

# **Carrabassett Valley Selectmen's Meeting**

## **4:30 p.m. Monday September 23rd, 2019 at the Town Office**

### **Agenda:**

Review and sign 2019 Payroll Warrants:

Review and sign 2019 Town Expenditure Warrants:

1. **MINUTES** from previous meeting (September 11th, 2019) are attached.
  
2. **DISCUSSION REGARDING PURCHASING THE 250-ACRE SO CALLED "TED JONES LOT" AND PROPOSED TOWN MEETING VOTE TO ACQUIRE THIS LOT (without a current right of way easement to the property) FOR A NET OF \$150,000 (after receiving a \$30,000 grant from the Maine Community Foundation):** Please see attached outline of the proposal to purchase this property and proposed Special Town Meeting Warrant for possible vote on October 14<sup>th</sup>. To date, we have not received a response from the Penobscot Indian Nation (PIN) as to whether or not they would agree to provide the Town with some form of permanent easement for public access to the approximate 1-mile of the old Narrow Gauge Railbed that runs from the Carriage Road south to this 250-acre lot. However, we have had some recent correspondence with PIN and hope to continue discussion with PIN regarding acquiring a right of way easement.

The need to make a decision now as to whether or not the Town wishes to purchase the lot is predicated on the fact that a Promissory Note from the current property owner (Jordan Lumber Company Partners, LLC (JLCP) to the former owner (Karen-Lee Moody) comes due November 30<sup>th</sup> at which time the option agreement (between Longfellows Mountain Heritage Trails (LMHT) and JLCP) expires which provided the Town the opportunity to purchase the property at this price. Also, if the Town does not wish to purchase the property LMHT would like to have time prior to November 30<sup>th</sup> to find another non-profit buyer so they can move ahead with their intended purpose in this proposal.

As you know, the Town voted to purchase this lot at the annual March Town meeting contingent upon receiving a permanent easement to this property. If the Selectmen wish to pursue purchasing this lot without an easement, we would need to get approval from the Town (Town meeting).

3. **PURCHASE OF A NEW "TIMING SHED" FOR THE OUTDOOR CENTER:** The existing building which is used for timing primarily Nordic ski events is in pretty rough shape. We previously talked about the possibility of building a new one. We have a quote of \$6,875 to build and deliver a 10' x 20' building for this purpose (we did talk with another local vendor but they do not build "custom built" outbuildings such as this). The

local vendor but they do not build "custom built" outbuildings such as this). The building (see attached) has a lot of extra items that the Manager of the Outdoor Center (in the winter) wishes to see to accommodate the races held at the Center (including some large events that Sugarloaf is committed to). We have asked that Sugarloaf pay for bringing electricity to the building and wire the building.

There is approximately \$77,000 in the Outdoor Center Reserve Account which we could fund this project from (we receive approximately \$10,700 from Sugarloaf each year from the Outdoor Center lease). As a side note, we are currently talking to Sugarloaf concerning the possibility of installing a new lighting system for the Outdoor Center parking lot which, in our view is needed.

**4. POSSIBLE APPOINTMENT OF JOHN FREEMAN TO THE GOLF COURSE GREENS**

**COMMITTEE:** We have lost some interest from some committee members (no longer living here and no longer golf course members) and John, a CV resident, is a member of the golf course and is interested in serving on this committee.

- 5. REPAIRS/IMPROVEMENTS TO THE TOWN PARK AREA:** We are going to install a new electrical line to the expanded Pavilion when finished (from the park bay area). While we have an excavator on site, we would like to work with Dead River Company and eliminate the underground propane gas storage tank next to the park bays and have Dead River install a new above ground tank (that meets code, etc.). Dead River supplies the gas for the ambulance service (we assume as part of a larger contract with Franklin Memorial Hospital). This would help clean up and improve that area (the underground tank has been in the ground for a considerable amount of time). We would also like to consider doing something different with the "dog pound" space which has not been used in a long time and may no longer be needed.



Company for cleaning up the fencing next to the Town Office, as well. Bob indicated that he would talk with them.

The well and septic system for the Information Center are now complete. The interior improvements will be done after Homecoming weekend. The porta-potty has been temporarily moved to the airport at this time. After the interior renovations are done, the plan is for the lock to the building to be converted to a punch-key system for use by airport folks.

The road stream crossing culvert at the Outdoor Center Road is now complete.

The Airport Clearing project is now complete, and final payment to the contractor will be made soon. Bushes will be planted next week on some of the abutting properties. The wildflowers have been planted at all the specified locations, so they should come up next spring.

The Park Pavilion Expansion and Recreation Storage Building/Garage are in progress of construction at this time. They are just about ready to pour concrete. We will be running electricity to the new pavilion. Karen Campbell said she'd like to see the garage done first, so equipment can be put away for storage.

Planning for the new Fire Station is moving along, and Dave Cota expects to have a cost estimate soon. He also hopes to hear more about a potential land purchase from Boyne/Sugarloaf soon.

Progress on bike trails continues. The bridge at the Outdoor Center is completed. There will be a signage meeting next week, as well.

Dave Cota reported that the Planning Board has expressed interest in completing an update of the Comprehensive Plan. The last revision of the Comprehensive Plan was done in 2003. Dave attended the most recent Planning Board meeting, as it was a topic of discussion. He said a committee would need to be formed, if so desired, with representation from the Planning Board, Selectmen and members of the community. There's some research being done to determine cost and process, so any funding requests could be made at the annual March Town meeting if desired. The plan should be compliant with the State's growth management plan. Dave said that the Town has already accomplished quite a lot of what was recommended in the 2003 comprehensive plan. It would be a goal to have a 2022 completion date for the plan, if it is to be updated. An update every 20 years is a basic gauge for updating municipal comprehensive plans. It was noted that the Penobscot Indian Nation would be invited to participate in any update of the plan.

#### Informational:

The Town History Committee will be hiring a writer for a written narrative. They will likely request funding from the Town. The cost, at this time, is estimated to be in the \$10,000 - \$15,000 range. To get a book published would be another level of cost. John Beaupre complimented Al Diamond on all his work on this committee.

Maine Huts & Trails has requested approval to install a 12'x16' storage shed to replace the existing shed at the Airport Trailhead. It will have an attached lean-to for snowmobiles storage. They're working with Chris Parks on this.

The Town's newsletter will be in the works soon. Dave Cota will be working with Jess Beers on production of one feature article and possibly additional help.

The Cell Phone Tower Lease may be coming to an end, due to potential 5G technology. Tower Alliance Company, representative American Tower for the land lease, has indicated potential interest in purchasing a permanent easement, which would be less than the cost of the entire lease if it ran for the remaining years of the lease. The number he heard for the proposed purchase would be around \$250,000. The lease can be terminated in 90 days, per the existing agreement. Dave Cota anticipates getting more information on this in the future. The 5G technology may make some cell towers obsolete, since it's satellite-based. The current lease brings in \$1,100 per month and is a 50-year lease. Stan Tingley stated that, since they can terminate, it makes sense to take the \$250,000 and either invest it or pay off something else.

Meeting adjourned.

Respectfully submitted,  
Lynn Schnorr

**TOWN OF CARRABASSETT VALLEY  
SPECIAL TOWN MEETING WARRANT  
6:00 p.m. October 14th, 2019 at the Carrabasset Valley Library  
Building**

**TO:** Mark Lopez, Police Chief of the Town of Carrabasset Valley, in the County of Franklin, State of Maine,

**GREETINGS:** In the name of the State of Maine, you are hereby required to notify and warn the inhabitants of the Town of Carrabasset Valley in said County and State, qualified by law to vote in Town affairs, to meet at the Carrabasset Valley Library Building at 6:00 p.m. the 14th day of October, 2019 to act upon the following articles to wit:

**ARTICLE 1.** To choose a moderator to preside at said meeting.

**ARTICLE 2.** To choose 'Rules of Order' to conduct the meeting.

Board of Selectmen Recommend using the 'Maine Municipal Association  
Moderator's Manual'

**Article 2.** Shall the Town of Carrabasset Valley (the "Town"):

(1) Approve the acquisition of approximately 250 acres of land owned by Jordan Lumber Company Partners, LLC (a.k.a. the "Ted Jones Lot") and access easements to such land should such access easement become available; and

(2) Authorize the Board of Selectmen to execute a conservation easement to Longfellow Mountains Heritage Trails ("LMHT") that will allow LMHT to construct and maintain a non-motorized recreational trail across the property while allowing use of the land as a recreational area and working forest, together with all associated required actions and documentation related to such easement (together with the acquisition detailed in paragraph (1), the "Project").

(3) Appropriate a sum not to exceed \$190,000, plus any additional premium, to provide for the costs of the Project; and

(4) Accept a Grant from the Maine Community Foundation in the amount of \$30,000 in exchange for providing LMHT a Conservation Easement as agreed upon in a Memorandum of Understanding between LMHT and the Town; and

(5) Authorize the Treasurer and Chairman of the Board of Selectmen to issue general obligation securities of the Town of Carrabasset Valley, Maine to fund the appropriation in an aggregate principal amount not to exceed \$160,000, plus any additional premium, and the discretion to fix the date(s), maturity (ies),

calls(s) for redemption, refunding(s), place(s) of payment, premium(s), form, and other details of said securities, including execution and delivery of said securities on behalf of the Town of Carrabassett Valley, to provide for the sale thereof, and to execute any and all other documents and agreements related thereto.

**Recommended by the Board of Selectmen**

## **FINANCIAL STATEMENT**

Total Town Indebtedness:

A. Bonds outstanding and unpaid	\$ 3,268,520
B. Bonds authorized and unissued:	\$ 0
C. Bonds to be issued if this Article is approved:	\$ 160,000
<b>Total:</b>	<b>\$ 3,428,520</b>

At an estimated interest rate of 3% for an estimated 15-year maturity, the estimated costs of this bond issue will be:

Principal:	\$ 160,000
Interest:	\$ 44,397
Total Debt Service:	\$ 204,397

Validity: The validity of the bonds and the voters' ratification of the bonds may not be affected by any errors in the above estimates. If the actual amount of the total debt service for the bond issue varies from the estimate, the ratification by the electors is nevertheless conclusive and the validity of the bond issue is not affected by reason of the variance.

S/ Lorraine Hocking, Treasurer

Given under our hands this 23rd day of September, 2019.

\_\_\_\_\_  
Robert Luce

\_\_\_\_\_  
John Beaupre

\_\_\_\_\_  
Karen Campbell

\_\_\_\_\_  
Lloyd Cuttler

\_\_\_\_\_  
John F. Reynolds, Jr.

Board of Selectmen  
Town of Carrabassett Valley

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Attest: A true copy  
Wendy Russell, Town Clerk

**CONSTABLE'S RETURN**

Pursuant to the within warrant, to me directed, I have notified and warned the Inhabitants of the Town of Carrabasset Valley, in the County of Franklin and State of Maine, qualified by law to vote in Town affairs, to assemble at the above time and place and for the purpose within named by posting on the 24th day of September, 2019 the within warrant at the Carrabasset Valley Town Office, Ayotte's Store, and the Sugarloaf Administration building all being public and conspicuous places in the Town of Carrabasset Valley.

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MARK LOPEZ, POLICE CHIEF

# Potential Sale of the 250-Acre so called “Ted Jones Lot” to the Town of Carrabassett Valley

(September 2019)

- Larry Warren of Longfellow Mt. Heritage Trail (LMHT), Inc. brokered a deal that proposes that the Town of CV purchase an approximate 250-acre lot from Jordan Lumber Company Partners, LLC (JLCP) for \$180,000. The property was recently appraised for \$400,000 (as part of the “Ted Jones property”).
- This property is located appropriately one-mile south of Valley Crossing and does not currently contain a right of way to the property although the Town is working with the Penobscot Indian Nation to possibly obtain one.
- As part of the proposal and, if approved, the Town will grant LMHT a permanent conservation easement on the land. The easement will allow the easement holder to construct and maintain a non-motorized recreational trail across the property as part of the LMHT project while allowing use of the land as a recreational area and working forest. Allowed uses will include crossing country skiing, snowshoeing, mountain biking (including electric assist mountain bikes) and other activities related to primitive recreational pursuits.
- By providing a permanent conservation easement, the Town will receive a \$30,000 grant from the Maine Community Foundation (lowering the purchase price to the Town to \$150,000).
- Typical of conservation projects, a third party (JLCP), purchased the property from the Jones/Moody family and must hold on to it for one year and then sell it to the intended (non-profit) party (to receive IRS tax benefits). They purchased the property with a promissory note which is due November 30<sup>th</sup>.
- LMHT is concerned that the Town needs to make a decision soon so that if the Town is not interested, they can attempt to find another non-profit buyer so they can move ahead with their intended purpose in this proposal.
- The lost property taxes are minimal (\$650/yr.) as the property is under the Maine Tree Growth law.



1310 Stage Rd  
 Etna, ME 04434  
 info@hillviewminibarns.com  
 www.hillviewminibarns.com  
 207-269-2800

Our other Maine sales locations:  
 Gray, ME 04039  
 Lyman, ME 04002  
 Holden, ME 04429  
 Sabattus, ME 04280

# Estimate

Date	Estimate #
8/19/2019	033737

<b>Name / Delivery Address</b>
Omo, Jamie Sugarloaf

*We can do your gravel base in Maine!*

james.a.omo@gmail.com	Phone >>	841-2865	Alt. Phone >>		Alt phone 2
<b>Loading Instructions</b>		<b>Building color</b>	<b>Trim Color</b>	<b>Shingle Color</b>	<b>Rep</b>
					<b>NRB</b>
<b>Qty</b>	<b>Description</b>	<b>Price Each</b>	<b>Total</b>		
7	Trim window 1x4	35.00	245.00T		
	Metal Roofing-HV Sheds only- If for heated or animal buildings must use roofing paper charge	100.00	100.00T		
	Stock Colors: Black-Cocoa Brown-Ivy Green-Dark Red-Charcoal Gray				
200	Roofing Tar paper (sq. ft of building)	0.40	80.00T		
	*Hill View cannot guarantee stability of building or that the doors will work properly on gravel bases by contractors or homeowners. Customer takes responsibility to level building on non Hill View Pads.		0.00		
	* We request that the customer initially be present when the site work is being done. We can then commit to having the job done the best way possible at the lowest cost possible.				
	Subtotal - High Wall Cottage		6,780.00		
	Statewide delivery fee for 8/10' wide	95.00	95.00T		

<b>Subtotal</b>	\$6,875.00
<b>Sales Tax (5.5%)</b>	\$378.13
<b>Total</b>	\$7,253.13

A 10% non-refundable deposit is required before the building is built. Quotes are honored for 30 days from the posted date, unless otherwise noted. Recreational camps do not meet IRC Energy codes. Customer must check with their town and confirm that buildings can be placed and used where delivered. Hill View Mini Barns is not responsible for any building permits by the town/city or state. Buildings cannot be placed under power lines.  
 I authorize Hill View Mini Barns to charge my credit card for final purchase payment. \_\_\_\_\_ (initial)  
 Hill View Mini Barns recommends a gravel base or a cement slab that's flat and level on which to put the building.  
 The driver is not responsible for cutting trees or branches, fences, or other obstacles that are in the way of getting to and placing the building in the desired location. There may be an additional charge of \$45.00 for each 1/2 hour for deliveries that take longer than 45 minutes. Hill View Mini Barns is not responsible for any property damage resulting from the delivery.

Signature \_\_\_\_\_

Date \_\_\_\_\_



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Loading Instructions		Building color	Trim Color	Shingle Color		Rep
						NRB
Qty	Description	Price Each	Total			
	10x20 High Wall Cottage ~ 97-1/2" high front wall - 81-1/2" high back wall ~ 2x4 studs 16" O.C. ~ Snow load rating of 90 P.S.F. ~ 5 Pressure Treated 4x4 skids ~ Lifetime architectural shingles ~ TechShield roof sheathing ~ 30 year LP SmartSide Siding ~ 50 year Advantech Floor	3,715.00	3,715.00T			
200	2x6 rafters with 2x4 collar tie as engineered (sq ft building)	0.50	100.00T			
200	2x8 floor joist 16" on center (per sq ft)	0.75	150.00T			
20	SKIDS CUT AT 45 DEGREES	6.50	130.00T			
	2-6x6 Skids - use with 2x8 floor joists only per lin. ft.					
	Fiberglass pre-hung door 9-lite in swing (R.O. 38.5"x 81.75") Right Hinge	385.00	385.00T			
	Fiberglass pre-hung door 9-lite in swing (R.O. 38.5"x81.75") Left Hinge	385.00	385.00T			
200	2" Spray Foam insulation (R14) per square foot of installed foam - CEILING	2.50	500.00T			
200	2" Spray Foam insulation (R14) per square foot of installed foam - FLOOR	2.50	500.00T			
7	24"x36" Vertical sliding aluminum window w/grids - White	70.00	490.00T			

<b>Subtotal</b>
<b>Sales Tax (5.5%)</b>
<b>Total</b>

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Signature \_\_\_\_\_

Date \_\_\_\_\_



Maine Municipal  
Association

60 COMMUNITY DRIVE  
AUGUSTA, MAINE 04330-9486  
(207) 623-8428  
www.memun.org

September 12, 2019

Mr. David E. Cota, Town Manager  
Town of Carrabassett Valley  
1001 Carriage Rd  
Carrabassett Valley, ME 04947

Dear David:

It gives me great pleasure to inform you that the Town of Carrabassett Valley has been awarded the **Supreme Award** by the Board of Judges in the 2019 Maine Municipal Association Municipal Report Competition. Awards are given to the top three reports in five different population categories. Your community placed **first** in its population group.

For your information, the Board of Judges included Janine Pineo, Glenn Adams and Susan Cover – all freelance writers and regular contributors to the Maine Town & City. The judging panel commends the municipal officials of your community for producing this exemplary municipal report for your citizens.

Your municipality will be recognized at our 83<sup>rd</sup> Annual Convention's Awards Luncheon on Wednesday, Oct. 2 at the Cross Insurance Center, Bangor. The luncheon will begin at noon. Please register for the convention at your earliest convenience. You may pick up your award there or, if you cannot attend, we will mail it to you after the Convention. If you have any questions regarding the competition, please contact Eric Conrad, Communication & Educational Services Director at MMA, 1-800-452-8786. Congratulations!

Sincerely,

Stephen W. Gove  
Executive Director