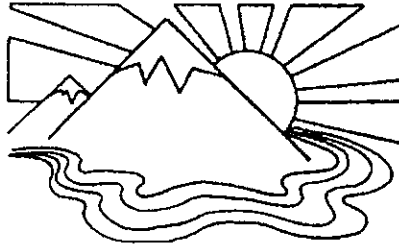


**Carrabassett Valley Select Board Meeting  
4:30 p.m. Monday October 24th, 2022 at the Town Office**



The Town 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](mailto:townofcv@roadrunner.com)) during normal business hours.

Join Zoom Meeting:

<https://us02web.zoom.us/j/5312682243?pwd=TGxrUExKcXdqQTdlZUZhYUVteG5GZz09>

If you need to "phone in":

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

Meeting ID: 531 268 2243

Passcode: 04947

Review and sign Payroll Warrants: #39: \$31,612.03 and #41: \$32,271.41

Review and sign Expenditure Warrants #40: \$313,508.42 and #42: \$296,362.42

**AGENDA:**

- 1. MINUTES from previous meeting (Sept. 26<sup>th</sup>) attached.**
- 2. APPROVE TRANSFER OF AIRPORT HANGAR LOT #4 LEASE: (From Matt Ward to Richard Wilkinson (Crusher):** The lease will expire on Dec. 31<sup>st</sup>, 2031 and has a 5-year renewal option. This is an identical lease from what was previously approved for Matt.
- 3. APPROVE TRANSFER OF AIRPORT HANGER LOT #14 LEASE from Mark Fourier to B21 Partners, LLC** (see attached email from Mark Fournier); Also, approve their Sub-Lease to Restoration Aircraft Group, LLC (to do aircraft mechanical and restoration work). This lease will expire on Dec. 31<sup>st</sup> 2033 and has a 10-year renewal option. This is an identical lease from what was previously approved for Mark.
- 4. REQUEST TO APPLY FOR AND MATCH FUNDING FOR AN "EFFICIENCY MAINE" GRANT REQUEST FOR 90% FUNDING FOR POTENTIALLY TWO CHARGING STATIONS FOR ELECTIC VEHICLES (EV) TO BE PLACED AT THE OUTDOOR CENTER or as an alternative one station here**

**at the Town Office.** The grant request would be for 90% funding with a maximum State match of \$14,000. We are still assessing the cost of installing two charging stations at the Outdoor Center due to the (high) cost of ballads (we may be able to use large boulders instead. The Town would need to provide 10% matching funds and everything over an above \$14,000 in costs. Cost for the charging stations at the Outdoor Center could come from the Outdoor Center Facility Account. The operation agreements with Sugarloaf are to be determined. Mark Green who was very involved with the grant application for the golf course charging stations may be able to attend the meeting to help in the discussion.

**5. WASTE MANAGEMENT (MW) COMPANY AGREEMENT FOR COSTS ASSOCIATED WITH OPERATION OF THE TRANSFER STATION:** Dealing with higher inflationary costs, WM is asking for an amendment to their present contract with the Town. The current 5-year contract runs through 2024 with 3.5% annual increases (station operation, waste disposal and transportation). WM is asking for an immediate additional 2% for the remainder of 2022. This new contract amount would then be used for the basis of the 3.5% increase in 2023 and 2024 (effectively increasing the inflationary increase to 5.5% for those years). As part of the request, they also propose to extend the contract three additional years (2025-2027) with 5% annual increases. If the Town does not accept this proposal WM would propose a new contract that would become effective in 2025. We have asked WM for information regarding what other communities that WM serves are doing in this regard. We've also asked other neighboring Towns what they are doing in this regard. Copies of that correspondence is attached.

We estimate that based on the 2022 budget, approximately \$215,000 in costs are subject to these increases (or an approximate \$12,000 increase in 2023).

**6. NEED FOR 2023 AIRPORT RUNWAY CRACK SEALING PROJECT:** We are currently looking at applying for F.A.A. (90%) and State grants (5%) for a needed project. The Town would need to approve the project (March 2023). We would like to start the grant process (including some airport consultant work) prior to that to meet grant deadlines. The cost estimate for the project is approximately \$154,000 with the Town being responsible for 5% or appropriately \$7,700 which could come from the Airport Reserve Fund. Crack sealing would give us 3-5 years before a more significant runway rehab project would be needed.

**7. CARRABASSETT VALLEY 2023 "STATE VALUATION":** As proposed, Carrabassett Valley's 2023 State Valuation will increase from 731,800,000 (2022) to 874,200,000. This is a 19.4% increase in one year and is reflective of significantly raising CV property selling prices. This will impact the amount of our Town's share of Franklin County taxes we pay. It does bring up some issues related to the Town's current Property Assessment Valuations. We have had a discussion with our Tax Assessor and we will be working on this in the coming months. The solution does not need to be a "Revaluation". It will probably involve changing our land and building cost schedules which will likely significantly change our property valuations (and some related shifts). However, it is also likely that our Tax (Mil) Rate will go down somewhat correspondingly. We will work with our Tax Assessor and report back to the Select Board in the coming months.

## **8. INFORMATIONAL:**

**ARPA funding:** The Town still has \$24,442 remaining from 2021 and we have received \$41,656 in 2022 in funding. It does not have to be expended right away and can eventually be used to help fund the regional employee housing initiative.

**County Commissioners are meeting on November 1<sup>st</sup> to discuss our Regional Request to approve \$308,275 in Franklin County ARPA FUNDING for the Regional Employee Housing Initiative:** We will confirm the time of this meeting. It's our understanding that Franklin County is (or has) receiving 5.86 million in ARPA funding.

**The Mountain Bike Trail Committee is meeting at 1:00 p.m. Friday October 28<sup>th</sup> here at the Town Office.**

**The Golf Course Greens Committee is tentatively scheduled to meet at 3:00 p.m. Thursday October 27<sup>th</sup> at the Library.**

project cost is up to \$30,000 with the Town providing the 10% funding match (from the Outdoor Center Facility Account). The operation agreements with Sugarloaf are to be determined.

**5. WASTE MANAGEMENT (MW) COMPANY AGREEMENT FOR COSTS ASSOCIATED WITH OPERATION OF THE TRANSFER STATION:** Dealing with higher inflationary costs, WM is asking for an amendment to their present contract with the Town. The current 5-year contract runs through 2024 with 3.5% annual increases (station operation, waste disposal and transportation). WM is asking for an immediate additional 2% for the remainder of 2022. This new contract amount would then be used for the basis of the 3.5% increase in 2023 and 2024 (effectively increasing the inflationary increase to 5.5% for those years). As part of the request, they also propose to extend the contract three additional years (2025-2027) with 5% annual increases. If the Town does not accept this proposal WM would propose a new contract that would become effective in 2025. We have asked WM for information regarding what other communities that WM serves are doing in this regard. We've also asked other neighboring Towns what they are doing in this regard. Copies of that correspondence is attached.

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**COUNTY COMMISSIONERS ARE MEETING ON NOVEMBER 1<sup>ST</sup> TO DISCUSS OUR REGIONAL REQUEST TO APPROVE \$308,275 IN FRANKLIN COUNTY ARPA FUNDING FOR THE REGIONAL EMPLOYEE HOUSING INITIATIVE:** We will confirm the time of this meeting. It's our understanding that Franklin County is (or has) receiving 5.86 million in ARPA funding.

**TOWN OF CARRABASSETT VALLEY**  
**MINUTES OF THE SELECTMEN'S MEETING**  
**SEPTEMBER 26, 2022**

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

Others Present:	Dave Cota	Tom Butler
	Tim Gerencer	Sue Davis
	Wendy Russell	

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

Payroll warrant #37 in the amount of \$27,688.77 was reviewed and signed by the Select Board.

Expense warrant #38 in the amount of \$343,948.37 was reviewed and signed by the Select Board.

The Minutes of the September 12, 2022 Meeting were reviewed. Jay Reynolds made a motion to approve the minutes as written. Lloyd Cuttler seconded the motion. Motion approved.

With Dave Cota now back, the Select Board wanted to ensure that there had been a smooth transfer of information for what business the Select Board and interim Town Manager have been working on over the past several months. Dave said he met with Mark last week, and Mark had kept thorough notes and had done a great job. Dave has a list of items that he will need to get caught up on, which he provided to the Select Board members. The Waste Management (WM) contract fees will be reviewed by Dave and he will get back to the Select Board following a discussion with WM. There are some payments coming up for the Airport project, and from what Dave has seen, things have been going great with that project. There are lease fees at the Airport which need to be invoiced soon. There are now 17 leases. Repairs to the lodge at the Outdoor Center are in progress, and the painting will wait until next year in hopes of getting some bids. It's unclear as to whether the new wax building will happen this year. The trail to the Adaptive Center is in the planning phase, and Dave will sit down with Josh Tarsus on the anticipated costs. There was discussion about raising the Transportation fee from \$40 to \$50, probably next year. Dave Cota had a discussion today with Bill Aikey of Western Maine Transportation, the operator of the Sugarloaf Explorer, about several matters, including staffing. Bill feels he has most of his staffing coming back this year. With regard to the property tax valuation, Dave has met with Mike and will do some more research on the matter. At this time, there is not a lot of sentiment to pursue it. The Forestry Management plan for the Jones lot has been drafted, and it will be reviewed with the Forestry Committee. Dave has been reviewing all town accounts. We are attempting to open a new dialogue with the Penobscot Indian Nation regarding trail easements on their lands in CV. The new Comprehensive Plan is in progress, and Chris Parks has been heading this up. They've received three bids for consultant services for this project, with the lowest bid being \$67,500. A sub-committee will be reviewing the bids. Dave will catch up on the property management of town facilities. Where needed he will be hopes to talk with the new snow plowing contractors to ensure everyone knows exactly what needs to be done. There is a meeting this Wednesday with the Franklin County Sheriff, Police Chiefs and Town Managers from each of the towns. Dave isn't clear as to what has initiated this discussion, but he will follow-up. Dave discussed the Jay mill closure, and there may be more information coming as to how county taxes may be impacted. Dave complimented Wendy Russell on the town newsletter. He said it looks great! John Beaupre said the Town's staff did a great job helping to assist Mark in Dave's absence.

The Regional Housing Coalition has requested administrative support. Dave Cota suggested possibly keeping Mark Green on, in some capacity, through this process. If there's general agreement, it could be prudent to use some of the regional funding for this purpose (CV and Kingfield have made a contribution with hopes of additional contributions from Eustis and Coplin Plantation). John Beaupre said Mark provided great co-leadership, and he feels it would make good sense to have continue with this effort. Dave Cota said that, if the committee agrees, this would be a sensible course of action. There is a line item in the draft budget for this purpose. John Beaupre said the committee has identified 3-4 properties that would be high on their list for potential use for employee housing and he would like to have Mark in that position to help.

Dave said he had a great adventure on his Pacific Crest Trail hike, including the High Sierra. He said it was challenging, but he met some great people. He had a wide variety of terrain, weather and altitude, and he expressed his gratitude for the tremendous support from people back home who were following his 2,650-mile trek! His given trail name was "Chowdah" ! based on his Maine accent.

Karen Campbell discussed the Time Capsule. She brought the matter before the History Committee, and they wanted to be sure it will be able to stand the test of time. Wendy Russell will look into options that may be more durable. There was a location identified at the cemetery as a possibility. With the goal of completing this in Carrabassett's 50<sup>th</sup> year, the items will be gathered and placed in the vault, with a plan of burying it in the spring. Another idea was to dig the hole now (before ground freezes) and get it into the ground before year-end. Bob Luce noted that the Town will need to be somewhat selective about the items that go into the capsule, so there's no duplicates, etc. Dave Cota said there ought to be a write-up to include, as well. Wendy Russell will continue to try to get the word out about the project, as well.

Meeting adjourned.

Respectfully submitted,  
Lynn Schnorr

## Dave Cota

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**From:** Mark Fournier <fournierconstruction@yahoo.com>  
**Sent:** Wednesday, October 19, 2022 4:42 PM  
**To:** Dave Cota  
**Cc:** Peter E. Robbins  
**Subject:** Transfer of Hangar Land Lease

Hey Dave,

This email is to reiterate our conversation 10/17/2022.

It is my wish to transfer my lease agreement of Hangar 14 at the Sugarloaf Regional Airport, assigned to Mark Fournier Construction, Inc dated March 14, 2022 to B21 Partners, LLC upon approval of the Town council.

B21 Partners, LLC has a legal address of 170 Delwin Drive, North Yarmouth, ME 04097.

In addition, I would like to respectfully request permission to Sub Lease Hangar 14 to Restoration Aircraft Group, LLC.

Thank you for your attention to this matter.

Sincerely,

Mark Fournier

Fournier Construction, Inc.  
6008 Eagle LN #38  
Carrabassett Valley, ME 04947  
Cell 207.577.3008



## Dave Cota

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**From:** Lachapelle, Peter <PLachape@wm.com>  
**Sent:** Monday, October 17, 2022 10:44 AM  
**To:** Dave Cota  
**Subject:** RE: Town of Carrabassett Valley Contract

Hi Dave,

You summarized it correctly.

As for other communities, I haven't yet spoken with all the Maine communities I manage, but as of right now the following communities agreed to the increase:

Solon  
Skowhegan  
Vinalhaven  
Mercer  
Jackman  
Windsor  
Etna  
Bristol/South Bristol  
Embden  
And about 30 NH communities.

As you can image, they were not happy with the increase, but understood the reason for WM's ask.

Let me know if you have any additional questions.

Thanks,  
Pete

**From:** Dave Cota <towncvtm@roadrunner.com>  
**Sent:** Friday, October 14, 2022 11:10 AM  
**To:** Lachapelle, Peter <PLachape@wm.com>  
**Subject:** [EXTERNAL] Town of Carrabassett Valley Contract

Hi Peter: I haven't forgot the issue of the proposed WM contract increase (as you know, I've been out of the office for the past six months). Our Board is meeting on Oct. 24<sup>th</sup> and I'm hopeful we can get approval with the recent WM proposal. As I understand it, if agreed, we would be charged an additional 2% for the remainder of 2022 and starting 2023 our increase would be 3.5% (on top of the 2% increase) for 2023 and another 3.5% in 2024. In the following three years the increase would be 5% per year. If this is incorrect please let me know.

Having said that, it would be helpful to me to know if other communities have agreed to this? If so, what communities and what has been the response. Feel free to call me if you wish. Again, this information would be helpful. Thank you.

dave

David Cota  
Town Manager

## Dave Cota

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**From:** Shiloh LaFreniere <jmanager@jay-maine.org>  
**Sent:** Monday, October 17, 2022 10:28 AM  
**To:** Dave Cota  
**Subject:** Re: Waste Management Proposed Increase

Good morning Dave,

We were approached by WM in the spring with a request for an “extraordinary increase” this year of an additional 5% above the contractual increase of 2.5%. Our Board declined to grant the request. In part because it wasn't budgeted but also because they felt it might open the door for other entities to approach the town about opening their contracts due to unanticipated price increases.

The Board did however sign a renewal contract with WM that will start next July (23-28) that included about a 13% increase over our current rate with a fixed 5% increase each year through 2028. We received the request for the 5% increase at the same time that we received the renewal info so, in our case, they did not increase what they were proposing for the contract based on the fact that we didn't approve the requested increase.

Hope this helps.  
Shiloh

On Mon, Oct 17, 2022 at 9:26 AM Dave Cota <[towncvtn@roadrunner.com](mailto:towncvtn@roadrunner.com)> wrote:

Fellow Franklin County Managers:

Waste Management is offering an amendment to our current agreement with them which expires the end of 2024 (5-year agreement). Our current agreement calls for an increase of 3.5% in each of 2023 and 2024). They are proposing a 2% increase for the remainder of 2022 which would be used for the basis for the 3.5% increases in 23' and 24. In addition, they would extend the contract three more years (25' thru 27') with 5% annual increases. If we do not agree, I assume that they will provide a new contract proposal for 2025 and beyond which could amount to higher costs and I'm not sure we have any other disposal options.

Given today's inflation rate their proposal doesn't seem too unreasonable. I wondering if your towns have been offered similar proposals and what your thoughts/decisions are?? Thanks for any info you can provide me. I'm going to be discussing this with our Board next Monday. Thank you.

dave

David Cota

## Dave Cota

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**From:** Leanna Targett <manager@kingfieldme.org>  
**Sent:** Tuesday, October 18, 2022 2:16 PM  
**To:** Dave Cota  
**Subject:** Re: Waste Management Proposed Increase

Hey Dave, Welcome back!

We signed our agreement with Waste Management back in January which is a five year contract through September 30, 2027.

This was presented as "annual price increase fixed at 5%". Which is the best they were able to offer at that time. The transfer station board agreed that not knowing what may change with future costs, and knowing that waste management is the only game in town we signed up.

Hope this helps some.

Leanna

On Mon, Oct 17, 2022 at 9:26 AM Dave Cota <[towncvtm@roadrunner.com](mailto:towncvtm@roadrunner.com)> wrote:

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dave

David Cota

Town Manager

Carrabassett Valley, Maine 04947

Office: 207-235-2645