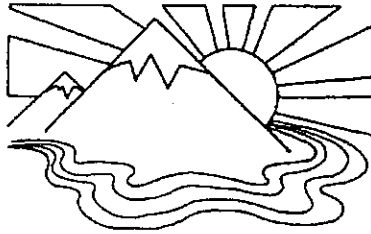


Agenda
Carrabassett Valley Select Board Meeting
4:30 p.m. Monday July 11, 2022 at the Town Office



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.

Join Zoom Meeting:

<https://us02web.zoom.us/j/5312682243?pwd=TGxrUEExKcXdqQTdlZUZhYUVteG5GZz09>

If you need to "phone in":

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

Meeting ID: 531 268 2243

Passcode: 04947

Masks are optional.

Review and sign Payroll Warrant: 25 (\$34,924.03) dated June 24, 2022

Review and sign Town Expenditure Warrant 26 (\$130,332.35) dated June 24, 2022

Review and sign Payroll Warrant 27 (\$41,268.17) dated July 8, 2022

Review and sign Town Expenditure Warrant 28 (\$28,639.09) dated July 8, 2022

1. **APPROVE THE MINUTES OF THE PREVIOUS SELECT BOARD MEETING** (June 27, 2022) attached.
2. **To discuss the Use of Town Bike Trails by guiding services** – Deb Bowker has had a request from an individual to offer guiding services to mountain bikers on Town owned and maintained trails. I have been out of Town, so Deb and I have not had an opportunity to discuss this issue. We did not want to wait until the August meeting since this is such a short season. We will meet on Monday and will be prepared to offer a recommendation to the Board when you meet at 4:30.
3. **To award bids for the 2022 mowing of the Airport clear zone** – Bids for the annual mowing will be opened Monday morning, July 11th and forwarded to the Select Board with a recommendation.
4. **To approve a Memorandum of Understanding (MOU) between the Communities of Carrabassett Valley, Coplin, Eustis, and Kingfield** – Included with this agenda packet is a copy of an MOU regarding housing in our region. As the Select Board is very aware these four communities have been working to develop a plan to improve work force housing opportunities. To date Kingfield and Eustis have approved this MOU and Coplin is expected to approve it in the coming week. We are hoping to apply for County ARPA funds to provide funding to get this new organization up and running. Because it is a regional problem, we thought that having all the communities approve this resolution would demonstrate that it is a regional effort, hopefully improving our chances of success.

5. **To review the 2022 Work Plan** – A copy of your workplan is included with this packet showing the status of the various projects we have been working on.

INFORMATIONAL:

None

TOWN OF CARRABASSETT VALLEY
MINUTES OF THE SELECTMEN'S MEETING
JUNE 27, 2022

Board Members Present: Bob Luce John Beaupre
 Lloyd Cuttler Karen Campbell
 Jay Reynolds (via Zoom)

Others Present: Mark Green Sue Davis (via Zoom)
 Mike Rogers

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

Payroll warrant #23 in the amount of \$27,694.80 was reviewed and signed by the Select Board.

Expense warrant #24, in the amount of \$182,567.79 was reviewed and signed by the Select Board.

The Minutes of the June 13, 2022 Meeting were reviewed. Lloyd Cuttler made a motion to approve the minutes as written. Karen Campbell seconded the motion. Motion approved.

Plowing bids for 2022/23 and 2023/24 were reviewed. Mark Green provided the Select Board with the results of the bidding process. He noted that Fenwick has withdrawn their bid for the Info Center and Huse Mill Road, leaving Davenport as the low bidder on the Info Center and Jordan Excavation as the low bidder on the Huse Mill Road. Mark also reported that he checked references from people that have not previously done work for the Town. Following review of all bids, John Beaupre made a motion to approve the low bids as shown on the spreadsheet information, with the adjustment made for Fenwick's withdrawal of two bids. Lloyd Cuttler seconded the motion. Motion approved.

Mark Green noted that Mike Rogers, the Tax Assessor, would like to address the Select Board, as the tax bills have gone out. The mil rate went to 7.6, which is a higher increase than anticipated previously (11.6% increase). The majority of this is for the school budget. There may be some owners who question why they didn't get the full homestead exemption; there has been a recalculation at the state level with an exemption of \$22,000. Town values have escalated very quickly over the last two years. He said that each property could be reviewed for valuation, but as a part-time employee, that may not be feasible. Mike Rogers suggested that the Select Board consider putting money away in the capital improvement fund for a revaluation of properties. He said the current formula for calculation is using \$45/square foot on housing values, which is far below what the average price should be. The town should not be below 70%, and it's getting very close, especially based on selling prices over the last two years. He said land values also need to be adjusted. Lloyd Cuttler said he would like things to be tracked carefully and take small steps in this process, since there are many second-home owners in town. Mike Rogers said that if there were a revaluation, the mil rate would drop dramatically. Karen Campbell asked if the sketching process of the values could be done through Trio, since the technology

is available to take away a lot of the leg-work involved with adjusting values. Mike Rogers noted there was roughly \$1 million in lost taxable revenue due to an adjustment in the tree growth rates. Bob Luce recommended that this item be put on a list for Dave Cota, for when he returns from his leave. Mark Green acknowledged the work that Mike Rogers has done.

Informational:

John Beaupre updated the group on the progress of the Regional Housing Group. He's very optimistic about the regional collaboration that's taken place. The Kingfield Board of Selectmen unanimously agreed to join the mission. John is hoping they will contribute roughly \$1,500 when they vote at a future meeting. Tomorrow night, Lloyd Cuttler and Mark Green will be meeting with the Eustis Select Board on the matter. Mark has been trading phone calls with Jed Whiting, and he will get a copy of the Memorandum of Understanding to him, so it can be relayed to the Eustis Select Board. The next step will be to address the County to request funding.

Karen Campbell noted that there will be a meeting for the 50th Anniversary/Summer Festival Committee tomorrow at 8:30 a.m.

It's likely that there will be one Select Board meeting in July, tentatively on the 11th.

Respectfully submitted,

Lynn Schnorr

**Memorandum of Understanding
Carrabassett Valley, Coplin, Eustis, and Kingfield**

Whereas, Camoin Associates was retained to determine the workforce/middle income housing needs in our region issuing their report in February 2022, and;

Whereas, the Camoin report found that nearly 400 workers commute more than 25 miles to our region for work and that a portion of these workers would relocate if housing in our region was affordable, and;

Whereas, approximately 285 households in our region are spending more than 30% of their income on housing, and;

Whereas, home prices have increased between 25% and 40% recently pricing most local workers out of the housing market, and;

Whereas, the median sale price of a home in our region in 2021 was \$380,000 requiring a household income of more than \$100,000 roughly double the \$53,000 area median income, and;

Whereas, many local employers are struggling to fill available positions jeopardizing the long term economic and social well-being of our communities, and;

Whereas, the Comprehensive Plans of Kingfield (2007), Eustis (2003,) and Carrabassett Valley (2003) all identified affordable housing as a concern, Eustis even recommending “working with area municipalities” to address the issue.

Now, therefore the Communities of Carrabassett Valley, Coplin, Eustis and Kingfield agree as follows:

1. To form a committee, that will be charged with improving the availability of workforce and middle-income rental and homeownership housing in our region.
2. To direct the committee to form a private, not for profit corporation and to apply for 501 C3 and C4 status.
3. To direct the committee to raise funds through application to State, County, Municipal and private sources said funds to be used for operating expenses and most importantly to reduce the cost of housing to make it affordable.
4. To keep the elected officials of the four communities up to date on the committee’s progress through regular reports.
5. To propose changes in zoning and other land use rules to promote affordable housing for consideration by communities.
6. To make certain that housing developed by the committee include provisions to maintain the affordability of the new housing for a period on not less than thirty years,
7. To take other actions to promote the creation of affordable housing.

Signatures of Kingfield, CV, and Eustis Select Board members and Coplin Assessors

2022 Town Work Plan (and beyond)

Status Report

(In addition to normal Town Operations)

July 11, 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.

Status – Kingfield, Coplin, Eustis and CV have all signed on to a Memorandum of Understanding (MOU). To date Kingfield has appropriated \$5,000, CV \$6,000, and smaller appropriations are expected from both Eustis and Coplin. The Committee is now preparing an application for approximately \$300,000 for County ARPA funds. The application is due 7/14.

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.

Status - Multiple attempts have been made to reach out to the tribe but currently there is nothing concrete to report.

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.

Status – Deb is continuing her work to prepare a grant proposal to fund a portion of the snowmaking. The application is due later this summer. Sugarloaf and Chris are assisting.

The University of Maine Engineering program has agreed to include the skating rink roof project and refrigeration as part of a capstone project for engineering students. If a group of students select this project, they will develop cost estimates and designs for consideration by the Town.

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.

Status – The Green's Committee has met once. A second meeting will be held in late July.

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.

Status – We went out to bid in June and did not receive any proposals. We plan to go back out to bid in late summer.

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 – Status – This project is nearly complete.
2. Order the Purchase of New “Mini Pumper” Fire Truck – Status – The truck is on order.
3. Final completion of trail bridge replacement projects on the Public Lot. - Status – The bridges are complete.
4. 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

Status – The roof has been replaced on the bike trail building. Sugarloaf has the reconstruction of the wax building scheduled. We put the outdoor center painting out to bid but received no bidders. We plan to put the Outdoor Center and Golf Club house back out to bid in August with a completion date of spring 2023. Carpentry on the Outdoor Center to prepare it for painting has been awarded and will be completed this summer.

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. Carpentry work to prepare the Outdoor Center for painting has been awarded and will be completed this summer.

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.

Status – This project went out to bid with no acceptable results. The Select Board decided to wait until Spring of 2023 to decide how to move forward with this project.

9. Complete new Airport Leases for the three “box hangars”. Proposed lease completed.

Status – Two of the three leases have been signed and the last one will be signed soon.

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.

Status – The grant was awarded and the chargers have been ordered. Installation is scheduled for later this summer.

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).

Status – The excavator has been purchased and the trail crew is working on the trails.

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).

Status – Work on the new road is scheduled to begin in late July.