOTE # ON PO.**

ITEM#	DESCRIPTION:	QTY:	UNIT:	EXT:
	We propose to provide (one) 35KW Standby			
	Commercial Grade Generator with (one)			
	Dual 200 AMP Split 400 AMP Automatic Transfer			
	Switch by GE			
	Generator is Model 76140 by Briggs and Stratton			
	Powered by GM Vortec 4 Cylinder Liquid Cooled			
	Engine			
	Includes Battery and Engine Block Heater			
	4 Year Limited Warrantee Parts and Labor			
	Emergency Repair Service Provided Locally			
	Annual Service Contract is available			
	Freight is included to Sugarloaf Outdoor Center	1		\$ 17,988.00
	Specs are attached			
Weight:	Cube:	Dimension:		

TERMS: net 30 days

QUOTE VALID FOR 30 DAYS.

F.O.B. \_\_\_\_\_

EST. SHIP DATE: \_\_\_\_\_

QUOTED BY: Ron Lobdell

TOTAL \$ 17,988.00

ALL APPLICABLE TAXES EXTRA

Lakes Region Power Systems  
 PO Box 1103  
 Rangeley, ME 04970 US  
 lakesregionpowersystems@g  
 mail.com



ESTIMATE

ADDRESS  
 David Cota  
 Carrabassett Town Office  
 Carriage Rd  
 Carrabassett, ME 04947

SHIP TO  
 David Cota  
 Carrabassett Town Office  
 Carriage Rd  
 Carrabassett, ME 04947

ESTIMATE # 1059  
 DATE 09/04/2018

ACTIVITY	QTY	RATE	AMOUNT
Generator	1	20,074.00	20,074.00

Sugarloaf Outdoor Center

38 RCLB-QS1 Propane Generator  
 2- 200 AMP RXTJFNC-200 ASEQS2  
 Engine Brand- GMC Vortec  
 Battery  
 Block Heater  
 Remote Annunciator  
 Delivery to the Outdoor Center  
 2 Years Parts and Labor Warranty  
 Service available 24/7 Lakes Region Power System is the closest dealer to Carrabassett Valley  
 Cement Pad  
 This price includes start up of unit and registration of unit for warranty

We quoted a 38 KW generator instead of a 35 KW because our distributor does not manufacture a 35 KW

Optional services is a yearly maintenace contract for \$325.00 a year.

TOTAL **\$20,074.00**

Accepted By

Accepted Date

## Dave Cota

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**From:** Charlie Woodworth <cwoodworth@greaterfranklin.com>  
**Sent:** Wednesday, September 5, 2018 4:28 PM  
**To:** Dave Cota  
**Subject:** talking points to support GFDC

Hi Dave,

Below is a follow up to our discussion. In May I walked Charlie Webster and Josh Bell through this. In August I did the same with Clyde Barker and Terry Brann. Each of them agreed that our office is doing necessary and productive work and they are pleased with what they see and hear.

I realize that we missed being in the budget at this time and I can't expect support at a level similar to our neighboring counties for this cycle. Our office could really use \$40K - \$60K from the TIF to get us through this year. At this point **my office needs your board to contact all three of our commissioners ([websterheating@hotmail.com](mailto:websterheating@hotmail.com); [brann@myfairpoint.net](mailto:brann@myfairpoint.net); [clydebarker@yahoo.com](mailto:clydebarker@yahoo.com) ) to express your desire to have them fund us now - this fall of 2018.**

I have been on the job for twelve months. I know that the business community, workforce development / Adult Ed, and citizens from all four corners of the county have heard from me. They are seeing a different energy and focus in our purpose and goals for moving Franklin county forward to economic prosperity.

### **Following are initiatives of our office:**

- Broadband: county-wide implementation – 100% engagement and agreement on a common solution!
- CMP transmission line: putting the county's broadband initiative in a position to benefit from CMP's project (beyond property tax)
- Workforce Development: working with employers, Adult Ed, DOL and Career Centers to facilitate job creation
- Working with town's individual economic development initiatives
- Strengthening Downtowns
- Identifying projects and securing grant sourced funding to implement:
  - a. High Peaks branding initiative,
  - b. Maine Arts Commission asset mapping and plan,
  - c. MaineSpark getting Adult Learners employable

**Who is going to lookout for the interests of Franklin County? None of the above county focused initiatives would be identified and addressed by any other entity.**

**Examples of how our neighboring counties are leveraging their investing in their economic development offices in 2017**

Oxford

Community Concepts @ \$130,000 has leveraged \$300,000 (each year x 3 yrs) towards Maine West initiative focused on economic development, health, education and broadband in the communities of Rumford, Bethel and Norway. This has led to a \$4.5 mil infrastructure project in Rumford Island

Somerset

SEDC @ 123,000 has leveraged \$27 million from CMP for recreation around the Kennebec Gorge plus \$85K for broadband. Also, significant funding of more than \$100K for downtown improvements annually. Maine Street Skowhegan, Run of the River tourism initiative.

Pisquataquis

\$300,000 towards a branding/marketing and wayfinding initiative in the Moosehead region.

Piscataquis EDC @ \$120,500 has leveraged \$17.3 million towards Greenville, Monson and Dover Foxcroft plus \$84K for broadband, plus \$40K for Workforce Development.

Franklin

GFDC @ \$21,000. In spite of no support in 2017-2018 fiscal year, GFDC has leveraged \$150K for broadband, \$70,000 for operations plus the initiatives listed above.

**If the commissioners see the value of funding an economic and community development office with new leadership they have the benefit of the Kibby TIF which can match the investment: \$60K from the county + \$60K from the TIF = \$120K**

By listening to our businesses and community leaders we have identified initiatives that will be the building blocks for success. There is much work to be done. We can be busy fundraising to keep our office open or, if we are funded similarly to our neighbors, my office can put our time into designing projects and finding funding to support our county development and growth.

**I am asking for your support in engaging the commissioners to support our office now – this fall of 2018.**

Thank you for listening. Please call with any questions.

Charlie  
232-1997 cell

**Charlie Woodworth**, Executive Director  
Greater Franklin Development Council  
PO Box 107  
165 Front Street  
Farmington, ME 04938

Hours: Mon – Fri 8:00 AM – 4:30 PM

207.778.5887

[cwoodworth@greaterfranklin.com](mailto:cwoodworth@greaterfranklin.com)

[www.GreaterFranklin.com](http://www.GreaterFranklin.com)

## Dave Cota

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**From:** Dorothy Jones <dodiepjones@comcast.net>  
**Sent:** Thursday, September 6, 2018 10:35 AM  
**To:** towncvtm@roadrunner.com  
**Subject:** Climate Change Panel Discussion at Sugarloaf Outdoor Center on Saturday, October 6 at 3 p.m.  
**Attachments:** Flyer .png; Untitled attachment 00005.html; PastedGraphic-1.pdf; Untitled attachment 00008.html

Hi Dave,

On behalf of Citizens' Climate Lobby - Maine, I invite you, the Town Selectmen and Town Staff to Losing Winter: Climate Change in Ski Country and What We Can Do About It, a Panel Discussion on Maine's changing climate with a focus on winter on Saturday October 6 at the Sugarloaf Outdoor Center at 3 p.m.. Ivan Fernandez, Distinguished Maine Professor and climate scientist, will talk about what has happened to Maine's climate over the past two hundred years and what scientists are predicting for the next century. Dr. Paul Perkins, formerly on the climate committee of Physicians for Social Responsibility, will talk about health impacts of climate change in Maine. Jesse Lowell, a former competitive freestyle skier, 2014 Carrabassett Valley Academy graduate and Environmental Studies major at St. Lawrence '19, will talk about climate change's impact on winter sports and communities. Michael Jones, Emeritus Economist from Bowdoin College, will talk about a solution, a national climate policy that Citizens' Climate Lobby (non partisan) is backing and is being backed by some conservative groups- Climate Leadership Council and Americans for Carbon Dividends.

The negative impacts on Maine may be more subtle than in California, Colorado, and Florida but there are negative impacts, and we will all be paying restoration costs after storms and other extreme weather events (October 29 in Maine) and adaptation costs to protect shore line and flood prone infrastructure and property. Surely our taxes will be paying for FEMA in other parts of the country.

I would appreciate it if you would sent the attached flyer to friends or colleagues who may be interested in attending.

# CITIZENS' CLIMATE LOBBY - MAINE

## LOSING WINTER:

QUINCY CHANGE IN SKI COUNTRY  
AND WINTER CANTON ABOUT IT



Citizens' Climate Lobby

**Ivan Fernandez**, Distinguished Maine Professor, School of Forest Resources, Climate Change Institute, and School of Food and Agriculture - University of Maine

**Paul Perkins**, MD, member of Citizen's Climate Lobby and formerly on climate committee of Maine Chapter of Physicians for Social Responsibility

**Michael Jones**, Emeritus Economist, Bowdoin College, member Citizens' Climate Lobby

**Jesse Lowell**, former competitive freestyle skier, Carrabassett Valley Academy '14, Environmental Studies major St. Lawrence University '19

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**SATURDAY, OCTOBER 6TH 3 PM**

**SUGARLOAF OUTDOOR CENTER, CARRABASSET VALLEY, ME**

Free admission and refreshments starting at 2:30 pm

For more information: call 207 522-7074