**Carrabassett Valley Selectmen’s Meeting**

**4:30 p.m. Wednesday April 11, 2012**

At the Town Office

**Agenda:**

Review and sign **2012 Payroll Warrant(s) #\_\_\_\_\_\_\_\_\_ for $\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_.**

Review and sign **2012 Town Expenditure Warrant(s) #\_\_\_\_\_\_\_ for $\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_.**

1. **MINUTES** of the previous meeting (March 28th, 2012) are attached.
2. **APPOINTMENTS FOR VACANT POSITIONS:** We have received interest from the following for the following positions:

Planning Board: (1) Three-Year 2nd Alternate Position: Pat Mitchell (previous interest), Chris

 Parks and John Norris (Jr.).

Budget Advisory Committee: Cathy Wilson, Chris Parks and Ted Crowell

1. **PROPOSED GOLF COURSE LEASE AMENDMENT BETWEEN THE TOWN AND BOYNE/SUGARLOAF (actually CLP Sugarloaf, LLC**—formerly CNL Sugarloaf Income, LLC**).**  A proposed Lease Amendment (drafted by the Town’s attorney George Marcus) has been review by Boyne/Sugarloaf’s attorney and it has been sent to Boyne for signature (it then must be approved by CNL in Orlando and then Fifth Third Bank). After discussions with Boyne representatives we ended up with the ‘Letter of Irrevocable Credit’ (to secure Sugarloaf’s share of the amount of debt payments for existing and new debt—for the irrigation system) as being eighteen months of debt payments ($186,400). A copy of the proposed amendment is attached. The Board cannot sign construction contracts, etc. until this amendment has been approved by all parties.
2. **BIDS FOR GOLF COURSE IRRIGATION SYSTEM PROJECT:** We have received two bids for the Material/Equipment Bid (pipe, sprinkler heads, etc.) and one bid for the Contractor Installation work as follows:

 Material/Equipment Bids:

 TPC—Turf Products (Enfield Conn.): Toro Equipment System: $594,616

 Bisco Irrigation and Pumping Equipment (Dedham, MA): Rainbird System: $590,768

 Our Golf Course Consultant is recommending the Toro Equipment System Bid (see attached)

 Installation Contractor Bids:

 Environmental Solutions (Yarmouth, ME): Base Bid $580,000

 We initially received a second bid but upon a site review the contractor pulled out of the bidding.

 Our Golf Course Consultant feels that the Environmental Solution’s bid is very fair and is

 recommending approval.

Please see attached copy of comments and recommendations from our Golf Course Consultant regarding both bids (Installer Contractor and Material/Equipment provider). Also please see attached spreadsheet that indicates approximate total costs for this project including contingencies. We will explain these costs at the meeting (the Town is purchasing the sand for bedding the irrigation system pipe and we are purchasing the screened top soil—the second column represents the not to exceed costs of these materials. We are recommending a 5% contingency for the Installation and for the Material/Equipment Costs and a 10% contingency for “other material” costs).

If the Board is comfortable, we recommend that the Board consider approval of the contracts (below): pending approval of the Golf Course Lease Amendment with Boyne/Sugarloaf to facilitate financing this project. This would allow the project to move forward as soon as a new lease amendment is approved.

Material/Equipment Bid from TPC: $594,616

Contractor Installation Bid from Environmental Solutions: Base Price $580,000

1. **POSSIBLE ADDITIONAL WARRANT ARTICLES (ITEMS) FOR MAY 30TH (School Budget) TOWN MEETING:** At the last Selectmen we were asked to look into potential costs for the following:

Gravel Improvements to the Black Fly Parking Lot ($10,000): Removal of approximately 10,700 sq.ft. of existing soil and replacement with approx. 300 yds. of gravel).

 Improvements to the Cemetery ($2,000): installation of approximately 225’ of fence (two sides of the

 Cemetery—installed and stained—fence similar to the one next to the Town Office parking lot pond);

 Also installation of sixteen granite makers (4”x4”x6”) to better identify the cemetery sections.

We will “look for some funding” and report to the Selectmen.

**TOWN OF CARRABASSETT VALLEY**

**MINUTES OF SELECTMEN’S MEETING**

**March 28, 2012**

**Board Members Present: Bob Luce Tom Butler**

**Jay Reynolds John Beaupre**

**Lloyd Cutler**

**Others Present: Dave Cota Nadine MacLeod**

 **Chris Parks Deb Bowker**

 **Bill Gilmore Richard Fotter**

Bob Luce opened the Selectmen’s meeting at 4:30 p.m.

Payroll and expense warrants were reviewed and signed by Selectmen.

The minutes of the February 13, 2012 were reviewed. A motion was made and seconded to accept the minutes as written. A motion was made and seconded to approve the minutes as written.

The first order of business was to elect a Chairman and Vice Chairman for the Board of Selectmen. Bob Luce was re-elected as Chairman. John Beaupre was elected as Vice Chairman.

Appointments were made for various committees, with a vacancy still being available on the Planning Board. An ad will be put in the paper for Planning Board, as well as for the Budget Committee. A motion was made to reappoint those who presently serve on other committees actively.

Nadine MacLeod was in attendance to discuss ideas for promoting the Town and improving the local economy. Nadine presented some old information that demonstrated how the local area used to do a great deal of our own promotions with events and other functions to bring business to the area. Nadine also presented statistical information showing where people spend their tourism dollars. There’s also an enormous number of Canadians who come right through this corridor on their way to recreational areas in Maine, but most do not stop in this area. With the exchange rate being what it is, this is a great opportunity for us to market to them. Nadine is hoping to find some link between tourism and economic development, but the existing organizations for economic development do not seem to be making this important connection for this region. Nadine would like to use this presentation as a first step of opening dialogue for improved promotion of the area. Lloyd Cuttler said that he would like to see Kingfield, Carrabassett Valley and Stratton work together to promote the region, and he recognizes that there’s a high number of Canadians that are riding the lifts in the summer months at the mountain. He wonders if it might be worth the Town’s money to pay for improved Google searches on the internet. Dave Cota said that we might explore expanding on the relationship with Maine Huts & Trails, since they are running the Information Center, and maybe include Sugarloaf’s Marketing Department. Tom Butler suggested that the Town might consider having a Facebook page. There are also opportunities that may be available with the Kibby TIF money. Richard Fotter discussed his frustration with AVCOG’s failure to help with promotion of the area, and he suggests that there is grant money available that could be applied for, but there’s some planning that needs to take place. He’d like to see the towns get behind the promotion of Route 27 from Kingfield to Coburn Gore. Deb Bowker said that the Mountain Bike Club has been using Facebook to promote them. Richard Fotter would like to see these organizations join with FABA to help promote themselves and their fund-raising activities. Lloyd suggested that a group be formed to meet on these matters and move forward with the promotional opportunities. There is a TIF workshop on April 11th at the Stratton Community Building. Lloyd will represent the group at tonight’s meeting; they will meet next Thursday at 10:00 a.m.

Dave Cota gave an update on the status of the Golf Course Irrigation Project. He provided information for the Selectmen’s review. Two bids have been received for providing the materials and equipment for the system, both within about $4,000 of each other. John Beaupre, Bob Bruce and Dave Cota have been checking references. The consultant is telling them, also, that both bidders are very reputable. There are contingencies on the Installation Contractor bid, which created some confusion which the consultant will resolve soon to make sure they are bidding “apples to apples”. The good news is that the bids are well within the budget. Dave expects that he’ll have additional information prior to the next Selectmen’s meeting.

The Golf Course lease amendment has been drafted. The lease is in the hands of Sugarloaf’s attorney. This needs to go through several other parties prior to final signatures. It’s moving along, but it is running alongside of the bidding for the irrigation project.

Dave Cota discussed the financing for the Irrigation Project. There is some favorable short-term financing available. But the Town can’t commit to financing until the lease agreement is in place. However, everything is being lined up so it’s ready to go.

Bridge abutment repair bids are underway at the Golf Course. The project will go out to bid soon, based on acceptance of the engineer. The 12th tee bridge is taking a bit longer to get the specs together on. There will be some FEMA money available to work with, as well as the golf course reserve. Sugarloaf is responsible for $31,700 that is considered to be maintenance work. However, until the bids come in, there’s still more to determine.

Plymouth Engineering will be providing the final specs for the Narrow Gauge Pathway work, and that will go out to bid as soon as possible.

A town meeting will be scheduled for May 30th for the school budget.

On August 30th, there is a Maine Municipal Association workshop for officials, which will be held at Sugarloaf.

Meeting adjourned.

Respectfully submitted,

Lynn Schnorr

**Comments (emails) from Golf Course Consultant Ross Forbes Re: Golf Course Irrigation System Bids:**

Needed Pump System Upgrades:

The pump upgrade estimated pricing is as follows:

2 - 50 HP Variable Frequency Drives @ $5,100 = $10,200

1 - 25 HP Variable Frequency Drive @ $2,700 = $2,700

1 - 6" mag meter (Flow Meter) @ $800 = $800 (optional)

Freight (estimate) = $300

Installation Cost (estimate) = $10,000 (Warren)

Electrician Cost (estimate) = $5,000

Subtotal = $29,000

10% Contingency = $2,900

Total Estimated Cost = $31,900

Please let me know if there are any questions. Thank you.

Have a great day,

Ross

***Forbes Golf Design, LLC***

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Recommendation for Installer Contractor:

Having considered the possible scenarios with the Sugarloaf GC irrigation bids, I have concluded that it would be in the Town's best interest to select TPC/Toro as the materials provider. The reasons are two-fold. One is Bob's familiarity with Toro and his current relationship with the TPC representatives, which we have discussed. The other is that Bill Conley (a TPC employee) was the co-designer of the irrigation system, along with Aaron Gagne (an Environmental Solutions employee). I believe it is worth the $3,800 difference to keep Bill involved in the project going forward. That way if any technical design questions arise during construction, which will happen, Bill will be responsive.

Please let me know if you have any questions. Thank you.

Have a great day,

Ross

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Comments concerning Tanto Irrigation System Bid withdrawal:

I had a very good phone conversation with Bill Bartells of Tanto Irrigation regarding their decision to pull their bid for the Sugarloaf GC irrigation project. His withdrawal letter mentions the site's inherent difficulties, and their general uneasiness with the all-inclusive pricing structure of the project. But he didn't mention what I believe was their primary reason for stepping away.

Tanto had a narrow window of crew availability into which Bill was hoping to fit Sugarloaf. However, after visiting the site, he realized that the project was going to take considerably more time than they had initially thought, and there was no way they could finish the project within their limited window of availability. I believe that is why he was forced to withdraw his bid.

Bill did say that if he were to bid the work, he would be in the $800,000 range. That was good to hear, because that was where I had expected them to be originally. With that said, I had expected Warren to be around $700,000. So Warren came in $120,000 (or 17%) below my budget expectations. For this reason, even though he was the lone bidder at the end of the process, I'm very comfortable recommending Warren's bid for this project.

Please let me know if there are any questions. Thank you.

Have a great day,

Ross

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