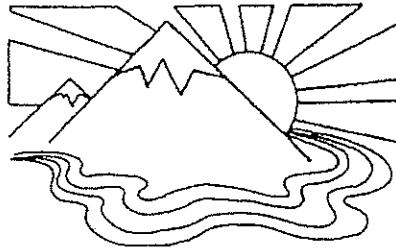


**Carrabassett Valley Select Board Meeting**  
**4:30 p.m. Monday April 10th, 2023 at the Town Office**



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: #12 (\$32,154.48 and #14 (\$31,825.73)

Review and sign Expenditure Warrants #13 (\$74,819.05) and #15 (\$113,566.64).

## **AGENDA:**

**1. MINUTES** of the previous meeting (March 16th, 2023) are attached.

**2. CARRABASSETT VALLEY HISTORY COMMITTEE PUBLISHING AGREEMENT:** The Committee has been offered an agreement by Down East Books to publish the manuscript (currently called) 'A Town Built by Ski Bums' that has been written by Virginia Wright working with the CV History Committee. We have been asked by the Committee to have the agreement reviewed by an attorney familiar with publishing agreements. After consulting with the Town's attorney (and Select Board members) we have been in touch with an attorney but have not heard back yet. As the History Committee is not a legal entity (and thus far, was never intended to be) the agreement will be with the Town (and Down East Books) and the rights to the book will belong to the Town. The agreement calls for some of the revenue of the sale of the book(s) to belong to the Town (copy of draft agreement attached). Jean Luce, the Chairperson of the Committee will be present at the meeting to discuss the agreement and the future of the Committee.

**3. ACCEPTANCE OF THE FENWICK CONSTRUCTION COMPANY BID OF \$49,220 TO CONSTRUCT THE SO CALLED 'STONEY BROOK TRAIL PARKING LOT' IN WYMAN TOWNSHIP:** The Select Board has previously agreed to be the fiscal agent for this project which is on State of Maine land. The Mountain Bike Club is the primary sponsor of this project. However, they are not a legal entity (non-profit, etc.). The Club's recommendation is for the Town (Select Board) to approve the Fenwick bid contingent upon the Club obtaining the funding for the project. Hopefully, this will happen in the near future (the State has committed \$10,000 to the project and the Club is applying for Franklin County T.I.F. and other funding). The Maine Land Use Planning Commission has issued a Development Permit for this project. We received six bids for this construction project with Fenwick Construction being the lowest bid. Josh Tauses, Trail Supervisor, may be at the meeting to answer any related questions.

**4. CONTINUED USE OF CLASS 1 E MOUNTAIN BIKES ON THE OUTDOOR CENTER TRAILS** (they have battery powered mechanization). The Carrabassett Valley Trails Committee is recommending allowing these bikes on the Outdoor Center trail system as the Select Board approved last year (last year was a trial period).

**5. APPROVAL OF A SUGARLOAF SUB-LEASE TO ALL SPEED (mountain bike shop at the Outdoor Center).** As required by the Outdoor Center lease, all sub-leases at the Outdoor Center need to be approved by the Select Board.

**6. AIRPORT PAVEMENT CRACK SEALING PROJECT ENGINEERING CONTRACT AND FAA GRANT APPLICATION:** As you know, at the annual Town meeting last month, the Town voted to accept F.A.A. and State grants (and the local 5% share) for this project and they authorized the Select Board to approve contracts and implement the project. After receiving bids to complete the pavement work (low bid of \$73,500) and going through the F.A.A./State negotiating process to arrive at the engineering costs (\$63,220) the project costs will be \$136,720. The Town will be responsible for approximately \$16,215 based on 5% of \$6,610 and \$9,605 for ineligible costs related to the need to fix a considerable "frost heave" pavement area near the hangars. There is sufficient funding in the Airport Reserve Account to pay the Town's share of the project.

F.A.A. Grant Application: It appears the F.A.A. and State grants will total \$132,200. We will not receive an official "grant offer" until June or July at which time, the Select Board will need to review and approve the grant.

Approve Engineering Agreement with Hoyle, Tanner Airport Consultants: After going through an 'Independent Cost Estimate' process the fee of up to \$63,220 was negotiated (and approved by the F.A.A.). A one-page summary of the consultant fee is attached. Much of the work has been completed as is required prior to an F.A.A. grant application. To move forward the Board needs to approve the Hoyle, Tanner Contract (this is an extensive but similar contract to what the Board has approved in the past. If needed, we can provide more information at the meeting (please let us know if you wish to see a full copy of the agreement which provides much more detailed costs information).

Contractor Bids: After the Town has received and accepted an F.A.A. grant offer, the Board will be asked to accept the low bid (contract) of \$73,500 from ProSeal, LLC of Waterville. A copy of the bid tabulations is attached.

**7. ANNUAL DONATIONS TO NON-PROFITS AND EVENTS:** Each year following the annual Town meeting the Board reviews and awards funding requests for various community service organizations and events, etc. Please see the attached spreadsheet. We may see other requests during the remainder of the year.

**8. ADDITIONAL APPOINTMENTS:** The Town can appoint two members to the AVCOG (Androscoggin Valley Council of Governments) General Assembly—an appointed official and an elected official. The Town Manager recommends appointing Chris Parks as he works with AVCOG on the Town's behalf. Also, Select Board member John Beaupre was asked by Pem Huddleston to be on the Town's Budget Committee.

**9. RECREATION COMMITTEE RESOLVE (explaining the responsibilities of the Recreation Committee):** Please see attached. A few years ago, when our intern at the time reviewed all of the Town's records to compile a 'Codification of the Town's Ordinances', it became apparent that there was no record of a specific ordinance relating to the creation of the Town's Recreation Committee. It appears the committee grew out of the 1970's Conservation Committee. In an effort to identify and spell out this Committee's responsibilities, the Recreation Director and the Town Manager developed a 'Resolve' that the Recreation Committee reviewed which should be approved by the Select Board (or put into an Ordinance to be approved by the Town which may not be necessary). The Town Manager has recently talked with the Committee Chairperson about one suggested change to the Resolve that may help define their role with regards to new Outdoor Center major capital projects (he has agreed to discuss this with the Committee at an upcoming meeting).

**10. ANNUAL TOWN WORK PLAN:** Every year following the annual Town meeting we present a draft "town" work plan that outlines current and potentially future projects and initiatives, etc. If time allows, we could briefly review this list with the Board.

**11. INFORMATIONAL:**

Town Clean Up Day will be Saturday May 13<sup>th</sup>: Volunteers may reach Tim Flight ([xwbvta9m@duck.com](mailto:xwbvta9m@duck.com) or (207) 619-2943 prior to May 13<sup>th</sup> to obtain a section of Rt. 27 to assist with the clean-up effort.

**Minutes of the Select Board Meeting  
March 16, 2023**

Location: Carrabassett Valley Town Office Conference Room

Time: 4:30-6:30

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

Others Present: Deb Bowker, Dave Cota, Mark Leathers, Chris Parks, Karl Strand, Beth Strout,

Remote: Sue Davis, Wendy Russell

Chair Bob Luce opened the Thursday, March 16 Carrabassett Valley Select Board meeting at 4:30.

The Board approved the corrected February 13 minutes. Moved by Jay Reynolds, seconded by Lloyd Cuttler. Karen Campbell offered a correction to the minutes of the March 6 minutes (on page 4 of the agenda), that instead of the Select Board reaching out to the public about using the Public Lot for workforce housing it should read the (Workforce Housing) Coalition should have reached out to the public. All agreed with the change except Bob Luce, who was not present at the meeting. Approval of the March 6th minutes passed with that clarification, Luce abstaining, moved by Cuttler, seconded by Reynolds.

There were no payroll or expenditure warrants at this meeting.

***Select Board and Annual town committee and board appointments***

The Board approved the existing slate of Select Board chair, Bob Luce, and Vice Chair, John Beaupre, moved by Cuttler, seconded by Jay Reynolds, passed unanimously.

On the Planning Board, Al Sleight has chosen not to be reappointed. Following past practice, Tim Gerencer moves from First Alternate to a full three-year term and Jim Benoit moves from Second to First Alternate Board member, which leaves the Second Alternate Planning Board member position vacant. Also, Tim Flight was reappointed to a 3-year term.

On the Zoning Board of Appeals, two 3-year term vacancies remain, and Tom Butler and Louise McCleary were appointed to three-year terms.

On the Board of Assessment Review Deborah Pierce and Reginald Gordon have agreed to continue to serve for three more years. Going forward this may become an important committee as the Town does a re-valuation of property.

Stacy Patrick was appointed as the Town Health Officer.

For the Greens committee, Town Manager Dave Cota and Director of Recreation Deb Bowker attend as staff.

All other municipal, committee and board positions listed on the agenda were approved, moved by Cuttler, seconded by Reynolds, and approved unanimously.

***Planning Board***

Code Enforcement Officer Chris Parks reported that the Planning Board has workshops reviewing its shoreland zoning and planning an overhaul to comply with State requirements. The Planning Board plans to be ready to present at the 2024 March Town Meeting.

On the subject of Contract Zoning currently being studied by the Planning Board, Cota, pointing to the color coding on the Town zoning map, noted that certain zoning districts would not need

any change to accommodate increased density, where other districts may when considering workforce housing needs. Parks noted that commercial recreation as in the Snowbowl and a yoga shop did not need town meeting approval based on the zoning map. Luce spoke for the full board when supporting Parks plan.

### *Housing on the Public Lot*

Noting that this was not on the agenda, Cota indicated Beth Strout's request to address the board on the issue of using part of the Town's Public Lot/recreation land for housing. Noting the primary concerns expressed by several members of the community, that the deed expressly prohibits such use and the lack of transparency, Strout reported that she had listened in on the Housing Coalition meeting on 3/15 and still felt that nothing had been settled as far as having a public information meeting or hearing.

She feels strongly that any action should be halted until the public can weigh in. She'd be happy to be a part of the Housing Coalition and was concerned that many of the members are not Carrabassett residents but are talking about a piece of Carrabassett property.

Bob Luce then explained what was behind the lease when negotiated 21 years ago, that the State Bureau of Public Lands, which was selling it to Carrabassett at a discount, wanted to be sure that the land wasn't "condo-ized," that the Town didn't make a profit on it. The successful effort to permit the Adaptive Learning Center reflected that. The Town's previous consideration of the property for a possible Town School also fit that parameter. Strout feels that using the public lot for housing is not okay, that she and others are just asking for a public hearing to convince townspeople it's necessary.

Luce pointed out it would be more appropriate for the Housing Coalition to hold a hearing than for the Select Board to do so. Bowker asked if the legislation could be pulled or at least put on hold. Cuttler explained that that would delay any possible consideration for at least two years. Beaupre added that they are not willing to withdraw the legislation. Select Board member Jay Reynolds suggested they might table it. Karen Campbell repeated her earlier opinion that she thought it was "bothering the legislature" if the town then voted it down.

Mark Leathers asked "Why the rush? The housing shortage has been brewing for years. With this much energy, why not take some time. It's hard for me to think that... there is no other available land in the town."

Recognizing that the public's concern was well-warranted, Cuttler repeated that there was nowhere else to go in Carrabassett, which is the only reason they have approached the Legislature, itself a long process. He added that this concern provided leverage with Sugarloaf and General Manager Karl Strand about the need for housing.

Strand explained what the Mountain has been doing to accommodate its increase from 250 year-round staff to the 1,000 needed in full season. Three years ago, they priced construction at \$450/sq. foot so buying the Herbert at \$1,000,000 made more sense. It has helped and reduced the emergency, but it does make more sense to have housing at Sugarloaf than in Kingfield. One of their concerns about taking State funding is that it could affect their ability to house their own staff. There are plots of land further away, but they don't have the infrastructure.

Campbell suggested the possibility of a hearing before the Town Meeting on the school budget in June. Luce agreed that it would be important to have a public hearing before the town voted, noting however that the legislative process is moving along and would be over by then. By June

there will be an LD and a public hearing in the legislature with all agencies. Then it goes to full legislature. Campbell added that everyone agrees about the need for affordable housing, but her ears have been buzzing about the possibility of using the Town lot.

The bottom line, Cuttler pointed out, is that the entire Town has to vote on anything related to the Town lot, providing a safety net for everyone. In the meantime, Coplin Plantation and Stratton are coming up with options. It will be a long time until a shovel goes in the ground on anything. It's exciting to see that this is a regional effort.

### ***Bid on Outdoor Center***

John Beaupre moved to accept the best bid of \$10,390 from Bret Gundlah for painting the Outdoor Center lodge and three other adjacent buildings, seconded by Reynolds and passed unanimously. Cota added that they are still looking for a carpenter to do some work in preparation for the painting.

### ***Bids on airport hangars***

Getting bids proposals on development of a 10-unit T-hangar development at the airport is ongoing since prices have come back down on steel, etc. A few items have been changed in working with the Code Enforcement Officer in an effort to get more interest. Bids are due May 1. Contractors need to build them, then sell them to approved buyers. Details can be worked out later with the developer offering the bid proposal deemed to be in the best interest of the Town. Cota noted that owners will need to put together an HOA/owners association.

### ***Informational***

Cota noted that Sugarloaf wants to build an additional 2.5 kilometers on the current 2.5 K racing trail, which is different from the snowmaking project on the trail. He suggests that the funding be split between Sugarloaf and the recreation endowment fund if the project is accepted.

The airport runway crack sealing project is ongoing. At the recycling center, the cardboard can is still having mechanical problems. The Town is hoping to have help from either Waste Management Co. or someone out of New Hampshire who is an expert on this kind of machinery. People want to recycle despite-high-costs, which is a good thing.

Cuttler moved to adjourn, seconded by Campbell and passed unanimously.

# Down East Books

P.O. BOX 679, CAMDEN, MAINE 04843

AN IMPRINT OF

*The Rowman & Littlefield Publishing Group, Inc.*

4501 Forbes Boulevard, Suite 200, Lanham, MD 20706

## CO-PUBLISHING AGREEMENT

### **Co-Publisher: The Town of Carrabassett Valley**

Manuscript (final title to be mutually determined): A Town Built by Ski Bums

The above-named and undersigned (the Co-Publisher) hereby agrees with Down East Books (the Publisher) to the following terms and conditions in connection with its publication of the manuscript listed above (the Work):

1. Co-Publisher shall deliver to the Publisher no later than August 1, 2023 all necessary materials, photographs, text, permissions, licenses, releases, and consents. Materials will be supplied in electronic format as Microsoft Word files and/or high resolution (300 dpi or better) tiffs or jpegs.

1.a. The Co-Publisher will provide to the Publisher by September 1, 2023, the list of terms and names for the publication's index.

1.b. All final copy editing, proofreading, and indexing will be the responsibility of the Publisher.

1.c. All photographs will be provided as required.

2. The Co-Publisher hereby grants to the Publisher during the term of the United States copyright for the Work, and during any renewal or extension thereof, the exclusive right and license to prepare, publish, digitize, copy, display, market, sell, distribute the Work in print, electronic, and audio book form in the English language in the United States, Canada, and Great Britain.

2.(a) All rights to the Work not specifically granted to the Publisher herein are reserved to the Co-Publisher.

3. Publisher shall publish the work, no later than eighteen months following Publisher's acceptance from the Co-Publisher of the manuscript and other materials for the Work, at its expense in a manner and style and at a price that it determines. The editing and design of the Work, including cover and interior layouts shall be subject to approval by the Co-Publisher, such approval not to be unreasonably withheld. All decisions and details as to the time and manner of production, advertisement, and the number of free copies distributed will be left to the Publisher's sole discretion.

4.(a) THE PUBLISHER SHALL PAY TO THE CO-PUBLISHER:

(i) Subject to the remaining provisions of this Section 4, for each copy of the Work, other than premium or electronic versions, sold by Publisher, the Publisher shall pay Co-Publisher a royalty percentage for all sales, domestic and foreign, as follows:

10 percent (10%) of the Publisher's net receipts on the first 3,000 copies sold; 12.5% of the Publisher's net receipts on the next 3,000 copies sold; 15% of the Publisher's net receipts on all copies sold in excess of 6,000.

(i)(a) "Net receipts" shall mean the actual amounts received by or credited to the Publisher from sales of the Work, reduced only by direct costs of postage, shipping and handling, sales, use, and excise taxes; and returns.

(i)(b) "Net proceeds" shall mean the actual amounts received by or credited to the Publisher from sales of the Work reduced only by sales, use and excise taxes; and any commissions or fees to third party agents or distributors incurred in making such sales.

(ii) For verbatim electronic book versions, Publisher shall pay Co-Publisher a royalty of 25% of net proceeds received by Publisher for sales of Publisher's verbatim electronic book versions.

(iii) If the Publisher exercises its rights to publish audio adaptations of the Work through any method of recording or transmission by record, tape, or other mechanical means, including electronic audio downloads or streaming audio formats, the Publisher shall pay the Co-Publisher twelve and one-half percent (12.5%) of the net amount received by the Publisher from such publication.

4.(b) Remainder sales will not be eligible for royalties, but prior to sale to a remainder dealer, Publisher will make reasonable efforts to notify Co-Publisher and accord Co-Publisher the opportunity to purchase all or part of such overstock at the remainder price.

4.(c) No royalty will be paid on copies of the Work or excerpts thereof furnished without charge or for review, advertising, sample, promotion or other similar purposes. All sales subject to royalties under any of the provisions of this Paragraph 4 shall be computed net of returns.

5. Publisher shall register a copyright in the Co-Publisher's name and take such steps as Publisher reasonably deems necessary to secure, perfect, preserve, or enforce said copyright in the United States or any other jurisdiction.

6.(a) The Co-Publisher covenants, warrants, and represents that it is the sole owner of the Work and all the rights herein granted, and has full right and power to make this Agreement; that the Work is not a violation of any copyright, proprietary or personal right; that the Co-Publisher has not in any manner disposed of any of the rights herein granted to the Publisher or granted any rights, adverse to or inconsistent therewith; nor are there any rights outstanding which would diminish, encumber, or impair the full enjoyment or exercise of the rights herein granted the Publisher, that no part of the Work is libelous, obscene or unlawful, or violates any right of privacy. In no event shall the Publisher be obligated to publish a work which, in its opinion, may subject it to any claims from any third party. Co-Publisher hereby represents and warrants that Co-Publisher has obtained, without the need for any further payment, any permission, consideration, or authorization necessary in order to convey the rights herein granted to the Work.

6.(b) The Co-Publisher agrees to hold harmless and indemnify the Publisher against any claim, demand, suit, action, proceeding, recovery, or expense of any nature whatsoever arising from or based upon any breach or alleged breach of the covenants, warranties, or representations contained in subparagraph (a)



hereof, or elsewhere in this Agreement. In addition to all other remedies available to it, the Publisher may, in the event of any such claim, demand, suit, action, or proceeding, withhold advances and/or royalties due to the Co-Publisher. The Publisher may at its sole discretion retain its own counsel, at its own expense, and Publisher shall meaningfully consult with Co-Publisher in determining whether or not to compromise any such claim, demand, suit, action, or proceeding brought against it. The warranties, representations, and indemnities shall survive the termination of this Agreement.

6.(c) Co-publisher and the providers of any content for the Work will be named additional insureds with respect to the Work under the terms of any errors and omissions or similar insurance policy that Publisher may carry, subject to the terms and limitations of such policy.

7. THE PUBLISHER MAY PUBLISH or permit others to publish or broadcast without charge and without royalty such selections from the Work for publicity purposes as may, in the Publisher's opinion, benefit the sale of the Work. The Publisher also may authorize publication of the Work without charge and without royalty in Braille or by any other method primarily designed for the physically handicapped.

8. If the copyright of the Work is infringed during the term of this Agreement, then, upon notice to the effect by either the Co-Publisher or the Publisher, both shall confer with regard to the infringement, and if no mutually satisfactory arrangement is arrived at for joint action within thirty days thereafter, either one shall have the right to bring an action or proceeding to enjoin the infringement, and for damages. If the proceeding is done jointly, the expense and recoveries, if any, shall be shared equally, and if there is no agreement to proceed jointly, either party shall have the right to go forward with an action or proceeding, bearing all the expenses and retaining any recovery. If Publisher proceeds alone, Co-Publisher shall permit the action to be brought in its name and shall take all steps necessary, including the execution of such documents as may be required, to enable Publisher to proceed.

9. On publication of the Work, the Publisher shall deliver to the Co-Publisher 25 copies without charge, and the Co-Publisher shall have the right to purchase further copies at a discount of 50% from the Publisher's retail price, plus shipping and handling. These sales shall be royalty inclusive as it is mutually understood and agreed that such copies will be sold to the benefit of the Town of Carrabassett Valley.

10. Following publication, the publisher shall render to the Co-Publisher semiannual statements of account on March 31 and September 30 for the six-month periods ending December 31 and June 30 respectively. Each statement shall be accompanied by payment of all sums due thereon. In reporting sales the Publisher may withhold a reasonable reserve for future returns. If in any annual period the total payments due are less than \$50.00, the Publisher may defer the rendering of statements and payments until such time as the sum of \$50.00 or more shall be due. The Co-Publisher may, upon written request, examine the Publisher's books of account insofar as they relate to the Work.

11. In the event the Publisher fails to keep the work in print (and for all purposes of this paragraph the Work shall be considered to be in print if it is on sale by the Publisher in a full-length print edition in the United States, Canada, or the United Kingdom) and the Co-Publisher makes a written request of the Publisher to keep it in print, the Publisher shall, within sixty days after the receipt of request, notify the Co-Publisher whether or not the Publisher intends to do so. If the Publisher elects to do so, the Publisher shall have six months thereafter in which to comply. If the Publisher fails to comply (unless the failure is due to circumstances beyond the Publisher's control), then this Agreement shall terminate and all rights shall revert to Co-Publisher.

12. This Agreement shall be deemed made in, and shall be in all respects interpreted, construed, and governed by the laws of the State of Maryland, and the parties agree to litigate any controversy, claim or dispute arising out of or in connection with this Agreement or the breach thereof solely in the Maryland

Court of Appeals or the federal courts of Maryland, which the parties agree shall have exclusive jurisdiction to which the parties hereby submit.

13. The waiver of a breach of, or of a default under, any of the terms of this Agreement shall not be construed a waiver of any subsequent breach or default. No waiver or modification of this Agreement shall be valid unless in writing and signed by the party to be charged.

14. This Agreement shall inure to the benefit of and be binding upon the Co-Publisher, its successors, personal representatives, and assigns and upon the Publisher, its successors and assigns. Neither the Co-Publisher nor the Publisher shall have the right to assign this Agreement without the written approval of the other party, except the Co-Publisher shall have the right to assign any monies due to Co-Publisher pursuant to this Agreement without such approval upon prior written notice to Publisher.

**Publisher**

Signature: \_\_\_\_\_

Print Name and Title: \_\_\_\_\_

**Co-Publisher**

Signature: \_\_\_\_\_

Print Name and Title: \_\_\_\_\_

Date: \_\_\_\_\_

Telephone#: \_\_\_\_\_

E-Mail: \_\_\_\_\_

Mailing Address: \_\_\_\_\_

Author Date of Birth (for Library of Congress and Copyright Purposes): \_\_\_\_\_

Author Citizenship (for Library of Congress and Copyright Purposes): \_\_\_\_\_

APPENDIX D

ESTIMATE OF ENGINEERING COST  
for  
Design, Bidding, Construction Administration and Project Inspection Phase Services  
Crack Seal and Mark Airport Pavements  
at  
Sugarloaf Regional Airport  
for  
Carrabassett Valley, Maine  
January 2023

Hoyle Tanner Project No. 19.390209.03

Article I – Project Administration	Hoyle Tanner Phase 01	\$13,200	ACTUAL COST PLUS FIXED FEE
Article II – Final Design	Hoyle Tanner Phase 40	\$12,500	ACTUAL COST PLUS FIXED FEE
Article III – Advertising, Bidding, & Arrangement for Construction	Hoyle Tanner Phase 60	\$6,800	ACTUAL COST PLUS FIXED FEE
Article IV – Construction Administration	Hoyle Tanner Phase 71	\$13,700	ACTUAL COST PLUS FIXED FEE
Article V – Resident Engineering	Hoyle Tanner Phase 72	\$7,700	ACTUAL COST PLUS FIXED FEE
Article VI – Closeout	Hoyle Tanner Phase 80	\$5,700	LUMP SUM AMOUNT
Expenses and Subconsultants	Hoyle Tanner Phase 99	\$3,620	ACTUAL COST
TOTAL ESTIMATED PROJECT COST:		<b>\$ 63,220</b>	

**BID TABULATION**

Client: Town of Carrabassett Valley, Maine  
 Airport: Sugarloaf Regional Airport  
 Project: Crack Seal, Crack Repair and Mark Airport Pavements  
 A/P: 3-23-0013-xxx-2023

Hoyle, Tanner Job No. 19.390209.03  
 Bid Opening: March 23, 2023  
 2:00 PM

Bid Item No.	Eligible Item Description	Quantity		Engineer's estimate		ProSeal, LLC		Coastal Road Repair		American Pavement Solutions	
		Unit	Amount	Per Unit	Amount	Per Unit	Amount	Per Unit	Amount	Per Unit	Amount
G-001-1	CSPR Compliance	LS	1.0	\$2,500.00	\$2,500.00	\$5,000.00	\$5,000.00	\$6,500.00	\$6,500.00	\$4,000.00	\$4,000.00
C-105-1	Mobilization	LS	1.0	\$5,000.00	\$2,500.00	\$2,500.00	\$2,500.00	\$6,500.00	\$6,500.00	\$18,000.00	\$18,000.00
P-101-1	Crack Sealing (Approx. 28,500 LF)	LS	1.0	\$43,000.00	\$41,895.00	\$41,895.00	\$41,895.00	\$42,600.00	\$42,600.00	\$14,000.00	\$14,000.00
P-101-2	Crack Repair	LF	60.0	\$200.00	\$80.00	\$4,800.00	\$4,800.00	\$110.00	\$6,600.00	\$225.00	\$13,500.00
P-620-1	Repaint Markings with Glass Beads	SF	8400.0	\$2.50	\$12,000.00	\$1.75	\$14,700.00	\$3.33	\$27,972.00	\$5.00	\$42,000.00
<b>TOTAL ELIGIBLE</b>					<b>\$83,500.00</b>		<b>\$68,895.00</b>		<b>\$90,172.00</b>		<b>\$191,500.00</b>
Ineligible Item Description		Quantity		Engineer's estimate		ProSeal, LLC		Coastal Road Repair		American Pavement Solutions	
P-101-3	Crack Sealing (Approx. 1,500 LF; Ineligible)	LS	1.0	\$3,000.00	\$3,000.00	\$2,205.00	\$2,205.00	\$1,000.00	\$1,000.00	\$4,500.00	\$4,500.00
P-101-4	Crack Repair (Ineligible)	LF	30.0	\$200.00	\$6,000.00	\$80.00	\$2,400.00	\$50.00	\$1,500.00	\$200.00	\$6,000.00
<b>TOTAL INELIGIBLE</b>					<b>\$9,000.00</b>		<b>\$4,605.00</b>		<b>\$2,500.00</b>		<b>\$10,500.00</b>
<b>TOTAL BID</b>					<b>\$92,500.00</b>		<b>\$73,500.00</b>		<b>\$92,672.00</b>		<b>\$202,000.00</b>

13

## 2023 Agency and Events Donations

ORGANIZATION/EVENT:	2019	2020	2021	2022	2023	Comments:
	Paid	Paid	Paid	Paid	Requests	
American Red Cross (Auburn)	\$850	\$850	\$850			
Androscoggin Home Care & Hospice	\$250	\$0	\$250			
Ski Club Golf Tourn. (formerly Ayottes)	\$150	\$200	\$200	\$200	\$200	
CVA Scholarship Fund Raiser (Feb.)	\$250	\$250	\$250	\$250	\$250	(paid in Feb.) add'1?
Franklin Health Network	\$500	\$600	\$0	\$800	\$800	golf benefit tournament
Healthy Community Coalition	\$0	0	\$0	\$0	?	?
Kingfield POPS	\$1,000	\$0	\$0	\$1,000	\$1,000	? No request yet
Kingfield Little League						Funded thru Rec.Dept. Budget
LifeFlight of Maine	\$781	\$781	\$781	\$781	\$673	(\$1 per capita)
Maine Development Foundation	\$150	\$150	\$150	\$150	\$150	
Maine Huts and Trails Map Ad	\$225	\$0				Paid thru Rec Dept budget
Maine Public Broadcasting	\$100	\$100	\$100	\$100	\$100	
Maine Ski and Snowboard Museum	\$100	\$100	\$100		\$1,000	Now located in CV
Maine Tourism Association	\$145	\$145	\$145	\$155		
Penobscot Indian Nation Youth Programs	\$1,000		\$2,000			?
Safe Voices (formerly Abused Women's Advocacy)	\$300	\$300	\$300	\$300	\$350	
Seniors Plus	\$300	\$300	\$500	\$500		County Funded
Sexual Assault Prevention and Response	\$500	\$500	\$500	\$500		?
Ski Museum Hall of Fame			\$125			
Sugarloaf Marathon	\$500	\$0	\$0	\$500	\$500	
Summerfest/Carrabassett 50th	\$500	\$500	\$500	\$3,000	\$2,000	
Other						
<b>TOTALS:</b>	\$8,151	\$5,751	\$4,626	\$7,736	\$7,023	total listed; may be more with additional requests

## Resolution

**WHEREAS**, the Town of Carrabasset Valley historically supports a Recreation Committee for the purpose of serving in an advisory capacity to the Town Select Board and Recreation Director and supports the Recreation Department in its overall mission.

**NOW, THEREFORE**, the Town Select Board of the Town of Carrabasset Valley does **RESOLVE** as follows: There shall be a Recreation Committee consisting of 7 community members and organized as follows:

### **Appointments**

All vacancies shall be appointed by the Town Select Board.

### **Leadership**

The Committee shall annually elect a Chair while the Recreation Director will be responsible for taking and distributing all correspondence inclusive of setting agendas with the overall committee.

### **Organization and Procedures**

A majority vote is required to approve recommendations that are presented to the committee.

### **Meetings**

The Committee shall establish regular dates and times for its meetings. Meetings shall take place at the Antigravity Complex unless otherwise noted.

### **Mission**

The Recreation Committee shall serve in an advisory capacity to the Select Board and the Recreation Director in support of endeavors/goals through People, Parks, Facilities and Programs" by accomplishing its mission:

"The mission of the Carrabasset Valley Recreation Department is to provide diverse year-round leisure opportunities through the preservation of open space, park settings, recreational facilities and programs for the citizens of Carrabasset Valley. The benefits of leisure services are especially designed to meet the physical, mental, cultural, and social needs of our residents and visitors to our community, while enhancing the overall quality of life in Carrabasset Valley."

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### **ENDEAVORS/ GOALS IN THE FOLLOWING ROLES & RESPONSIBILITIES:**

- A. Assist with the implementation of the Recreation Department goals.
- B. Advise on services, programs, staffing, volunteers and special events administered through the Recreation Department.
- C. Advise The Select Board and the and Recreation Director regarding policies, procedures, rules and regulations relating to Town owned and operated recreation

facilities, parks, trails, open space, programs and services inclusive of rates and fees.

- D. Assist in collecting and disseminating information regarding the parks and recreation facilities & programs available to the community.
- E. Assist in assessing present and future needs of the Town with respect to recreation, special events, volunteers, programs, services, parks, open space preservation and facilities as needed.
- F. Assist and advise The Select Board and Recreation Director in the update, administration and implementation of Recreation related Comprehensive & Master Planning.
- G. Communicate the value of parks and recreation as an essential service by creating community through people, parks and programs i.e., Riverside Park.
- H. Assist and advise regarding the maintenance of Riverside Park and the Narrow-Gauge Pathway.
- I. Assist with the hiring of recreation department staff.
- J. Oversee and provide Town recreational programming at Town owned facilities such as the Anti-Gravity Complex, Riverside Park/Pool, Outdoor Center, Golf Course & C.V. Trail Network.
- K. Provide recommendations for grant funding opportunities i.e., Land & Water Conservation, Recreational Trails Program & Bikes Belong.
- L. Provide multi-generational programming.
- M. Participate in programs, projects and improvements to enhance Town and Area recreation.
- N. Review & Recommend to the Select Board, Recreation Director and Citizens potential facility acquisition, development, maintenance and operations.
- O. Review & recommend to the Select Board, Recreation Director and citizens Recreation Endowment requests.

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**PASSED, APPROVED AND ADOPTED** this        day        of 2021, by the following vote



## Proposed 2023 Town of CV Work Plan

Note: In addition to normal operations the following projects and initiatives are at various stages of development.

Continue to hopefully work with the Penobscot Indian Nation to determine their desires for their CV lands and hopefully, to seek public access to trails.

Bus Wash Facility to be owned jointly by the Town and Sugarloaf:

*With two years of funding (\$300,000) most of the funding for a project should be in place. However, a new site may need to be selected (adjacent to the "check in center" may not work). This could lead to additional costs for water and sewer. We are working with Sugarloaf to determine an appropriate site and work on an agreement. The construction of a similar facility at the non-profit Western Maine Transportation has taken longer than expected to complete that we want to look at. While hopeful for 2023, with equipment supply issues and contractor availability this may be a 2024 project. We continue to try to move this project forward.*

Painting Golf Course Clubhouse and Outdoor Center Buildings (and repairs):

*Painting contractors are in place to do these larger projects this year. We are still looking for a carpenter to complete somewhat minor repairs to the Outdoor Center buildings.*

### Outdoor Center:

Complete large facility painting project and building repairs

New EV Charger(s) at the Outdoor Center and related grants:

*Project in place to happen this summer.*

Outdoor Center Nordic Ski Wax Building Replacement:

*Sugarloaf has committed to do this project this year. The Town will pay for materials.*

Hydrology Study for Outdoor Center Pond:

*Consultant has been hired to complete this study to determine the sustainability (and necessary permitting needed) for using water from the Outdoor Center Pond for an eventual potential snowmaking project at the Center.*

Recent discussion with Sugarloaf concerning a project to develop 2.5-kilometer addition to the Nordic ski race course.

*They have met with the Recreation Committee to discuss concept. No specific proposal yet. Approval of the project would require Town meeting approval for some form of cost sharing.*

### Mountain Bike Trail Related:

Continued Mountain Bike Trail Development:

*Continued development of the Stoney Brook Trails and continued trail signage*

*Improvements. Also, Trail Committee seeking input on a new location for a "pump track"*

Stoney Brook parking lot project (in Wyman Township) for access to the mountain bike trails:

*The Town is the fiscal agent for this project as in addition to Club funding possible*

*County T.I.F. money and other possible grant money may be involved. Through a bid process a contractor has been selected. Permitting is in place and as soon as final funding is in place the project should take place this year.*

2023 Golf Course Projects:

*There is \$150,000 in the golf course reserve fund and the Town appropriated \$45,000 for this fund to be matched by Sugarloaf in 2023 which will make \$240,000 available for capital maintenance and improvements at the course. The Golf Course Greens Committee has recommended approximately \$160,000 in capital improvements and repairs in 2023 (three of the greens areas, cart paths and additional electronic equipment for the irrigation system). Golf course staffing and contractor availability will determine how much of these improvements will be completed in 2023.*

New Town Comprehensive Plan: (Comprehensive Plan Committee).

*Consultant Selection has been approved to work with the Committee in 2023.*

Property Tax In-house revaluation ("market adjustment" of property values:

*To take effect with tax bills in July.*

Airport Related:

Seeking Development of a 10-unit airport hangar project:

*Requests for proposals due by May 1<sup>st</sup>. This is a difficult project to move forward as the developer is asked to take risks in selling the units.*

New Airport Crack Sealing Project and Grant:

*Project well along. FAA grant application of \$132,200 and we anticipate receiving a grant in June for July. Town to be responsible for approximately \$16,215 (\$6,610 as the 5% share and approximately \$9,605 in ineligible grant funding to fix a significant "frost heave" pavement issue near existing hangars).*

Close Out (2) Airport Projects in 2023.

*Slow process closing out FAA projects*

AGC: Recreation Director and AGC Committee involved.

Replace Damaged Siding and Insulation at AGC/Also, researching replacement of the AGC

Boiler:

*Committee to review cost estimates and determine the feasibility of the projects.  
Level deck around skateboard park.*

Regional Employee Housing Initiative:

*Currently determining if the deed covenant to the Town's 1,203 "State" public lot can be amended to allow housing on a small portion of this lot.*

2023 and 2024 wood harvesting on public lot:

*Plan was outlined in the latest Forest Management Plan (and shown in the Town Report). A public informational meeting (included in a Select Board meeting) will likely take place this summer prior to operation.*

New "mini pumper" Fire Truck: Waiting for delivery likely this summer.

Town Park Projects: (Recreation Director/Committee)

*Possible gas line change and new walkway to pavilion?*

*Design lay-out and purchase awnings for the pool*

*Repair/Replace seating area/wooden plant container at edge of riverbank*

Town Office: New copier and new phone system: purchased and installed.

Project Canopy Grant Reimbursement and payment for Forest Management Plan (Jone's Lot).

Finish Library Log project:

*A small amount of additional work needed*

Other:

Caribou Pond Road:

*The bridges on this road which are on State owned land are in deplorable condition.*

*Sugarloaf has asked for assistance in seeking State attention and help in what will be an expensive replacement project (over \$300,000). Sugarloaf owns land near the pond and is still determining whether or not to replace the existing dam on the Pond and develop some recreational amenities (trails, etc.).*

Net energy billing for Town electric bills:

*The first of two solar projects on Sanitary District land are projected to be completed this summer at which time we will work with the company on an agreed upon "net energy billing" for all Town properties.*

Larger projects in various planning phases:

- Par-3 Golf Course: Would be build adjacent to the golf course:
- Snowmaking project at the Outdoor Center
- Constructing a roof over the Outdoor Center skating rink  
*University of Maine Engineering Students preparing proposed plan and Estimated costs.*

'Still Out There':

- Purchase of Dead River Land Adjacent to the Town Park
- ADA compliance issues: G.C. Clubhouse and Outdoor Center

Other??