

Carrabassett Valley Selectmen's Meeting 4:30 p.m. Monday March 28th, 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.

Reviewed and signed Town Payroll Warrant #9 (\$30,509.38 missing from 3/14/22 agenda)

Already reviewed and signed Town Expenditure Warrant #10 (\$59,261.33 missing from 3/14/22 agenda)

Review and sign Town Payroll Warrant: # 11 (\$ 25,365.66) from 3/18/22

Review and sign Town Expenditure Warrant: # 12 (\$ 590,353.09) from 3/18/22

1. MINUTES OF THE PREVIOUS SELECT BOARD MEETING (March 14th, 2022) attached.

12. 2022 PROPOSED WORK PLAN (and beyond): I have taken David's work plan and divided into two sections as a way to allow the Board to focus on the items I most need the Board's input on. The first section includes items that I need the Board's guidance on. The second section includes items that I think the Board has provided the policy guidance on and now just require implementation. I am not planning to review the items on this second list with the Board but would appreciate it if you would look them over to make sure my understanding is correct.

13. INFORMATIONAL:

**TOWN OF CARRABASSETT VALLEY
MINUTES OF SELECTMEN'S MEETING
March 14, 2022**

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

Others Present: **Dave Cota** **Mark Fournier**
 Mark Green **Zoe Zeerip**
 Sue Davis

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

Payroll warrant #9 in the amount of \$30,509.38, from 3/4/22, was reviewed and signed by the Select Board.

Expense warrant #10 in the amount of \$59,261.23, from 3/4/22, was reviewed and signed by the Select Board.

The Minutes of the February 28, 2022 Meeting were reviewed. Lloyd Cuttler made a motion to approve the minutes as written. Jay Reynolds seconded the motion. Motion approved.

Election of Chairperson and Vice-Chairperson: Lloyd Cuttler made a motion to elect Bob Luce as Chair. John Beaupre seconded the motion. Motion approved. Lloyd Cuttler made a motion to elect John Beaupre as Vice-Chair. Jay Reynolds seconded the motion. Motion approved.

Dave Cota reported that Alex Skrabut has provided a statement, releasing his interest in the lease of the hangar. This is the only hangar that allows for commercial operation. Mark Fournier is now the sole person on the lease. There is a provision in the lease to allow for the transfer. Jay Reynolds made a motion to approve the transfer of the lease. Karen Campbell seconded the motion. Motion approved.

The Select Board was asked to approve a proposed lease template for the three new box hangars at the Airport. This lease is for twenty years with two five-year options to renew. The individual leases will be presented to the Select Board at a future time. The fee is 29 cents/foot for the hangars, which is in line with what other regional airports are charging. John Beaupre made a motion to approve this lease template. Lloyd Cuttler seconded the motion. Motion approved.

Mark Green presented the final draft of the application for State-wide Community Resilience Partner Collaboration, having made a few minor changes from the original that was presented at the February 28th meeting.

Jay Reynolds made a motion to adopt the final copy of the Community Resilience Self-Evaluation, approve the Resolution to apply for membership, and submit the grant application. John Beaupre seconded the motion. Motion approved.

Dave Cota reviewed the recently-received quotes for a new Mini-Pumper Fire Truck. Fire Chief Knapp was in attendance to review the bids. The lowest bid came from the same company that built the town's ladder truck (CET Fire Pumps Mfg). This truck is built on a pick-up truck style of chassis with all-wheel drive. Chief Knapp recommends purchasing the chassis from Hight's Ford of Skowhegan at \$60,270 (less than CET Fire Pumps had in their quote for the same vehicle). Part of the reason is familiarity with Hight and their warranty plan. The total package will come in at \$306,120. The Fire Department was previously approved to spend up to \$320,000. The biggest concern at this time is supply-chain issues, and Chief Knapp anticipates summer before the truck is delivered. Lloyd Cutler made a motion to approve the purchase as described. Karen Campbell seconded the motion. Motion approved.

Dave Cota reviewed the twenty Town Donations List for non-profits and area events. There may be more requests coming, but Dave requested that the existing requests be reviewed for approval. He provided prior history for donations for reference. Some of the requests come from entities that used to get funding from the county. Some of the events that had been canceled due to Covid will be resumed this year. Jay Reynolds made a motion to approve the requests that have come in so far and are on the current list. Lloyd Cutler seconded the motion. Motion approved.

Dave Cota discussed the potential sale of a 100' x 50' backland parcel on Route 27 belonging to Alexa Dayton. This is similar to other sales done with other properties in the past, selling small parcels of the Town's Public Lot at a price of \$3,500. The proceeds go to the Town's Public Lot reserve. The buyer will pay any legal and recording fees. This property is located at Map 9, Lot 73. To sell the land to this owner, would bring the lot to conforming status and would provide for more options for the property. John Beaupre made a motion to approve the sale. Jay Reynolds seconded the motion. Motion approved.

Under Approval of Town Appointments for 2022, Dave Cota noted that Jim McCormack and Dave Corrow's positions on the Planning Board have expired, and they do not wish to be reappointed. John Slagle is currently 1st alternate, and Scott Stoutamyer is 2nd alternate. By moving both of these alternates to the regular three-year positions, there would be a need to appoint new alternates. All other appointments are the same for other committees and positions.

Dave Cota discussed the approval of Liquor License Renewal Applications. With Dave going on leave of absence, he asked the Select Board if they would like to approve liquor license renewals as they came in over the year, or if they would like to authorize either the Town Clerk or Interim Town Manager to approve these. These licenses can sometimes be for special events, also. John Beaupre made a motion to authorize Wendy Russell and/or Mark Green to authorize the licenses during Dave's absence. Jay Reynolds seconded the motion. Motion approved.

CVA's Podium Project sends thanks to the Town and would like to know about the naming of the tower that the Town supported. John Beaupre said that it's important that the Town has been a partner in this project. All agreed that the tower should be named for the Town.

Dave Cota presented the 2022-Proposed Work Plan, detailing current and future projects that have been discussed. Some projects are anticipated for completion this year, but not all will be. John Beaupre stated that the Select Board members will be available for any questions that Mark Green may have. Mark said he feels confident that, with Dave's coaching, things will go smoothly with this transition. Dave took a few moments to review details of the Work Plan and update the Select Board on the status.

Before closing the meeting, Bob Luce presented Dave Cota with a gift on behalf of the Select Board and wished him all the best for his journey.

Informational:

Airport T-hangar development proposals are due March 15th.

Airport Taxi-lane pre-construction meeting is March 21st.

Meeting adjourned.

Respectfully submitted,

Lynn M. Schnorr
Secretary to Board of Selectmen

DRAFT

2022 Town Work Plan (and beyond)

For Review with Selectmen

(In addition to normal Town Operations)

March 24, 2022

1. 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. Camoin study is complete.
2. 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.
3. 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.

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.

4. 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 Town's Greens Committee will be discussing this project this summer.

5. 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.
6. 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.
7. Continue to pursue the possibility of purchasing the portion of riverfront land Dead River Company owns adjacent to the Town Park land.
8. 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.
9. 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.

The projects listed below have the Selectmen's approval. Some may require additional approvals but the policy guidance is clear and most just require implementation.

1. F.A.A. Grants for the Airport Taxi Lane Construction Project
2. Order the Purchase of New "Mini Pumper" Fire Truck
Final completion of trail bridge replacement projects on the Public Lot.
3. 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
4. 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.
5. 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.
6. 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. David said that he would do this when he returned.

7. 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.
8. Development of Airport T-Hangars: Selection of Developer and final lease approval still required.
9. Complete new Airport Leases for the three "box hangars". Proposed lease completed.
10. Community Resiliency Program and EV Chargers: All grant paperwork has been submitted. If approved Selectmen will need to approve contractors and agreement with Sugarloaf.
11. 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).
12. 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).