

Carrabassett Valley Selectmen's Meeting

4:30 p.m. Monday August 15th, 2016 at the Library

Agenda:

Review and sign 2016 Payroll Warrant(s):

Review and sign 2016 Town Expenditure Warrant(s):

1. **MINUTES** of the previous Selectmen's meeting (July 11th, 2016): attached

2. **ANTI-GRAVITY CENTER LIGHTING PROJECT:** We have expended \$164,169 to date for the New Roof Project and some lighting projects from the \$200,000 Bond that was approved (amortization of which is equally paid by the Town and CVA). The AGC Committee has approved a proposal to install a water filtration system for \$4,820 from these funds which will leave \$31,010 available for the AGC lighting efficiency project.

The AGC Committee is recommending approval of the proposal from I.E.C. (Electrical & Data contractor from Strong) for the electrical efficiency project for work totaling \$37,417. The Town will receive \$6,325 in rebates from Efficiency Maine which will bring the net cost of this project to \$31,092 which is very close to what is available for this project. We are hopeful to at least complete the lighting in the gym area prior to School opening on Sept. 5th. The Bond proceeds are in a Town account and the project should be approved by the Selectmen. A copy of the proposal from IEC is attached.

3. **PLOWING FOR TOWN ROADS AND LOTS:** We need to solicit bids for snow removal. How many years do you wish to bid out????.....the last bid was for two-years.

4. **POSSIBLE 2017 AIRPORT PROJECT: PAVEMENT CRACK SEALING AND OBSTRUCTION REMOVAL:** There are some significant cracks and a lot of minor cracking in the airport pavement (we will show pictures at the meeting) that need to be repaired. We recently met with State MDOT and Federal F.A.A. representatives to review capital needs at the airport and we have been told that FAA (90%) and MDOT (5%) grant funding is available in 2017 for a crack sealing project. To be eligible, we must also complete an obstruction removal project which can also be funded with similar grant funding in 2017. We propose to wrap both projects into one grant application that would need to be submitted by May 1st of next year (2017). We are currently working on the details. Attached is a map showing the approximate trees that will need to be removed.

5. **UTILIZING A PORTION OF THE AIRPORT PROPERTY FOR CAMPING AND PARKING FOR THE UPCOMING SEPT. 23—25TH SUGARLOAF MOUNTAIN BIKE FESTIVAL:** If a need arises due to capacity, Sugarloaf representatives would like to use a portion of the northern cleared area of the airport property for camping and parking. This would take

place on the northerly side of the road to the cemetery starting approximately 550' from the end of the runway. This distance would more than meet F.A.A. requirements of a 20' to 1' no obstructions allowed from the runway approach. We will explain more at the meeting. This festival will take place at the Outdoor Center and, if needed, shuttles will move people from the camping and parking area at the airport to the Outdoor Center. We believe they expect a fairly big crowd and additional parking and camping may be needed for this event.

6. **SIGN TIM RICHARDS DEED THAT WILL TRANSFER OWNERSHIP OF 0.18 ACRES OF THE PUBLIC LOT** (off the Public Lot Road) to Tim for the agreed upon price of \$4,921 as approved at a recent Town Meeting. A copy of the deed is attached. Please note on the top of the second page the restriction that no building shall be constructed on this land as requested by the Board.
7. **DOCK AT THE OUTDOOR CENTER:** We believe we may have discussed this previously with the Board, but we have been asked by the Adaptive Outdoor Education Center if the Town will install and pay for construction of a new dock on the Outdoor Center Pond that would meet ADA compliance. This could be used by clients at the Adaptive Center and the general public for fishing and canoeing. If the Board provides conceptual approval we will let solicit an estimate to construct this once we determine appropriate dimensions.
8. **INFORMATIONAL:**
 - The Airport Fuel Farm Contracts and Notice to Proceed paperwork with Jordan Excavation have been signed and all construction must be completed by December 11th. There is an approximate two month led time on the tanks, etc. but we believe Jordan's will start all the underground infrastructure (concrete, etc.) work in September.
 - Trail Development Work:
 - Please see update from the Carrabassett ATV Club (great work!)
 - The Nordic Ski Trail 22 work is well along and should be completed soon.
 - Mountain Bike Trail Development continues on completing the 'Newton's Revenge' (soon to be called 'Gorman's Way') which we anticipate will be completed by about mid-Sept. Work on the Town's public lot 'Hurricane Knoll' Trail will commence after that. We are being asked to separate out \$15,000 from the Campbell Field (Pod) account (\$70,000 balance as of Aug. 5th) for Trail Planning which could start in late fall.

TOWN OF CARRABASSETT VALLEY
MINUTES OF SELECTMEN'S MEETING
July 11, 2016

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

Others Present: **Dave Cota**

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

Payroll warrants: #25 for \$26,956.63, #27 for \$28,018.14 and #28 for \$1,507.10 were reviewed and signed by Selectmen.

Expense warrants #26 for \$83,881.62 and #29 for \$83005.59 were reviewed and signed by Selectmen.

The minutes of the June 13, 2016 Selectmen's Meeting were reviewed. A motion was made by Tom Butler to accept the minutes as written. Jay Reynolds seconded the motion. Motion approved.

Dave Cota updated the Selectmen on the status of the Airport Fuel Farm Project. Jordan Excavation should be starting construction sometime in September. Dave will be meeting with Les Jordan tomorrow to sign contracts. The DEP variance request is still being processed, but all indications are that they will approve it by the end of the month. Dave has been in continual contact with the DEP, and there is nothing that leads him to believe there will be any problem with the variance. The Town has also received the Fire Marshall's permit, and the F.A.A. grant has been received. As soon as possible, there will be discussions about management of the fuel farm (security camera, access, hours of operation, etc.).

Dave Cota provided the Selectmen with an updated Forestry Management Plan for the Town's Public Lot. Dave provided Selectmen with the plan of recommendations. There's one challenge with where the proposed mountain bike 'Sugarloaf Connector' trail is planned and the plan is to hold a site visit in late fall with the Forester, some Committee members and the trail designer. The Forestry Committee has recommended that the proposed road be shortened, and a Sugarloaf haul road be used as an alternative. The forestry plan covers a three-year period and includes a recommendation not to harvest any additional wood until market conditions improve. The Forestry Committee would like to hold a public information meeting later this year to review the plan and receive public input.

Dave Cota reviewed the planned improvements for the Transfer Station, which were included in the 2016 budget. The town currently has three containers, which have been painted and maintained over the years. The plan is to purchase a new 42-yard compactor container. We received a quote from Atlantic Recycling (the company that maintains the transfer station compactor) for \$7,850, which is less than budgeted. This will replace one of the two older

compactor cans that the Town owns (the Town owns three containers, one of which is only a year old). Dave is also requesting pricing for installing metal siding on the Transfer Station building, as an alternative to painting. Dave should have more info on this for the next meeting. John Beaupre mentioned that Ron is doing a very good job at the Transfer Station. John Beaupre made a motion to authorize the purchase of the new container. Lloyd Cuttler seconded the motion. Motion approved. There was discussion about ash removal for the brush/wood pile. After discussion, it was agreed that it makes sense to contract out for needed backhoe/loading services for use on the burn pile rather than to try to do it in-house. Dave commented that overall usage is down, which is a result of controlling what comes in to town, but recycling rates have nearly doubled.

Under Informational Items, Dave reported that Bob Luce and Lloyd Cuttler are working with the Town Manager to develop a new 5-year lease with Sugarloaf for the operation of the Outdoor Center. A draft lease has been developed. Negotiations are on-going. The Town's concerns are access for taxpayer events/functions, which needs to continue.

The Mountain Bike Trail Committee is meeting on July 18th. The Town has a 3-person crew as opposed to the 7-person crew last year, but it is sustainable. They will be working hard to finish their planned work on the Newton's Revenge and Hurricane Knoll Trails this year.

The Golf Course Greens Committee will be meeting at 3pm on July 13th at the Clubhouse.

Maine Municipal Association presented a slate of directors for the Board's consideration. John Beaupre made a motion to vote the slate. Lloyd Cuttler seconded the motion. Another motion was made to nominate Dave Cota as the voting delegate for the Town. Lloyd seconded the motion. Both motions approved.

Meeting adjourned.

Respectfully submitted,

Lynn Schnorr



**ELECTRICAL & DATA
 SERVICES**

Budget Proposal

**August 10, 2016
 Revision #1**

**TO: Dave Cota
 Kevin Burns
 Deb Bowker
 Anti-Gravity Center
 Carrabassett Valley**

RE: AGC light replacement

This budget proposal is for the replacement of the existing light fixtures with new LED fixtures at the Anti-Gravity Center in Carrabassett Valley, Maine. There are approximately (75) interior light fixtures and (8) pole light fixtures at the facility that will be upgraded under this proposal. The wall mount exterior lighting has already been replaced with LED fixtures. The breakdown of remaining fixtures by area is as follows:

- (38) LED high/low bay fixtures in the gym & skateboard park
- (12) LED 8' strip lights in the upstairs training area
- (1) LED 2x4 troffer in the boiler room/entry
- (1) LED 8' strip light in the boiler/entry
- (2) LED 2x4 troffers in the toy room storage
- (2) LED 2x4 troffers in the office
- (4) LED 2x4 troffers in the kitchen
- (6) LED 2x4 troffers in the fitness room
- (6) LED 2x4 troffers in the men's locker room
- (1) LED 1x4 wrap fixture in the men's locker room
- (7) LED 2x4 troffers in the ladies locker room
- (5) LED 2x4 troffers in the front lobby
- (4) LED lamps in the front entry
- (8) LED pole light fixtures

Labor & materials for the above described work	\$ 35,242.00
Hazardous waste disposal cost (existing fluorescent lamps)	\$ 675.00
Lift rental for inside lighting installation	\$ 1,500.00
	<u>37,417</u>
Estimated Efficiency Maine incentive back to owner	- \$ 6,325.00

31,092

Please call if you would like to discuss this estimate in greater detail. Thank you for your interest in our services.

Sincerely,
 Brent Tripp
 Michael S. Carleton

Tree - 47.93 71.93 - 27.93

Tree - 47.93

Tree - 541.97

Tree - 41.83

Tree - 33.53

Tree - 50.10 - 55

Tree - 68.77 Tree - 18.73

Tree - 71.78

Tree - 3.92

Tree - 71.78

Tree - 19.72

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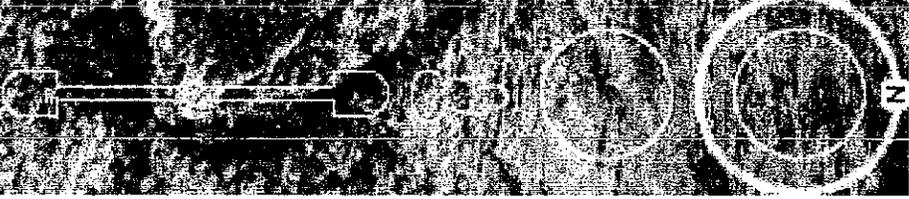
1998

Imagery Date: 4/23/2016

45°04'51.86" N 70°12'45.83" W elev: 1864 ft

eye alt: 3485 ft

Google Earth



RELEASE DEED

TOWN OF CARRABASSETT VALLEY, a municipal corporation, located at 1001 Carriage Road, Carrabasset Valley, Maine 04947, releases to TIMOTHY M. RICHARDS, of 3001 Public Lot Road #34, Carrabasset Valley, Maine 04947, the following described real estate:

Two certain lots or parcels of land in Carrabasset Valley, County of Franklin and State of Maine, each being bounded and described as follows:

PARCEL 1 Beginning at a 1/2 inch rebar capped "2166" on the easterly side of Public Lot Road at the southwesterly corner of land conveyed by the Town of Carrabasset Valley to Timothy M. Richards by deed dated September 7, 2006, recorded in Franklin County Registry of Deeds in Book 2817, Page 156; thence S 83° 07' 09" E for 123.00 feet along said Richards' land to a 1/2 inch rebar capped "2166" at the southwesterly corner of Parcel 2 in said deed recorded in said Registry of Deeds in Book 2817 Page 156; thence S 83° 06' 49" E for 41.30 feet along said Richards' land to a 1/2 rebar capped "2166" at the southeasterly corner of said Parcel 2; thence S 06° 52' 51" W for 25.00 feet through land of the Town of Carrabasset Valley to a 1/2 inch rebar capped "PLS 1254"; thence N 83° 07' 09" W for 164.30 feet through land of the Town of Carrabasset Valley to a 1/2 inch rebar capped "PLS 1254" at other land of the Inhabitants of the Town of Carrabasset Valley; thence N 06° 52' 51" E for 25.00 feet along other land of said Town of Carrabasset Valley to the point of beginning.

Above described Parcel 1 contains 0.09 acres.

PARCEL 2 Beginning at a 1/2 inch rebar capped "2166" on the easterly side of the Public Lot Road at the northwesterly corner of land conveyed to Timothy M. Richards by said deed recorded in said Registry of Deeds in Book 2817, Page 156 (Parcel 1); thence N 10° 16' 49" E for 25.00 feet along the easterly sideline of Public Lot Road to a 1/2 inch rebar capped "PLS 1254" at land of the Town of Carrabasset Valley; thence S 83° 08' 05" E for 162.28 feet through land of the Town of Carrabasset Valley to a 1/2 inch rebar capped "PLS 1254"; thence S 06° 52' 51" W for 25.00 feet through land of the Town of Carrabasset Valley to a 1/2 inch rebar capped "2166" at the northeasterly corner of said Richards' land by said deed recorded in said Registry of Deeds in Book 2817, Page 156 (Parcel 2); thence N 83° 07' 09" W for 41.30 feet along said Richards' land to a 1/2 inch rebar capped "2166" at the northeast corner of Parcel 1 of said deed recorded in said Registry of Deeds in Book 2817, Page 156; thence N 83° 07' 09" W for 122.46 feet along said Richards' land to the point of beginning.

Above described Parcel 2 contains 0.09 acres.

Parcels 1 and 2 are conveyed herein subject to the restrictions that no buildings shall be constructed thereon.

In Witness Whereof, the said Town of Carrabasset Valley has caused this instrument to be sealed with its corporate seal and signed in its corporate name by John Beaupre, Thomas Butler, Lloyd Cuttler, Robert Luce, and John Reynolds, its Selectmen thereunto duly authorized, this _____ day of _____, 2016.

INHABITANTS OF THE TOWN
OF CARRABASSETT VALLEY

Witness

By: _____
John Beaupre, Its Selectman

Witness

By: _____
Thomas Butler, Its Selectman

Witness

By: _____
Lloyd Cuttler, Its Selectman

Witness

By: _____
Robert Luce, Its Selectman

Witness

By: _____
John Reynolds, Its Selectman

STATE OF MAINE

Franklin, ss.

_____, 2016

Personally appeared the above named John Beaupre, Thomas Butler, Lloyd Cuttler, Robert Luce and John Reynolds, its Selectmen, and acknowledged the foregoing instrument to be their free act and deed in their said capacity, and the free act and deed of said Town of Carrabasset Valley.

Before me,

Notary Public

Name: _____

C.V. ATV Club 2016 Work Plan

| Done - Rebuild Poplar Mt. trail bridge at Mile 2.5; re-planking complete 5-27; ramps, sheathing scheduled 6-1.

| Done - Rock in former culvert site at Mile 3.1 on Poplar Mt. Trail.

| Done - Rebuild bridge/culvert 3.3 miles up Julie Pond Road; need 16 2 x 8s.

| Done - Need ramp on last bridge before Kingfield Town Line on Owl's Head trail.

| Done - Inspect alternate route to Kingfield off Julie Pond road; get bids for excavator work at several bad culvert removal areas and damaged bridges.

Rock rutted area just south of High Farm location on Stratton Trail.

| Done - Check Travis Roderick of J.V. Wing on plans for Mile 2 bridge on Poplar trail.

| Done - Get excavator bids for approximate 3 day project up Poplar Mt.

| Done - Improve crossing of removed culvert site at approximate Mile 4 on Poplar Mt. Trail; remove remainder of bent culvert.

Walk and GPS snowmobile trail from Carrabassett Town Line on Poplar Mt. down to County Road area in Highland.

| Done - Check PIN Forester Dennis Stevens re possible routes to Lexington, Highland.

Continue to check contacts re. routing of Poplar Mt. Trail to Lexington, Highland trail connections.

Relocate and build joint bridge next to Rt. 27 on Judson property with J.V. Wing.

| Done - Picnic Tables – Poplar Mt. and Owls Head Overlook.

Study possibility of a trail connecting Reddington to Club network.