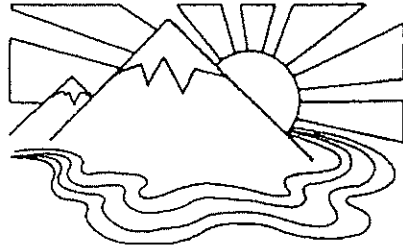


**Carrabassett Valley Select Board Meeting
4:30 p.m. Monday May 22nd, 2023 at the Town Office**



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) 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

Review and sign Payroll Warrants:

Review and sign Expenditure Warrants:

No warrants at this time

AGENDA:

1. MINUTES of the previous meeting (May 22nd, 2023) are attached.

2. CONSIDERATION OF ADDING AN ARTICLE TO THE JUNE 13TH SCHOOL BUDGET TOWN MEETING WARRANT TO SEE IF THE TOWN WILL VOTE TO EXPEND UP TO \$30,000 TO PAVE APPROXIMATELY 300' OF THE OUTDOOR CENTER ROAD AND MAKE RELATED

IMPROVEMENTS: At the last Board meeting we indicated that we would like to research the possibility paving this area of the Outdoor Center Road and possibly include an article in the upcoming School Budget Town Meeting Warrant. There is \$33,417 in the Town Highway Reserve (as of Jan. 1st). We anticipate receiving approximately \$3,600 this year from the State's Local Road Assistance Program that will get added to that amount. We have an estimate (verbal) of \$24,000 from a paving contractor to pave 300' of the Outdoor Center Road from the intersection of Rt. 27 towards the Center. The estimate would include 2 ½" of binder mix

(verbal) of \$24,000 from a paving contractor to pave 300' of the Outdoor Center Road from the intersection of Rt. 27 towards the Center. The estimate would include 2 ½" of binder mix approximately 22' wide. Other work is needed including replacing the existing large culvert, doing some shallow ditching and adding additional packed gravel may be needed.

Every spring this "flat area" is very muddy and full of large pot holes (still is as of May 17th). Paving from the intersection of Rt. 27 300' to the base of the road going uphill would make a considerable improvement. There is another area in the road that is flat and prone to mud and pot holes but improving the lower part of the road would help in getting vehicles off Rt. 27 easier. We have included a related article (Article 13) in the attached Town Meeting Warrant. We also have a Warrant prepared without this Article should the Board vote not to make this request for voter consideration.

3. APPROVE THE SCHOOL BUDGET TOWN MEETING WARRANT TO BE HELD AT THE TOWN OFFICE AT 6:00 P.M. TUESDAY JUNE 13TH. Please see attached Warrant. We have also attached the proposed School Budget that starts July 1st.

4. INFORMATIONAL:

---Workforce Housing Coalition Public Informational Meeting: 4:30 p.m. May 24th at the Library (see attached notice).

---Hazardous Waste Collection Day at the Transfer Station: 9:00 a.m. to 12:00 p.m.

**Minutes of the Select Board Meeting
May 15, 2023**

Location: Carrabasset Valley Town Office Conference Room

Time: 4:30-5:15

Board Present: John Beaupre, Karen Campbell, Lloyd Cuttler, Bob Luce, Jay Reynolds
Others Present: Deb Bowker, Tom Butler, Dave Cota, Tom Cromwell, Sue Davis, Mark Green, Annie Twitchell

Chair Bob Luce opened the Monday, May 15, Carrabasset Valley Select Board meeting at 4:30. *The Board approved the April 10 minutes, moved by Karen Campbell, seconded by Lloyd Cuttler and passed unanimously.*

Damage from recent flood

Carrabasset Valley Town Manager Dave Cota reviewed the damage done on Carrabasset trails by the May 1 flood event. Total repair costs are estimated to reach \$114,500, much of which can be covered by FEMA when enough damage is reported to reach the threshold for federal funding. Repairs done immediately will then be reimbursed.

Immediate repairs on the Narrow-Gauge pathway were put out to bid, received earlier today. Birch Royall was the low bidder at \$12,749 with another bid from Jordan Excavation for \$19,808. Although Royall cannot start until June 5, *John Beaupre moved to accept the lower bid, seconded by Lloyd Cuttler.* The trail will be closed during repairs, which are estimated to be a 4-day job and can be done midweek. In the meantime, the trail is open with caution signs, so there is no concern about being closed for Memorial Day weekend. *The motion passed unanimously.*

Repairs to roads on the Town Lot above the warming hut are more extensive, requiring concrete arche culverts on particularly flood-prone crossings. In the meantime, a fix for \$7,000 to \$8,000 can make it useable. Because the area is also a bike trail, it should be done as soon as possible.

Beaupre was pleased to report no damage at the Golf Course.

School Budget Town Meeting warrant and date

Cota reported that the budget looks “pretty good” and the School Committee would like to hold a Town Meeting for passage on June 13. The Committee meets May 16 to finalize the budget, so the Select Board cannot sign the warrant until they receive it.

Cuttler and Workforce Housing Coalition Mark Green wondered if the date could be moved ahead at all to allow the addition of an article on Contract Zoning to be included in the Warrant. The Planning Board has been considering the addition of Contract Zoning to Carrabasset ordinances, which would allow denser housing among its benefits.

Cota pointed out that with the requirement of hearings and other timed limitations, June 13 would be too soon. Likewise, Cuttler and Green agreed that consideration of Contract Zoning should not be rushed.

Because of required notices to advertise the Town Meeting, Cota asked if the Board could meet next Monday, May 22, long enough to sign the warrant. The board agreed to meet.

Recreation Committee resolution

The Recreation Committee agreed to a change to the proposed resolution that includes the language “advising the Select Board in the conceptual development of new Outdoor Center

major capital projects.” *John Beaupre moved approval, seconded by Cuttler. The motion passed unanimously.*

Workforce Housing Coalition informational meeting

An Informational Meeting is scheduled for 4:30 p.m. Wednesday May 24th at the Carrabassett Valley Library. It is anticipated that additional informational meetings may be held in Kingfield and Eustis. Mark Green reported that Jim Damcic of Camoin Associates will do the presentation on the Camoin housing study by zoom. The focus will be on the study, search for building sites and on efforts to pass Contract Zoning in the participating communities. The Coalition has hired an architect to do some designs that will show town houses, multi-family and single-family houses as other towns have done. The Coalition is promoting this on local Facebook pages.

Informational--Biathlon

Representing Sugarloaf, Tom Butler reported that they are working with the Adaptive Outdoor Education Center about the possibility of developing a Nordic biathlon course and program at the Outdoor Center. Currently in the discussion phase, eventually it would be open to the public. Carrabassett may be asked for matching funds.

Butler met with the man who runs the Pineland Nordic Facility, reportedly the “who’s who” of biathlons. Apparently, the Outdoor Center is well situated to provide a temporary site with a stadium and access to lodge and trails. A more permanent site might be behind the AOEC with its accessibility to the facility and the race loop. The term biathlon makes one think Olympic/huge; this will start off small.

UMaine Capstone program report on skating rink roof

The University of Maine’s Capstone program engineers, [calling themselves Civil Disobedience Engineering] has completed their task of engineering a roof for the Outdoor Center’s skating rink, which Cota found to be an impressive job. Their price of completed work with a timber structure came in at \$3,704,290, of a steel structure at \$961,070.

The report may be helpful in future planning for a potential project to be reviewed by the Recreation Committee and a small group that has been looking at the potential project.

Town/Sugarloaf Bus wash facility proposal

Select Board members Karen Campbell and Jay Reynolds, along with Cota and Sugarloaf Explorer Manager Bill Aikey recently visited the new bus wash facility at Western Maine Transportation in Auburn. The group had lots of questions; the facility had answers. It was instructional to see it in action.

The general contractor for that project expressed interest in doing Sugarloaf’s project. With \$300,000 in reserve and an additional \$75,000 each from Carrabassett and Sugarloaf this next year, project cost will be covered. Next is to settle on a site big enough and how to proceed. Combined with equipment availability 6-8 months out, this will be a 2024 project.

Accessory Dwelling Units

Cota brought state legislation on ADUs to the attention of the Select Board. Passed last year and effective July 1, 2023, one ADU will be allowed on any lot with a single-family dwelling any place in Maine, although this does not pre-empt private subdivision regulations that prohibit it.

Intended to address the workforce housing issue, the legislation does not however prohibit Airbnb's. Currently, Carrabassett ordinances do not allow ADUs.

Carrabassett Valley has already received responses from residents who want to build over their garage. Some municipalities are banning Airbnb's, others like Rangeley are trying to address it. It is a divisive subject. Subdivision HOAs can make their own rules. In Rangeley, they are proposing rules that require managers to be able to respond within 30 minutes to a request for help from an Airbnb customer. Deb Bowker mentioned that Cape Elizabeth prohibits ADU's as Airbnb's.

Car rally returns June 24

Airport manager Tom Wallace and Select Board member Lloyd Cuttler are working with the car rally organizer to welcome another visit of Squad Driven East Coast rally of high powered street-legal cars June 24 at the Carrabassett Airport. This year they will be racing two cars at a time on the runway. Cota is working with them to advertise the event which is open to the public.

More informational

Carrabassett will be hosting this year's Hazardous Waste recycling day from 9-12 July 8 at the Transfer Station. Citizens from other communities can also bring their hazardous waste materials to this event.

John Beaupre announced that the History Committee signed a contract with Down East this week to publish their completed Carrabassett History book.

Bob Luce reported that the cardboard compactor is now working at the Transfer station.

Luce also reported that the Franklin County Budget is nearly finished and shows a substantial 25% increase for Carrabassett's allotment. It was noted that the commissioners themselves increase from 3 to 5 in the 2024 election, which will give the towns in the County better representation.

Karen Campbell made a motion to adjourn, seconded by Jay Reynolds. The motion passed unanimously.

Respectfully submitted,

Sue Davis, Secretary

**Town of Carrabassett Valley School
Budget Town Meeting
June 13, 2023, at 6:00 p.m. at the
Carrabassett Valley Town Office**

TO: Mark Lopez, Police Chief of the Town of Carrabassett Valley, in the County of Franklin, State of Maine,

GREETINGS: In the name of the State of Maine you are hereby required to notify and warn the voters of the Town of Carrabassett Valley qualified by law to vote in Town Affairs to meet at the Carrabassett Valley Town Office at 6:00 p.m. on Tuesday, the 13th of June, 2023, to act upon the following articles to wit:

ARTICLE 1. To elect a Moderator to preside at said meeting.

**SCHOOL BUDGET ARTICLES TO APPROPRIATE MONIES FOR THE
FISCAL YEAR FY 24
ARTICLES PURSUANT TO 20-A M.R.S.A. SECTION 1485**

Cost Center Summary Budget Format

ARTICLE 2. To see what sum the school administrative unit will be authorized to expend for Regular Instruction (PreK – 12).

Recommend \$ 1,437,570

ARTICLE 3. To see what sum the school administrative unit will be authorized to expend for Special Education.

Recommend \$150,000

ARTICLE 4. To see what sum the school administrative unit will be authorized to expend for Other Instruction.

Recommend \$100,000

ARTICLE 5. To see what sum the school administrative unit will be authorized to expend for System Administration.

Recommend \$35,427

ARTICLE 6. To see what sum the school administrative unit will be authorized to expend for Transportation and Buses.

Recommend \$82,656

ARTICLE 7. To see what sum the school administrative unit will be authorized to expend for Debt Service and Other Commitments.

Recommend \$24,775

ARTICLE 8. To see what sum the school administrative unit will be authorized to expend for All Other Expenditures.

Recommend \$ 23,000

ARTICLES PURSUANT TO 20-A M.R.S.A. Section 15690

PLEASE NOTE:

Actions taken pursuant to items 1 – 3 must be taken by a recorded vote.

- 1. School Administrative Unit Contribution to Total Cost of Funding Public Education from Pre - Kindergarten to Grade 12 (as required by Maine Revised Statutes, Title 20-A, §15690(1 A-B)):**

ARTICLE 9. To see what sum the municipality will appropriate for the total cost of funding public education from pre-kindergarten to grade 12 as described in the Essential Programs and Services Funding Act (**Recommend \$ 709,649.82**) and to see what sum the municipality will raise as the municipality's contribution to the total cost of funding public education from kindergarten to grade 12 as described in the Essential Programs and Services Funding Act in accordance with the Maine Revised Statutes, Title 20-A, section 15688.

Recommend \$709,649.82

“Explanation: The school administrative unit’s contribution to the total cost of funding public education from kindergarten to grade 12 as described in the Essential Programs and Services Funding Act is the amount of money determined by state law to be the minimum amount that a municipality must raise in order to receive the full amount of state dollars.”

- 2. Appropriation of Additional Local Funds (as required by Maine Revised Statutes, Title 20-A, §15690 (3 A-B)):**

ARTICLE 10. Shall the Town of Carrabassett Valley raise and appropriate **\$793,583** in additional local funds, which exceeds the State’s Essential Programs and Services allocation model by **\$593,583** as required to fund the budget recommended by the school committee or board.

The school committee recommends **\$793,583** for additional local funds and gives the following reasons for exceeding the State’s Essential Programs and Services funding model by **\$793,583**.

The following statement must accompany this article in subparagraph:

Explanation: The additional local funds are those locally raised funds over and above the school administrative unit’s local contribution to the total cost of funding public education from kindergarten to grade 12 as described in the Essential Programs and Services Funding Act and local amounts raised for the annual payment on non-state funded debt service that will help achieve the (municipality/district) budget for educational programs.

3. Total Budget Article (as required by Maine Revised Statutes, Title 20-A, §15690 (4A)) :

ARTICLE 11. To see what sum the Town of Carrabassett Valley will authorize the school committee to expend for the fiscal year beginning July 1, 2023, and ending June 30, 2024, from the school administrative unit’s contribution to the total cost of funding public education from pre-kindergarten to grade 12 as described in the Essential Programs and Services Funding Act, non-state-funded school construction projects, additional local funds for school purposes under the Maine Revised Statutes, Title 20-A, section 15690, unexpended balances, tuition receipts, state subsidy and other receipts for the support of schools.

Recommend \$ 1,853,428

ARTICLE 12. Shall the School Committee be authorized to transfer amounts exceeding 5% of the total appropriation for any cost center to another cost center or among other cost centers for the 2023-2024 fiscal year, provided that transfers shall not be permitted to increase the authorized total school budget.

Recommend Yes

“Town” Warrant Article

ARTICLE 13. To see if the Town will vote to expend up to \$30,000 from the Town Road Reserve Fund to make repairs to the Outdoor Center Road and to pave approximately 300’ in length of the road from the road entrance on Rt. 27.

Select Board Recommends Approval

Given under our hands this 22nd day of May 2023.

Robert Luce

John Beaupre

Karen Campbell

Lloyd Cuttler

John Reynolds, Jr.

Select Board
Town of Carrabassett Valley

Attest: A true copy
Wendy Russell
Town Clerk

CONSTABLES RETURN

Pursuant to the within warrant, directed to me, I have notified and warned the Inhabitants of Carrabassett Valley, in the County of Franklin and State of Maine, qualified by law to vote in Town affairs, to assemble at the time and place and for the purpose within named by posting on the 23rd day of May 2023 attested copies of the within Warrant at the Carrabassett Valley Town Office, Ayotte's Store, and the Sugarloaf Administration building all being public and conspicuous places in the Town of Carrabassett Valley.

Mark Lopez, Police Chief of the Town of Carrabassett Valley

2024 School Budget

Fiscal Year Starting July 1, 2023 – June 30, 2024

FY 22

School Committee		
Stipends	1,250	1,500 Five School Committee
MSBA /MSSA Dues	500	500 Maine School Board
Audit	3,000	3,000 Audit / legal letter
Liability Insurance	4,500	4,500 Insurance
Professional Services	<u>5,000</u>	<u>13,500</u> Sch.Com,Legal,Tech,Consult
	14,250	23,000
Administration		
Supt. of Schools	13,860	21,009 Salary
Admin, Assistant	8,138	8,708 Salary
	500 Bonus	
MSRS	1450	1,450 Matching Contribution
FICA/Benefits/W.C.	3,000	3,000 FICA /Ins
Health	1,000	1,000 Health
Admin. Supplies	<u>260</u>	<u>260</u> Office Supplies
	28,208	35,427
Instruction		
Innovative Education	100,000	100,000 Innovative education
Professional Services	150,000	150,000 Sp. Ed. Fee services
Public Elementary Tuition	736,320	672,440 36+4 @ \$16,811
Public Secondary	203,515	176,496 10+2 @ \$14,708
Private Secondary	342,655	424,864 20+2@\$13,312(full) 11@\$12,000 (part)
Private Elementary	191,856	163,770 7+2 @ \$11,530 (full) 4+2@ \$10,000 (part)
Insured Value Factor	<u>18,367</u>	<u>24,775</u> 6 % / \$12,513x33
	1,742,731	1,712,345
Transportation		
Bus Driver	22,056	24,556 Salary
	(2,500 Stipend)	
	500 Bonus	
FICA/ Medicare W.C.	2,300	2,300 FICA/Medicare
MSRS	2,400	2,400 \$70 Per pay
Sub Drivers	2,200	2,200 10 days
Bus Reserve	16,000	16,000 Annual reserve
Group Health Ins.	8,200	9,200
Repair/Maintenance	6,000	6,000 Bus
Stratton transportation	5,000	5,000 After school transportation
General Supplies	14,000	14,000 Fuel, oil, tires, misc.
Dues/Fees	<u>1,000</u>	<u>1,000</u> Workshop/ training
	79,656	82,656
Total Budget	\$1,864,827	\$1,853,428 Budget
Less revenues	46,613	29,139 State Subsidy
Fund Balance	25,000	321,057 Fund Balance
Assessment	\$1,793,214	\$1,503,232 Town Assessment



Public Informational Workforce Housing Coalition Meeting

The Workforce Housing Coalition is holding an Informational Meeting on **Wednesday, May 24, 2023 at 4:30 PM** at the Carrabassett Valley Library and on Zoom.

The meeting will feature a presentation by Jim Damicis from Camoin Associates. Jim will present the findings of the Regional Housing Study conducted by Camoin and answer questions.

Following Jim's presentation members of the Coalition will talk about their efforts to date to provide housing for working families and individuals in the Flagstaff/Carrabassett River Region.

Please come with your questions. Or, if you are unable to attend in person, a Zoom link is available at www.whcwmm.org

All are welcome.

Workforce Housing Coalition
The Carrabassett River and Flagstaff Region of Western Maine
May 2023

We wanted to find a way to share the work our Coalition is doing and decided to put together this short newsletter that we could share with our friends and interested citizens.

A Little History

The Workforce Housing Coalition started its work in 2021 when a group of citizens and municipal officials from Kingfield to Stratton-Eustis came together over concerns that housing costs were making it more difficult for employers to fill vacant positions and for young people to settle in our region and build their lives here.

In the fall of 2021, the Select Board in Carrabassett Valley used \$20,000 of ARPA funds and hired Camoin Associates, an Economic Development Research Company to study the issue. To no one's surprise the study confirmed what many of us were concerned about. Many workers in our region are either commuting long distances or spending far more on housing than they can afford. Of the approximately 1100 workers in our region about 36% or about 400 workers are commuting more than 25 miles to work here, and 285 households spend more than 30% of their annual income on housing. (Data collected in housing study by Camoin Assoc.)

In the fall of 2022, the Franklin County Commissioners awarded the Coalition \$308,275 in funding to get started. The group is now formally incorporated as a 501(c)(3) not-for-profit corporation and is working to build workforce housing in the region.

Senators Collins and King agree to submit our request for \$1.5M in Congressionally Directed Spending (CDS) to the Senate Appropriations Committee

We were elated to learn recently that both of our Senators have agreed to submit our \$1.5 Million request for funding to the Senate Appropriations Committee to construct workforce housing in our region. Although a long way from a done deal, having both our Senators support the work we are doing indicates that they recognize the importance of providing housing for employees and their families that is within the financial means of workers.

If we are fortunate enough to receive a CDS appropriation, we would learn about it in the fall, and it would be available in the spring of 2024. This lines up perfectly with the timeline to begin construction of our first project as soon as the spring of 2024.

Board of Directors

John Beaupre,
President

Paul Peck,
Vice President

Tom Hildreth,
Treasurer

Susan Davis,
Secretary

Cynthia Orcutt,
Kingfield

Lloyd Cuttler,
Carrabassett Valley

Ben Defroschia,
Coplin

Jed Whiting,
Eustis

Mike Lassel

Tim Gerencer

Charlie Woodworth

Tim O'Neil

Barbara Larson

Executive Director
Mark Green

Public Informational Meetings

As the Workforce Housing Coalition Board work progresses, the need to share its work publicly has become important. With that in mind, the Coalition is scheduling public informational meetings from Kingfield to Stratton-Eustis.

The first will be in Carrabassett Valley at the Library on Wednesday, May 24th @ 4:30 PM. At this meeting we will review the need for workforce housing in our region, summarize our efforts to address this need and do our best to answer questions people have.

Architect Selected

The Site Selection and Building Committee has hired Kaplan Thompson Architects to help us do some preliminary building and site designs that we can show the public, employers and others. Kaplan Thompson has experience building workforce housing in other locations in Maine. Their preliminary designs will be just that “preliminary.” We plan to hold community meetings early in the process and to integrate comments from the public, employers, communities, and potential tenants and buyers before finalizing designs, which may be different in different parts of the region.

Coalition Efforts to Find other Locations for Workforce Housing

The Coalition continues to look for other property in addition to the 7 acres that we secured a purchase and sale agreement for in Kingfield back in December of 2022. One site will not allow us to meet the housing needs of workers, which we feel is critical to the future economic and social wellbeing of our communities. The Camoin study estimated that we need between 104 and 312 units of year-round housing and an additional 225-338 units of seasonal housing.

Starting this process back in 2022, I don't think any of us thought that finding land would be so difficult. Much of the land in our region is remote, already developed or just not suitable. We have tried to focus on available land where workers could walk to services like grocery stores and easily find transportation.

We have met a couple of times recently with Karl Strand, the General Manager of Sugarloaf, our largest regional employer, to discuss the possible use of property at Sugarloaf. Karl has been very supportive of what we are doing. They are now reviewing the property they may have available that is not needed for snowmaking infrastructure or other operations. We plan to get together with him again in a couple of months and hope to come up with a parcel that can be used for workforce housing.

We are also actively looking at a privately owned site in Carrabassett Valley and a site in Eustis that is owned by the Town. Hopefully more about those in future newsletters.