

Carrabassett Valley Selectmen's Meeting 4:30 p.m. Monday March 14th, 2022 at the Town Office

The Town now provides a zoom link for members of the Public to link into Town of Carrabassett Valley Select Board and other public meetings. To participate by zoom you must use the link provided in an email from the Town (this link is the same for any Town public meeting and is provided on the email in which the Board or Committee Agenda was sent out in). You may also obtain this link by sending an email to the town office (townofcv@roadrunner.com) during normal business hours.

The public may also "phone in" as follows:

Dial by Phone – 1-929-205-6099 US (New York)

Meeting ID: 531 268 2243

Passcode: 04947

Masks are optional.

Review and sign Town Payroll Warrant: #7 (\$23,198.67)

Review and sign Town Expenditure Warrant: #8 (\$58,728.05)

1. ELECTION OF A SELECT BOARD CHAIRPERSON AND VICE CHAIR: This is usually done in the first meeting after the annual Town Meeting.

2. MINUTES OF THE PREVIOUS SELECT BOARD MEETING (February 28th, 2022) attached.

3. TRANSFER OF AIRPORT HANGAR LOT (#14) LEASE FROM RESTORATION AIRCRAFT GROUP (Alex Skrabut), LLC TO MARK FOURNIER CONSTRUCTION, INC.: Alex has provided the Town with a signed statement relinquishing his interest in this lease and wishes to transfer the lease to Mark. This lease expires on August 31, 2033 and has a 10-yr. option to renew at that time. A lease provision allows "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".

This is the only airport hangar lease at our airport that allows for commercial aircraft maintenance and selling goods and services related to aeronautical activity except selling scenic rides and flight instruction which is allowed in some of the other hangars. It is our understanding that Mark may request at a later date to sub-lease this hangar for aeronautical services which would then require approval of the Select Board to sub-lease.

If approved by the Board, we will provide the Board with a new lease for Mark Fournier Construction, Inc. identical to Alex's existing lease except for a current lease payment amount to be signed by the Select Board. If you wish to see a copy of this lease, please let us know.

4. APPROVAL OF THE LEASE FORM FOR THE THREE PROPOSED NEW AIRPORT "BOX HANGARS":

Whereas, the voters approved Town meeting warrant article #13 ("To see if the Town will vote to authorize the Select Board to enter into leases and related contracts to allow new airport hangar development at the Airport), the Board will need to approve leases for the three interested parties to build the three proposed box hangars. To move this along, we have attached the proposed lease form for the Board to review. The proposed lease is for twenty years with two-five-year options to renew. Sometime in the near future, it is anticipated that the Select Board will be asked to approve these individual leases.

5. BECOMING PART OF THE STATE-WIDE COMMUNITY RESILIENCE PARTNER

COLLABORATION: The Community Resilience Partnership is a grant program announced by the Governor's Office of Policy Innovation and the Future that will provide \$4.75M over the next two years to fund projects that reduce energy use and costs and/or make communities more resilient to climate change effects. A committee representing the Town, Sugarloaf and others have been meeting to assist the Town in a possible \$50,000 (maximum allowed) grant application to meet goals of this program and the community. Mark Green is leading this effort. At the last meeting, the Select Board viewed a draft 'Community Resilience Self Evaluation' written by the Committee and heard public comments.

To move forward with a grant application at this meeting, the Select Board will need to take the following three actions:

Approve and adopt the final Community Resilience Self Evaluation (revised copy attached) that the Select Board reviewed at the 2/28 meeting. The few minor changes were discussed at the meeting and are incorporated in the document.

Approve the Resolution applying for membership in the State-wide Community Resilience Partnership (copy attached). Please make any changes you feel are necessary.

Approve the submission of a grant application for the Community Resilience Partnership Community Action Grant for EV Chargers at the golf course.

6. PROPOSALS/QUOTES ON NEW MINI PUMPER FIRE TRUCK: Fire Chief Courtney Knapp has received four quotes for this new fire-fighting multi-purpose vehicle (see attached quote sheet). The lowest bid received is from CET Fire Pumps MFG (formerly Thibault—see quote) of Pierrville, Quebec (approximately 250 miles from CV). Their total bid is for \$308,980. They provided an allowance for the Chassis of vehicle of \$63,130. However, our Fire Chief is recommending that we purchase the Chassis from Hight's Ford of Skowhegan for \$60,270 (2022 vehicle that has to be ordered).

The Fire Chief's recommendation is to purchase the Fire Pump and body and accessories from CET Pumps for \$245,850 and to purchase the Chassis from Hight Ford for \$60,270 for a total purchase price of \$306,120. As you know, the voters approved this purchase for up to \$320,000 at the recent Town Meeting. The Chassis is needed first and will be an approximate mid-summer delivery. CET will need approximately 200 days to manufacture the Pump and Body upon delivery of the Chassis. To start the process, we are recommending approval of these purchases.

7. 2022 TOWN DONATIONS AND PAYMENTS TO NON-PROFITS, EVENTS, ETC.: The attached represents the current requests we have received. More requests may come forth during the year.

8. SALE OF A 100' X 50' "BACKLAND" PARCEL ON A ROUTE 27 LOT BELONGING TO ALEXA DAYTON: Alexa wishes to purchase this land that abuts her lot on Rt. 27 (Map 9, Lot 73 on the attached map) from the Town. As you know, the Town voted a number of years ago to allow the sale of this "back land" to help landowners on Rt. 27 abutting the Town's Public Lot to bring their lots to "conforming standards" with regard to the Town's Land Use Ordinance. If formally agreed, the price would be \$3,500. This is only one of two of the smaller lot owners that have not previously purchased this "back land".

9. APPROVAL OF TOWN APPOINTMENTS FOR 2022: Please see the attached list of appointments. Jim McCormack and Dave Corrow's terms on the Planning Board expired and they wish not to be reappointed. If past practice is followed, the 1st Alternate (John Slagle) and second Alternate (Scott Stoutamyer) would fill those 3-year vacancies (to expire in 2025). This would leave vacancies for both the 1st and 2nd Alternate positions that both expire in 2024.

10. APPROVAL OF LIQUOR LICENSE RENEWAL APPLICATIONS: With the Town Manager going out on an extended leave of absence, unless the Board wishes to approve all the numerous liquor license renewals as they come in during the year, the Board may want to appoint either the Town Clerk or the Interim Town Manager to approve these.

11. NAMING OF CVA 'PODIUM PROJECT' TOWN DONATION: CVA representatives are sending a Thank you for the Town's support of their 'Podium Project' at the Town Meeting. With a \$100k donation, they wish to know if the town wishes to exercise any naming rights on a tower, or prefer to just keep the recognition on the collective donor plaque on the venue? They wish to know so they can discuss options.

12. 2022 PROPOSED WORK PLAN (and beyond): While this is a fairly extensive list, unless the Board wishes to review this, we can leave this for the Board to consider going forward. This plan is based on current projects and initiatives and those under discussion.

13. INFORMATIONAL:

- Airport T-Hangar Development Proposals due in March 15th
- Airport Taxi Lane Pre-Construction Meeting on March 21st

**TOWN OF CARRABASSETT VALLEY
MINUTES OF SELECTMEN'S MEETING
February 28, 2022**

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

Others Present: **Dave Cota** **Mark Green**
 Chris Parks

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

Payroll warrant #9 in the amount of \$30,509.38 was reviewed and signed by the Select Board.

Expense warrant #10 in the amount of \$59,261.23 was reviewed and signed by the Select Board.

The Minutes of the February 7, 2022 Meeting and February 14, 2022 were reviewed. Lloyd Cuttler made a motion to approve the minutes as written. Jay Reynolds seconded the motion. Motion approved.

Dave Cota presented the Select Board with a draft self-evaluation form completed for an application for the Town to become part of a state-wide Community Resilience Partner Collaboration program. This is a grant program that would potentially entitle the Town to a \$50,000 grant. The deadline for the application is March 22, and Mark Green is directing this application process. At the next Selectmen's Meeting (March 14), the final copy of the application will be approved for submission. Mark Green outlined the Town's qualifications for this grant, noting that Carrabassett Valley has a history of doing a lot of great things in terms of resilience, and noted specific items to highlight the Town's resilience goals. Based on public input, Mark will prepare a final version to have available for the next meeting for approval. Mark noted that Carrabassett Valley is well-prepared for this grant application.

Dave Cota discussed the Forest Management contract with American Forest Management, Inc., who has offered the Town another three-year contract at the same price as the previous three-year contract (\$3,200 per year, plus 15% of net income from wood harvest revenues). They will be supervising next year's harvest of the upper part of the Town Public Lot and will include management of the Jones Lot. Dave provided a copy of the contract to the Select Board members. Separately, the Town is applying for a Project Canopy Grant, which would help to pay for a complete inventory and management plan for the Jones Lot. John Beaupre made a motion to approve the new three-year contract and the Project Canopy Grant application. Jay Reynolds seconded the motion. Motion approved.

Dave Cota noted that there's been a request to appoint John McCatherin as a ballot clerk for the upcoming Town elections. John Beaupre made a motion to appoint John as a ballot clerk. Jay Reynolds seconded the motion. Motion approved.

Dave Cota reported that the Housing Committee Study has been completed, which is a great document. The Committee now needs to meet and determine how to address the proposed strategies outlined in the report, as well as to potentially form some subcommittees. John

Beaupre would like to get the word out to see if there are other interested parties out there that may want to contribute to the program.

Bob Luce asked about the winter storm closing policy for the library and whether it should be consistent with the Town's closing policies. Dave Cota has inquired with the library about this, and he will plan to meet with them to better define a policy.

Informational:

The Annual Town Meeting is March 9th at 7pm. Elections are that same day 8am to 6pm.

Next Meeting is March 14th.

Meeting adjourned.

Respectfully submitted,

Lynn M. Schnorr
Secretary to Board of Selectmen

LEASE AGREEMENT

This lease between the Town of Carrabassett Valley (hereinafter referred to as the "Town"), a municipality situated in Franklin County, Maine and _____ ("Lessee").

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 "Hangar Lot ____" more fully described in Exhibit "A" attached (hereinafter referred to as the "Premises").

This lease is for the term beginning _____, 2022 and ending _____, 2042 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 \$.29/sq ft per year plus CPI-U for previous 12 months at time of billing starting in calendar year 2022 (to be prorated for 2022). 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 within 30 days of billing during the term of this lease, at the Town's address: Town Office, 1001 Carriage Road, Carrabassett Valley, ME 04947.
- 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 private purposes.
- 1.4 To pay all reasonable costs, attorneys' fees and expenses that shall 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 storing private non-commercial aircraft and for no other object or purpose without written consent of Town, and to 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.

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 18 months 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. 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 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 The lease may be terminated by Town in the event of the breach of any of the agreements of Lessee herein contained, 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 remedied 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 whatever.

- 1.19 Lessee, if more than one person or entity, shall be jointly and severally obligated to perform all promises under this lease.
- 1.20 It shall not be a breach of the Lease for the Lessee to carry passengers in their aircraft on an occasional and infrequent basis, and to use their aircraft for their own business purposes, provided the Lessee does not engage in the business of selling goods or services to others requiring the use of the aircraft or the hangar facility excepting that lessee shall be allowed to rent the hangar for aircraft storage or 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.

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 storage of private non-commercial aircraft and improvements thereon as Lessee deems necessary for such purposes including an appropriate floor/subfloor surface support system as required to support building at approximately same level as existing ground/asphalt surface, and 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 two (2) additional five (5) year terms by notice in writing to the Town during the term of this Lease. 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 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 (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 immediately remove the remains of the destroyed structure 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 sixty (60) 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:

_____ 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:

Community Resilience Self-Evaluation

Instructions: This tool is intended to help organize your community’s approach to increasing resilience to natural hazards and climate change impacts. Answer the questions to the best of your knowledge and seek information from your colleagues in municipal and county government and organizations in your community. Provide any relevant information in the explanation field. If it is difficult to give a clear yes or no response to a question, use the explanation field to explain why. **There are no wrong answers and the responses here will not affect your community’s eligibility to receive grants.** Where the response to a question is no, that may indicate an area of opportunity to address through a Community Action Grant.

Community name:	Carrabassett Valley
Self-Evaluation responses provided by: Please include contact info	Mark Green - Interim Town Manager Deborah Bowker - Recreation Director Dave Cota - Town Manager Zoe Zeerip - Sugarloaf Sustainability Director Tom Butler - Sugarloaf Operations Director Karen Campbell - Selectperson Courtney Knapp - Fire Chief and Emergency Management Director Chris Parks – Code Enforcement Officer
Date:	March 14, 2022
Was this evaluation discussed during a community workshop? Include the date of the workshop.	Yes. February 28, 2022

Once the questions on the following pages are complete, use these prompts to identify potential next steps for your community:

What are two things your community is doing well?	<p>The Town of Carrabassett Valley has taken numerous steps to improve its sustainability practices. Throughout the years the Town has worked to maintain access to recycling for community members, made a number of LED retrofits, developed a surface water management plan, worked to become a Fire Wise Community and taken a number of steps to implement these plans.</p> <p>The Town works hard to collaborate with other Towns and the regions employers. We participate in Sugarloaf’s green team/sustainability meetings, providing input and opportunities for collaboration on future regional projects. We also work closely with our neighboring municipalities on a variety of issues.</p>
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	<p>Over the years the Town has dedicated resources to developing a Surface Water Management Plan that helps the area improve its resiliency in the face of climate change. This plan allows The Town's to manage flooding throughout the valley and enforce building codes for future development.</p> <p>We have also worked with neighboring municipalities and the Maine Forest service to prepare for wildfires and have a plan in place to both reduce the chance of wildfire and to pool resources in the event of fire.</p>
<p>What are two areas that could be improved in the short-term?</p>	<p>Lighting at the library and the Outdoor Center and providing EV charging stations.</p> <p>The Town has identified two immediate projects that need addressing including installing LED lights at the Outdoor Center and Library and providing EV charging stations at the golf course and outdoor center. Currently there are very few charging stations on the northern portion of the Route 27 corridor. This corridor provides access to our region for recreational opportunities, which is our economic lifeblood, and serves as a major entry point for Canadian tourists.</p>
<p>What is important for your community to address in the long-term?</p>	<p>The Town believes it is important to preserve the long-term viability of the many recreational opportunities in our region since recreation is a primary driver of the regional economy. We also know that climate change is impacting our winters and that we need to take measures to adapt to these changes. These include strengthening/supporting winter sports, golfing and mountain biking and expanding them while also developing new opportunities. Making these opportunities easy to access for people from other regions of Maine, other States and Canada is also key to our region's success.</p> <p>Currently the lack of EV charging in our region makes it difficult for visitors with EV's to travel here or through here to other parts of the State. Efficiency Maine has identified the Route 27 corridor as deficient in charging opportunities for EV owners</p> <p>Additionally, the Town believes it's important to continue our work managing surface water run off through revisions to our land use regulations and by continuing our practice of upgrading our many stream/river crossings, drainage ways and nearby trails/roads to better accommodate the higher flows.</p>

<p>What specific 3 to 5 actions are priorities for your community?</p>	<ol style="list-style-type: none"> 1) Continue to monitor and develop flood mitigation projects 2) Continue to collaborate with and support the sustainability efforts of local employers such as Sugarloaf and our neighboring municipalities. 3) Install EV chargers in several locations in the community to encourage EV use by residents and visitors.. 4) Update and revise the comprehensive plan including sections on climate change and sustainability. 5) Work with the State Forest Service, large landowners and neighboring communities to mitigate the risk of wild fires.
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Minimizing Risk and Exposure to Hazards	
<p>1) Has your community assessed the likelihood of various types of hazards or disruptive events?</p>	<p><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p>
<p>Your local or county hazard mitigation plan is a good starting place to find this information. Hazards can include storms, floods, wind, fire, extreme temperatures, drought, etc. Likelihood could be indicated either numerically or qualitatively as low, medium, or high.</p>	<p>The Town of Carrabassett's biggest threat is flooding of the Carrabassett River and Brackett Brook Plans for mitigation are in place as well as emergency plans should flooding cause widespread damage.</p> <p>A second threat is that of wildfire which the Town has developed a plan for. The plan includes a risk reduction component as well as a regional response component in the event of fire.</p>
<p>2) Has your community assessed how the likelihood of each hazard has changed over time and may change in the future?</p>	<p><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>
<p>If your community has not tracked trends historically, you might infer past trends by determining if current priorities have shifted compared to past hazard mitigation plans. For example, drought or wildfire might be an emerging concern.</p>	<p>In the past twenty years we have experienced several floods of the Carrabassett River, Brackett Brook and their tributaries. We have depended on the models developed by the USGS and other State and Federal agencies to size drainage structures. These models are constantly being revised and improved. We have made improvements to many of our drainage structures over this period of time using the most current information. We will continue this practice in the future while also keeping our own records.</p> <p>Drought and wildfire are also emerging threats for the region but have not been analyzed like a flood scenario has. We are working with the Maine Forest Service and our regional neighbors to prepare.</p>
<p>3) Has your community assessed the impacts or consequences of each type of hazard for the community?</p>	<p><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p>
<p>For example, flooding on Main Street impedes emergency services or affects local businesses.</p>	<p>The Town of Carrabassett Valley is ready to deal with the impacts of various hazards as described elsewhere in this</p>

	needs assessment. In addition, the Town has installed a generator for the Outdoor Center to act as an emergency shelter or center. Additionally, the fire station has a fully powered back up system and would be able to distribute water.
4) Is your community taking steps to reduce exposure to multiple risk types?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Your local or county hazard mitigation plan probably contains this information.	<p>In terms of fire, the Town of Carrabassett Valley has made revisions to our building codes to reduce the risk of structure and wildfires. The Town has taken the first steps to be a Fire Wise community through the Maine Forest Service and will continue with that plan this spring. This project aims to reduce the risk of wildfires on both the vegetation and built environment. One step the Town of Carrabassett Valley took was to provide a large chipper to the landowners in the Carrabassett Village so they could clear around their homes. This was done with help from the Maine Forest Service. The Town also provides 24/7 ambulance service with full-time staff.</p> <p>In term of flooding, The Town has repaired the shoreland of the Narrow-Gauge trail with rip rap to prevent erosion damage in future highwater events. Additionally, The Town developed the surface water management plan after the flood of 2018. Furthermore, The Town adopted a flood plain ordinance, working with a land surveyor to make sure the house is 1ft above flood level.</p> <p>Lastly, all of the bridges at the Outdoor Center are being assessed and culverts are being added to prevent erosion and to help maintain the structural integrity of the trails.</p>
6) Is your community preparing for low-probability-but-high-consequence events?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
These events could be, for example, a 1-in-100 year flood, or a prolonged electricity outage or heating fuel shortage. What events might the community need to consider?	<p>Our Fire Chief serves as our Emergency Management Director and is responsible for preparing the Town for such events. In the case of an emergency there are back up generators and bottled water at the outdoor center and fire station.</p> <p>In the case of a severe drought, the fire station would open its facilities for laundry, showering, etc. Furthermore, Sugarloaf Resort is working diligently to reduce the amount of water is consumes to make snow and is considering investing in an infiltration collection process for sugarloaf's pump house.</p>
7) Has your community assessed the consequences of multiple events or different types of hazards occurring in geographic or temporal proximity?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

Examples could include back-to-back flooding events or a power outage during a heat wave.	The Town of Carrabassett has considered individual events but not multiple events at the same time. We only have one power source and one road in and out of the valley. We hope to reopen the "Carriage Road in the near future which will provide another access/egress in the event of an emergency.
8) Is your community assessing emerging risks (e.g. drought, wildfire) and identifying blind spots?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
In addition to natural hazards, consider public health threats that might be worsened by climate change, such as contamination of drinking water sources and vector-borne diseases from ticks and mosquitos.	While future risks are likely to increase, the Town of Carrabassett has spent its resources working to mitigate flooding in the valley.

Understanding Sensitivity and Building Resilience	
9) Is your community tracking underlying societal characteristics and trends that increase vulnerability?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
This information might be found in your community's comprehensive plan or economic development plan. Examples of characteristics and trends might include older or low-income populations, low housing availability, reliance on a single economic driver, aging infrastructure, environmental degradation, etc.	We are now beginning the process of revising our comprehensive plan and the impacts of climate change will be topic area we plan to work on.
10) Is your community proactively addressing vulnerabilities associated with these underlying characteristics?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Look in your community's comprehensive plan or economic development plan for strategies that might address these trends.	<p>The Town of Carrabassett Valley partners with regional organizations to address the needs of vulnerable populations. Some examples include:</p> <ul style="list-style-type: none"> • Supporting the Christian Ministry's committee that checks in on the elderly • Supporting the food pantry in Stratton that is open to Carrabassett Valley residents. <p>It is also important to note how rigorously we are working to strengthen the local economy and provide employment and business opportunities.</p>
10) Does your community have financial resources in reserve to cope with or absorb shocks?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
For example, a rainy-day fund.	Carrabassett Valley maintains a strong municipal fund balance in part so we can be resilient during economic downturns.
12) Is your community building flexible human capacity that can be drawn on in emergencies?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No

<p>For example, community emergency response teams (CERT) or mutual aid agreements with neighboring communities.</p>	<p>We are fortunate in our region to have strong working relationships with our neighboring municipalities and local businesses. The Carrabassett Fire Department in particular has close relations with surrounding fire departments. The mutual support helps the departments aid each other in the event of emergencies.</p> <p>Additionally, The Town has strong relations with local contractors and Sugarloaf that can be utilized in the event of an emergency. Examples include sanding roads, clearing roads, and back country rescues.</p>
--	--

Improving Long-term Adaptive Capacity	
<p>13) Does your community have plans or policies that anticipate future climate risks and community sensitivity trends?</p>	<p><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>
<p>Examples might include a comprehensive plan chapter that describes how the community is planning for climate change impacts, or a capital improvement plan that requires construction projects to consider future conditions like sea level rise, extreme rain, or drought.</p>	<p>We have made some progress in that area including the following:</p> <ul style="list-style-type: none"> • Foundations near flood ways must be able to withstand future flooding. • We now have the ability to protect structures with class A foam when threatened by wildfire. • Annual trainings for the local fire department to be prepared for wildfires • We have keys to the Penobscot Tribal land roads and good relations with their Forestry Department • We have improved our irrigation practices at the golf course to reduce water use.
<p>14) Are there resources to sustain new capacity when needed?</p>	<p><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p>
<p>This is different from Question 10 in that these resources would need to sustain a new long-term commitment rather than a one-time, short-term response. For example, if flooding emerges as an issue, a revenue source such as a stormwater utility fee could sustain a new community stormwater management program.</p>	<p>The Town of Carrabassett Valley emphasizes building capital reserves. The Town has been very aggressive in obtaining F.E.M.A. funding after a flooding event that is used to make drainage improvements helping with future resiliency.</p>
<p>15) Does the community have policies in place to build back smarter or recover with resilience after a disruptive event?</p>	<p><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p>
<p>Examples might include a flood ordinance that requires compliance with the current building codes after substantial damage, or a communitywide post-disaster recovery plan.</p>	<p>We have made changes to our building codes and zoning ordinances to address flooding as discussed elsewhere in this needs assessment..</p>

	All the bridges and culverts that have been replaced in recent years have been sized to meet expected increases in runoff.
16) Does the community stress test to ensure plausible risks are manageable?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
This might be a table-top exercise with emergency management and community stakeholders, or a financial health analysis.	Every few years the town conducts either a tabletop exercise or a field exercise based on a risk such as flooding, wildfire, or a transportation accident since Route 27 serves as a major corridor for the transportation of goods including chemicals from Canada. These exercises are conducted with help from the Franklin County EMA and our neighboring municipalities.
17) Does the community have a policy or process for managing uncertainty?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Does the community have a way of making important decisions when information is incomplete or unavailable?	This is something that will be discussed when we revise the Comprehensive plan.

Town of Carrabassett Valley

WHEREAS, the Town of Carrabassett Valley has completed the Community Resilience Partnership's Community Resilience Self-Assessment and List of Community Actions, and held a community workshop on February 28, 2022 which prioritized the following action areas:

- 1) Continue to monitor and develop flood mitigation projects
- 2) Continue to collaborate with and support the sustainability efforts of local employers such as Sugarloaf and our neighboring municipalities.
- 3) Install EV chargers in several locations in the community to encourage use by residents and visitors.
- 4) Update and revise the comprehensive plan including sections on climate change and sustainability.
- 5) Work with the State Forest Service, large landowners and neighboring communities to mitigate the risk of wildfires.

And,

WHEREAS, the Town of Carrabassett Valley experiences intense rainstorms, riverine flooding, ice jams, drought, wildfires, and other natural hazards and seeks to better prepare for future conditions; and,

WHEREAS, planning for community and infrastructure resilience will protect people, preserve businesses and the local economy, and reduce the impact and costs of natural disasters; and,

WHEREAS, shifting seasonal temperature and precipitation patterns threaten local natural ecosystems, economic activity such as tourism and seasonal recreation, including winter sports and other outdoor activities, which are critically important to the local economy;

BE IT RESOLVED, the Town of Carrabassett Valley commits to participating in the Community Resilience Partnership, which supports community leadership in reducing greenhouse gas emissions and increasing resiliency to extreme weather and climate change impacts;

BE IT FURTHER RESOLVED, the Town of Carrabassett Valley designates the Town Manager to coordinate planning, implementation, and monitoring of energy and resilience projects and to be the primary point of contact to the Community Resilience Partnership;

NOW THEREFORE, the Town of Carrabassett Valley acting through their duly elected Board of Selectmen is prepared to demonstrate leadership in reducing energy use and greenhouse gas emissions, and increasing the resilience of people, infrastructure, and businesses;

Bob Luce

Jay Reynolds

John Beaupre

Karen Campbell

Lloyd Cuttler

Board of Select Board



Courtney Knapp
FIRE CHIEF
235-2991

Carrabassett Valley
FIRE DEPARTMENT
CARRABASSETT VALLEY, ME 04947

**2022 Ford 4 x 4 Mini Pumper
Quote Proposals**

CET Fire Pumps **\$308,980.00**
Pierreville Quebec

Midwest Fire **\$315,827.00**
Luverne, MN

Allegiance Fire & Rescue **\$317,724.00**
Walpole, MA
Dealer for Vengant Apparatus
Annville, PA

Bulldog Fire Apparatus **\$374,635.00**
Woodville, MA
Dealer for KME



Preview Order T105 - W5H 4x4 Crew Chas Cab DRW : Order Summary Time of Preview: 03/10/2022 13:42:44

Dealership Name : Hight Ford, Inc.

Sales Code : F11595

Dealer Rep.	Adam Orser	Type	Retail	Vehicle Line	Superduty	Order Code	T105
Customer Name	T TOWN OF CARRABASSETT	Priority Code	19	Model Year	2022	Price Level	250

DESCRIPTION	MSRP	INVOICE	DESCRIPTION	MSRP	INVOICE
F550 4X4 CREW CHAS CAB DRW/203	\$50985	\$48436	TIRE INFLATION MONITOR DELETE	\$0	\$0
203 INCH WHEELBASE	\$0	\$0	19500# GVWR PACKAGE	\$0	\$0
OXFORD WHITE	\$0	\$0	50 STATE EMISSIONS	\$0	\$0
VINYL 40/20/40 SEATS	\$0	\$0	BACKGLASS DEFROST	\$60	\$54
MEDIUM EARTH GRAY	\$0	\$0	TRAILER BRAKE CONTROLLER	\$270	\$245
PREFERRED EQUIPMENT PKG.660A	\$0	\$0	TRANS POWER TAKE-OFF PROVISION	\$0	\$0
.XL TRIM	\$0	\$0	UTILITY LIGHTING SYSTEM	\$160	\$145
.AIR CONDITIONING -- CFC FREE	\$0	\$0	40 GAL AFT OF AXLE FUEL TNK	\$0	\$0
.AM/FM STEREO MP3/CLK	\$0	\$0	397 AMP ALTERNATOR	\$0	\$0
6.7L POWER STROKE V8 DIESEL	\$9325	\$8486	PAYLOAD PLUS PACKAGE UPGRADE	\$1155	\$1051
10-SPEED AUTOMATIC	\$0	\$0	LOW DEFLECTION PACKAGE	\$110	\$100
225/70R19.5G BSW ALL POSITION	\$0	\$0	REAR VIEW CAMERA & PREP KIT	\$415	\$377
4.88 RATIO LIMITED SLIP AXLE	\$360	\$327	PRIVACY GLASS	\$30	\$28
RAPID HEAT SUPPLEMENTAL HEATER	\$250	\$228	OPERATOR COMMANDED REGEN	\$250	\$228
POWER EQUIPMENT GROUP	\$1125	\$1024	FUEL CHARGE	\$0	\$150.40
TELESCPNG TT MIRR-POWR/HTD SIG	\$0	\$0	PRICED DORA	\$0	\$0
CV LOT MANAGEMENT	\$0	\$10	DESTINATION & DELIVERY	\$1695	\$1695
				MSRP	INVOICE
TOTAL BASE AND OPTIONS				\$66190	\$62584.40
DISCOUNTS				NA	NA
TOTAL				\$66190	\$62584.40

This is not an invoice.

Town of CarrabassetValley

March 10, 2022

1001 Carriage Rd

Carrabasset Valley Me 04947

To whom this may concern: Fire Bid

Please except this letter as Hight Fords bid to TOWN of CV

1. 2022 Ford F550 Crew Cab

This bid is Truck only:

This bid is subject to change if the Truck moves to a 23 model year

Price:\$60,270

Thanks,

Adam Orser

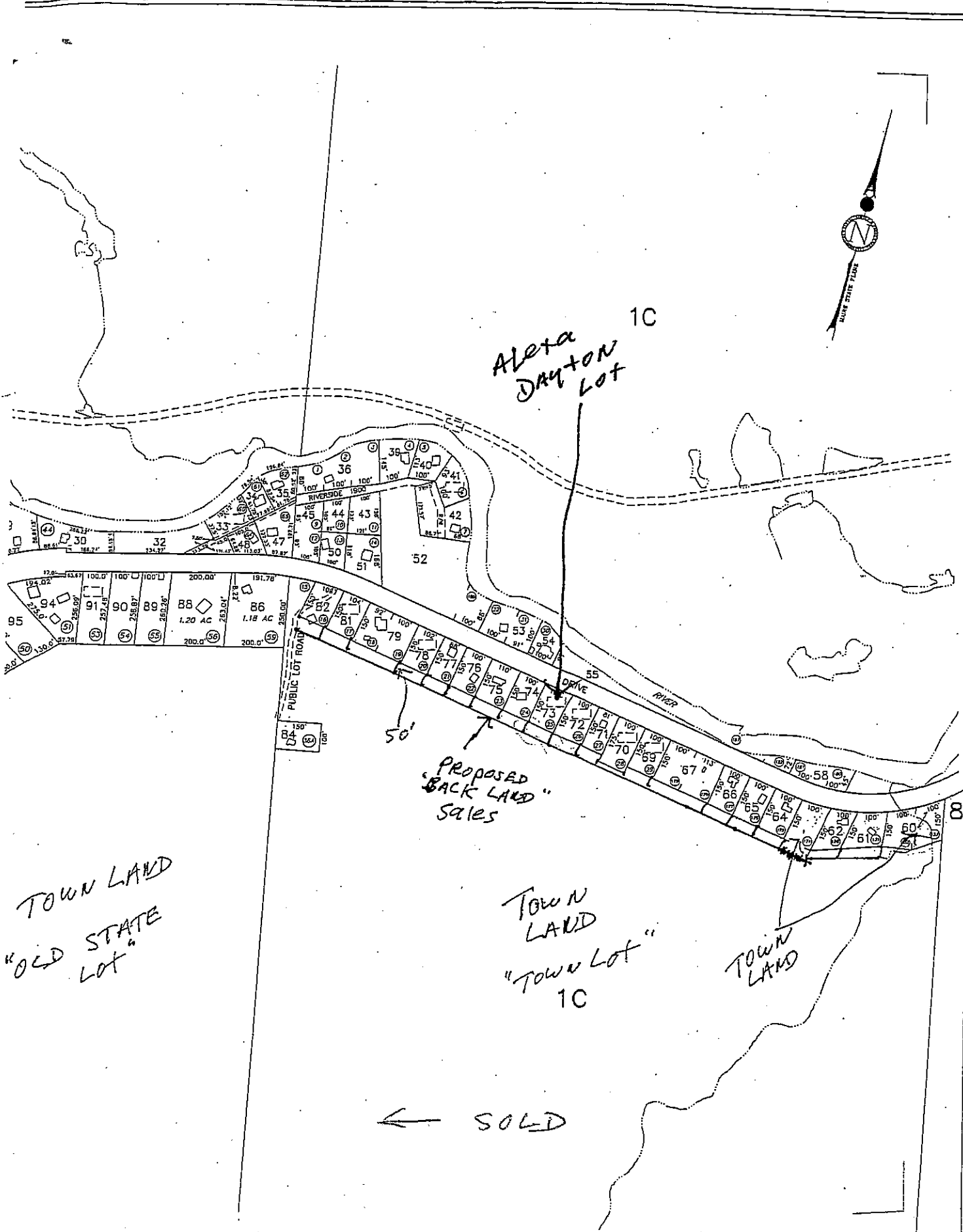
Commercial Sales Mgr

ADAM H. ORSER
COMMERCIAL SALES MGR
FORD/CHEVY/RAM/GMC
W:207-474-3334
C:207-730-1715
E:ADAMO@HIGHTCHEV.COM
Web: Hightauto.com



2022 Agency and Events Donations

ORGANIZATION/EVENT:	2018	2019	2020	2021	2022	Comments:
		Paid	Paid	Paid	Request	
American Red Cross (Auburn)	\$800	\$850	\$850	\$850		
Androscoggin Home Care & Hospice		\$250	\$0	\$250		
Ski Club Golf Tourn. (formerly Ayottes)	\$150	\$150	\$200	\$200		(paid in Feb.)
CVA Scholarship Fund Raiser (Feb.)	\$250	\$250	\$250	\$250		
Franklin Health Network	\$600	\$500	\$600	\$0		
Healthy Community Coalition	\$500	\$0	0	\$0		
Kingfield POPS	\$1,000	\$1,000	\$0	\$0		No Event in 2020 or 2021
Kingfield Little League						Funded thru Rec.Dept. Budget
LifeFlight of Maine	\$781	\$781	\$781	\$781	\$781	(\$1 per capita)
Maine Development Foundation	\$150	\$150	\$150	\$150	\$150	
Maine Huts and Trails Map Ad	\$225	\$225	\$0			
Maine Public Broadcasting	\$100	\$100	\$100	\$100	\$100	
Maine Tourism Association	\$145	\$145	\$145	\$145		
Penobscot Indian Nation Youth Programs	\$1,000	\$1,000		\$2,000		
Safe Voices (formerly Abused Women's Advocacy)	\$300	\$300	\$300	\$300	\$300	Covid: no programs??
Seniors Plus	\$250	\$300	\$300	\$500	\$500	Previously County Funded
Sexual Assault Prevention and Response	\$500	\$500	\$500	\$500	\$500	Previously County Funded
Ski Museum of Maine	\$100	\$100	\$100	\$100		
Ski Museum Hall of Fame				\$125		
Sugarloaf Marathon	\$500	\$500	\$0	\$0		No Event in 2020 or 2021
Summerfest	\$500	\$500	\$500	\$500		
Other						
TOTALS:	\$7,626	\$8,151	\$5,751	\$4,626	\$2,331	total listed; may be more with additional requests



ALETA
DAYTON
Lot 1C

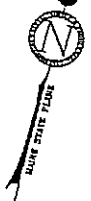
PROPOSED
"BACK LAND"
sales

TOWN LAND
"OLD STATE
LOT"

TOWN
LAND
"TOWN Lot"
1C

TOWN
LAND

← SOLD



161.21'
20,000 SF on 7,000 AC
12

0 200 400 600 800 FEET
HORIZONTAL DATUM: MAINE STATE PLANE COORDINATE SYSTEM
WEST ZONE, MAD 1983

PROPERTY MAP
CARRABASSETT VALLEY
FRANKLIN COUNTY, MAINE
SCALE: 1"=200' JANUARY 1, 2004

Municipal Official Appointments for 2022

Town Clerk/Tax Collector/ Registrar of Voters	Wendy Russell
Deputy Town Clerk/ Tax Collector	Sacha Gillespie
Treasurer	Sacha Gillespie
Deputy Treasurer	David Cota/Mark Green
Police Chief	Mark Lopez
CEO/ Plumbing Inspector	Christopher Parks
Deputy Plumbing Inspector	Christopher Parks
Tax Assessor	Michael Rogers
Fire Chief/ EMA Director	Courtney Knapp
Health Officer	Jennifer McCormack
Animal Control Officer	Vacant (Police Dept.)

Ballot Clerks:

Bonita Stagers, Michele Cota, Joyce Demshar, Lisa Sleight, Nancy Fowler, Janice Mildram, Deborah Lander, Janice Tingley, Jane Luce, Kristina Dyer, John Slagle, Gregory Scarselletti, Jennifer Jones, Michael Parker, Christopher Parks, John McCatherin

Appointed Boards and Committees:

Planning Board: (3-year terms)

Reappointments: ~~David Corrow~~, Thomas Bird,
Raleigh Ehrlenbach

Board of Appeals: Courtney Knapp

Recreation Committee: 3-year terms)

Reappointments: Robert Healey

Airport Advisory Committee: (3-year terms)

Reappointments: Lloyd Cuttler, Sawyer Fahy,
Peter Gorman

Budget Committee: (Selectmen are automatically placed on the Committee)—3-year terms

Reappointments: Timothy Gerencer, Paul Fritzon

Board of Assessment Review: (3-year terms)

Reappointments: Wendy Glenn

Golf Course Greens Advisory Committee: (3-year terms)

Reappointments: John Beaupre

Potential 2022 Town Work Plan (and beyond)

(In addition to normal Town Operations)

March, 2022

- Employee Housing Initiative: A Regional Committee was formed (Selectperson John Beaupre as Chair) with representation from the Town, Kingfield, Eustis, CVA, Sugarloaf, businesses and interested citizens. The Town approved funding to hire Camoin Associates to complete a 'Housing Needs Assessment and Strategy' which has just been completed. This effort has been and will probably continue to be a very involved and high priority initiative going into 2022 and perhaps beyond.
- Penobscot Indian Nation (PN) Relations and Potential State Legislation: Continue to attempt to open a dialogue with PIN representations to discuss how we can work together for the future for our mutual benefit (including a discussion of Trust Lands if that is something that PN may wish to pursue). Also hopefully, be able to discuss annual trail use permits on PIN land in CV. Additional trail development on the Town-owned Jones Public Lot could happen at some point depending on ability to secure either a use permit or an easement from PN on the railbed south from the Carriage Road to this lot.
- F.A.A. Grants for the Airport Taxi Lane Construction Project:
 - F.A.A. Planning grant nearly completed; need to receive D.E.P. approval for a minor design amendment and close out the separate planning project grant
 - Construction Project with Jordan Excavation to begin in spring (separate FAA grant)
- Development of Airport T-Hangars: Development Proposal due March 15th: Work with selected developer. Town Attorney to work a "development lease" that provides for T-hangar owners to become part of an Owners Association.
- Complete new Airport Leases for the three "box hangars". Proposed lease completed.
- Continue Mt. Bike Trail Development: A significant multi-year project on the State-owned Wyman/Stoney Brook/Crocker Mt. area (a.k.a. the Stoney Brook trail pod) is underway with approximately two miles of trails completed. Fortunately, the Town has been awarded a \$300,000 U.S.D.A. grant for this project and CRNEMBA (Club) was awarded grants from the Northern Border Commission and Franklin County Tax Incentive Financing funding also for this project. There exists the possibility of developing over ten miles of new trail on this State-owned parcel. Work on mountain bike trail signage project continues. The Town and Club agreed to purchase a new mini excavator for mountain bike trail development and maintenance also (purchase to be completed in the spring; MOU regarding usage needs to be completed with Club).
- Order the Purchase of New "Mini Pumper" Fire Truck (Est. \$320,000 with equipment): Fire Chief to present quotes to the Select Board. It may take up to two years to receive delivery.
- Community Resiliency Program and related grant funding (new): EV charging stations, etc. If grant funding is approved (up to \$50,000) move forward with potential project.

- Final completion of trail bridge replacement projects on the Public Lot. Fourteen bridges anticipated to be replaced in 2022. Anticipated expenditures are \$101,950 for Dirigo Timberlands and some funding (\$2,500?) for Supervision (Bob Carlton).
- Forest Management on Public Lots: new 2,500' "timber harvest road" excavated and prepared for gravel in 2022 which will allow access in 2023 to harvest the 130 "Block B". Also, if successful, utilize 'Project Canopy' grant funding in 2022 to complete a Forest Inventory and Forest Management Plan for the 240-acre Jones Public Lot (although wood harvesting on that lot could be ten years away).
- Outdoor Center Projects: In 2022, use Outdoor Center Capital Reserve Funds to:
 - Build new 20'x'16' wax building
 - Repair and replace roof on patrol/mt. bike trail building (next to wax building)
 - Paint the entire Outdoor Center building
- Continued Discussion Regarding Potential Significant Outdoor Center Improvement Projects??: Sugarloaf has asked the Town if there is interest in working together in the development of two major capital projects at the Town-owned Sugarloaf Outdoor Center. Current discussion consists of constructing a roof over the skating rink and snowmaking on 5K of the race course and stadium and possibly expanding the facility kitchen and providing a lighted snowshoe trail.

After recent discussions, it appears that the snowmaking project is the first priority. A small committee consisting of Town and Sugarloaf representatives is working on this project to provide accurate cost and cost sharing estimates. Our Recreation Director will also be involved in pursuing grant opportunities for this project (which may need a Town project vote to enhance the grant opportunity which is likely a September grant application). This project would include building the second 2.5K race loop which was planned for years ago (there is not a lot of new trail construction needed for this project). If both the Town and Sugarloaf agree to move forward this could be a 2023 project.

The skating rink roof project is more complicated and will need structural engineering and a fair amount of planning. The concern that has been brought up is that a steel roof project will not be an "aesthetic fit" next to the existing Outdoor Center lodge building. We have been in contact with a representative of a laminated wood design company (Yarmouth, Me.) who are associated with a custom glulam construction company (unalam.com). They are interested in talking to us about a future project. This will take time to develop.

While a small group is working on the concept of these two projects, at some point beyond the concept stage, these projects will be discussed at length with the Recreation Committee and the Select Board before anything moves forward.

- Continue Discussions with Sugarloaf regarding building Par 3 golf course adjacent to the Town-owned golf course?? This is a serious consideration for Sugarloaf as they move forward with their 'West Mountain development plan'. If approved, the Town may be the primary funding source for this project. The Town will forever receive significant property tax revenue from the

homes that will be built in this development project (approximately two hundred units). The par 3 project may be a couple of years out but will need to be scoped out as to “next steps” as this may involve a significant planning process. Sugarloaf is paying for all the current planning and permitting costs (consultants) and a concept plan for the course has been developed. It is very possible that the Towns Greens Committee will be discussing this project this summer.

- Work with Sugarloaf and Western Maine Transportation (WMT) on developing a Bus Wash Facility at Sugarloaf for the Sugarloaf and Sugarloaf Explorer Transportation Buses. In 2022, visit the to be constructed bus wash facility at WMT in Auburn. With equal funding from the Town and Sugarloaf this could become a reality in 2023.
- Potential ADA Compliance Issues at the Outdoor Center and Golf Course Clubhouse: We are working with Sugarloaf in how to address what appears to be violations of ADA standards at the Outdoor Center (easier fix) and the Golf Course Clubhouse (from the parking lot to the Clubhouse). Issues have recently surfaced following a complaint. Sugarloaf is reviewing how to adequately address these issues with the Town. This could be a 2022 project.
- Start new Town Comprehensive Plan Process?? Chris Parks may be the lead Admin person in this effort. With this year’s Town meeting funding approval, there should be sufficient funds to hire a consultant to work with the Comprehensive Plan Committee in completing this project.
- Continue to pursue the possibility of purchasing the portion of riverfront land Dead River Company owns adjacent to the Town Park land.
- Net Energy Billing Contract with owner of the Carrabassett Solar Project being developed on Sanitary District land (would provide electrical energy cost savings for three facilities (AGC, Library and Town Office Complex). The Select Board approved a Net Energy Billing Agreement with Green Lantern Development, LLC in May. The latest projection is that this 30-40-acre project will be completed in 2022.
- Potential need to change the deed covenants on the Town’s “State” Public Lot to eliminate any possible adverse legal issues with current and future “commercial” activities at the Outdoor Center. This was finally accomplished via a vote of the Legislature however the Bureau of Public Lands is unable to complete the legal work needed to provide an amendment to the deed covenants (for the past two approved amendments) to the Town’s Public Lot deed any time soon and has asked the Town if the Town’s lawyer could provide this which would then be approved by the Bureau and recorded. We will research this.
- New frequency for Airport AWOS: The Town’s share of funding approved by the Town in June of 2021. Life Flight of Maine is awaiting FCC approval for a new frequency.

Town Park(s), Town Office, AGC and Other Projects:

- Bid out Town 2-year plowing bids (include new fire station)
- Some renovation work proposed for inside the Village Fire Station
- Replace underground propane gas tank near Park Bay building? This should be done if a paved walkway is constructed to the Pavilion.
- Build new walkway in 2022? With remaining and additional funding.

- Install new water fountain in park area (plumbing done to back of town office building; fountain purchased; install in in 2022).
- Gas (propane) detection devices needed in Town Offices (new regulation).
- Receive estimates for new siding on the Town Office building?
- Install “Dog Under Control” Signs and dog poop dispenser at the Airport Trail Head. May want change signs at all trail heads to read: “You are responsible for your dog on the trail”. Deb should discuss with Recreation Committee.
- AGC Building Siding Project (\$20,000)—AGC Operations Committee. Take out damaged siding and install sheathing, insulation where needed and new siding. Chris Parks will work with H.E. Callahan Co. to complete the project.

“Further Study” or Funding Needed for Future Projects:

- Outdoor Center Road Project: We did not have adequate funding in 2021 to rehab and pave the lower section of this road. There is now \$18,770 in the Highway Fund with approximately \$3,500 in State funding anticipated in 2022. We may want to wait until (if) three-phase power is installed/buried going to the Outdoor Center beyond doing a project.
- Further research options for better Cell Phone Coverage for the “Valley Area”. No easy answers for this.
- Golf Course 11th Tee Bank Stabilization Issue: We may or may not need to proceed with some detailed engineering and eventually, a potential substantial construction project, to preserve this iconic scenic location. At a standstill as to whether there is a need.
- Look at the feasibility of purchasing the 95-acre “Brochu Lot” that abuts the “Ted Jones Lot. We are now unsure if the owners are interested in selling. If this purchase could happen it would provide trail access from Kingfield to this lot and the Town’s Jones Public Lot

Other Infrastructure Projects “on the list” as needed (at some point):

- Information Center: Obtain budget to replace siding on three sides of the building.
- Solar panels for Town Sign to providing lighting for it?
- Generator for AGC/Library?