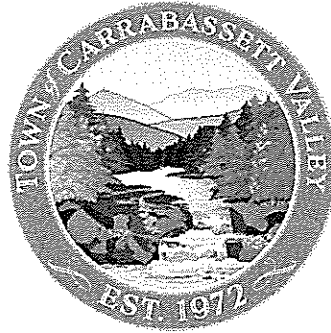


Carrabassett Valley Select Board Meeting
4:30 p.m. Monday September 18th, 2023 at the Town Office



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: #36 (\$41,260.19) and #38 (\$32,335.81)

Review and sign Expenditure Warrants: #37 (\$60,151.86) and #39 (\$1,227,181.55).

AGENDA:

1. MINUTES of the previous meeting (August 28th, 2023) are attached.

2. PAVING SHORT SECTION OF THE OUTDOOR CENTER ROAD: At the June 13th School Budget Town Meeting, the voters also approved expending \$30,000 from the Town Road (Highway) Reserve (there's approximately \$33,500 in the Reserve) to make improvements to and pave 300' of the Outdoor Center Road. We have recently expended \$13,341 to replace the large culvert in the first 250' of this road. Additional gravel and grading (\$5K to \$6K) is needed to get this section of road ready to pave. We are currently getting quotes to pave the first 250' of the road and widen the entrance aprons. We anticipate quotes to be hopefully less than \$20K. At \$20K this would bring the project cost to approximately \$39,000.

At the March Town Meeting, the voters approved \$12,000 for maintenance of the Carriage Road and, if not expended, to place the funding into the Town's Highway Reserve "to be used

for improvements to Town roads". In addition, we anticipate receiving approximately \$3,500 from the State's Local Road Assistance Program that can be used for this project. So, if we move forward with the project there would be approximately \$10,000 left in the Reserve. (Note: The Town also has \$47,000 in the Carriage Road Reserve Account).

This 250' gravel section of road is fairly flat and a constant "pot holed mess" every spring. We are hopeful to pave this area which would also aid in getting turning traffic onto the Outdoor Center Road. We would like to move ahead with this project based on the lowest "apples for apples" quote we receive expecting to get this project completed within the next month.

3. BANKING SERVICES FOR THE TOWN: We are reviewing our banking services and may ask the Board to put these services out to bid (see attached Request for Proposals) as we research integration with our TRIO accounting system. We will explain more at the meeting.

4. KAREN (CAMPBELL) WOULD LIKE TO GIVE AN UPDATE OF THE RECENT SUMMERFEST.

5. INFORMATIONAL:

We recently met with the Maine Department of Transportation (MDOT) Traffic Engineer on site at the Rt 27 trail crossing near the Outdoor Center. We continue to receive some concerns regarding that crossing. There are no easy answers but we exchanged some ideas for improvement that may help to possibly be implemented next year.

The Golf Course Greens Committee met again on September 7th and plans for the proposed 9-hole walking golf course continue to be developed with hopes for a public hearing in the near future.

Mountain Trail Committee Meeting: 1:00 p.m. Sept. 22nd at the Town Office.

We are attempting to get quotes to remove a number of large dying trees on the Town Office/Park lot. We believe use of ARPA funds is appropriate for this purpose. We would like for the Board to look at these trees with us at the end of the meeting. We will work with the Recreation Director on a possible project.

**Minutes of the Carrabassett Valley Select Board Meeting
August 28, 2023**

Location: Carrabassett Valley Public Library—Begin room

Time: 4:30-5:50

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

Others Present: Dave Cota, Tom Cromwell, Tim Flight, Chris Parks, Annie Twitchell, Jay Marshall, John DeBiase, Jeff Rosenberg, Jim Benoit, John McCatherin, Deb Bowker, Susan Davis, Travis Rodrick, Mark Schwarz

Chair Bob Luce opened the Monday, August 28, Carrabassett Valley Select Board meeting at 4:31. After passing along payroll and expenditure warrants, *the Board approved the warrants and the July 31 minutes, moved by Lloyd, seconded by Karen Campbell* who then corrected the minutes to include reference to the Kingfield Masons and Western Center for Children vendors at the Town summer festival. *Passed unanimously.*

Par 3 Golf Course

This discussion is informational, an unveiling, at this time, to “get this out in the public” as soon as possible. Sugarloaf has indicated they wish to move forward with the concept of working with the Town in building a Par 3 golf course (similar to other Boyne Resorts). If the concept moves forward, it could be voted upon at the March 2024 Town Meeting for final approval of the concept and the bond to fund it. Sugarloaf’s Karl Strand will make a formal presentation in the near future. Sugarloaf would like to begin construction as soon as it is approved and it has the necessary State and DEP permits, hoping for substantially completing the project in 2024.

Sugarloaf has been working on this for years, including having had a three or four-hole course in the design of the original course that was never built. Sugarloaf will donate the land to the Town, and the Town pay for the project by taking out a bond for its construction then lease it back to Sugarloaf as it did with the original course. Three firms are bidding on the work; Sugarloaf hopes to have their bids as soon as this week.

Estimated tax revenue from the West Mountain development will be substantially more than the cost of the bond, although no lots can be sold until the infrastructure is complete. Town Manager Dave Cota plans to have some form of financial projections (including related real estate sales from Sugarloaf) in the near future.

The project will include a 1-acre putting green along with the 9-hole course. It will provide relief to the main course, allowing for quick rounds that are half as long for beginners, juniors, seniors and groups that find the main course too difficult and time-consuming to play as well as golf opportunities when the main course is booked or tied up in tournaments. It is also ideal for Junior golf programming.

There was some concern about local membership benefits, whether the new course would be included and what other benefits would accrue to locals, who have had to deal with blackout Fridays, and other accommodations to weekend golfers. Discounted rates for locals have been an issue.

A 1.5-million-gallon pond is part of the concept plan and will provide water for snowmaking. The water will be drawn from the Carrabassett River, stabilizing what has been a difficult issue when extracting water directly from the river. Sugarloaf will pay for the pond and the pump

station, piping and related equipment and retain the water rights for snowmaking. The pond will also provide potable water for the Water Association and its expanded need with the West Mountain development as well as irrigation for the course.

The project also includes a golf cart storage building with the town would own. John Beaupre noted that the current bond for the gold course clubhouse will be fully paid off in two years, which will help minimize the impact of the new debt for this project.

F.A.A. Grant, Airport crack sealing

The total budget for the airport sealing project is \$136,805, the Town's portion of which will be about \$11,215. Select Board approval as the Town's governing body is required to release the funds, to be followed by Town legal review. *John Beaupre moved approval of the grant, seconded by Lloyd Cuttler. The motion passed unanimously.*

Deed to Jim Thibodeau

The Select Board approved the deed to Jim Thibodeau for 50'x100' of land on Rt. 27 that abutted his property at the last Select Board meeting. They approved and signed the deed.

County Hazard Mitigation resolution

Cota explained that this was a county-wide multijurisdictional effort. Carrabassett Valley Chief of Police and the fire chief are both happy with it. *Beaupre moved approval, seconded by Lloyd Cuttler. The motion passed unanimously.*

Land Use zoning violations

There is a minor setback violation for new construction on a lot in Reddington East, caused by previous tree cutting and machine work on a rock wall. The bank funding the construction is looking for a statement that the Town is not going to pursue this violation. Code enforcement officer Chris Parks took responsibility for missing the violation in previous measurements, some of which is ancient history.

Karen Campbell moved to not pursue a land use violation, seconded by Lloyd Cuttler. Mark Schwarz discussed the owner's responsibility to know where survey pins were in their property. Parks suggested that the Town needed updated surveys for some of its older developments/subdivisions. *The motion passed unanimously.*

Parks reported that he has made contact with Daniel Morris, one of the owners of the Bigelow Hill property that is in violation as discussed at the last Select Board meeting. Morris, who lives nearby in Embden, wanted to know what is happening. Parks agreed to forward the documentation to Morris who will look it over with his lawyer, also to find out if he can become the full owner. Morris provided no information to Parks about the renters.

Penobscot Indian Nation legislation

Cota (who has been involved with this issue with Select Board member Lloyd Cuttler for the past two or three years) reported on potential new State legislation that could involve full sovereignty for up to 300,000 acres of Indian lands in Maine. This affects communities that are on major rivers, including Millinocket and Lincoln, which have formed a coalition to deal with this issue.

If full sovereignty passed, it could eventually make the approximately 24,000 acres of PIN (Penobscot Indian Nation) land in Carrabassett Federal Trust land. The expected legislation will

be very complicated and depending on the language in the legislation and future court decisions, Cota thought this could make the Tribes the DEP for river water quality standards. The Coalition River communities are very concerned about the impacts that extreme water quality standards might look like.

Carrabassett Valley's development as a recreational community is front and center for impacts, from zoning concerns (hundreds of Carrabassett properties abut PIN land), loss of property tax and many service-related questions. The current 'Maine Implementing Act' (based on the 1980 Federal 'Indian Lands Claim Act') requires that in an Organized Town (Carrabassett Valley) Tribes need to seek Town voter approval to convert their Fee Lands (Carrabassett Valley) into Federal Trust Lands. This provision could be eliminated in legislation.

In the recent past, the Coalition (including Carrabassett Valley) has hired attorney Matt Monahan from Pierce, Atwood to represent its concerns. However, it is expected that there is going to be a major push in the Legislature for full Sovereignty legislation in January and a larger Coalition effort will be needed to monitor the legislation and educate the legislature and media of potential serious impacts that could occur from this legislation. Cota noted that unfortunately, PIN leadership has refused to talk to the Town and there has been no opportunity to work on State-wide consensus legislation together to discuss the problems, issues and possible solutions.

Carrabassett has expended \$10-12,000 a year supporting the Coalition and the Town budgeted \$15,000 in 2023 to cover these costs. More will be needed to support a larger effort and a more formal Coalition of Towns, sewer districts and other potentially impacted entities. Cota and Select Board member Lloyd Cuttler will provide the Board with updates as the Coalition effort moves forward. The concern is that major legislation is expected when the Legislature meets again in January.

Karen Campbell said when they went to meet with the Penobscot Indian Land Committee in Old Town, they said, the only time the tribe sees the town is when the town wants something, such as land access for trails. She indicated that there's eight sides to every story and she is worried about the messaging that this (the Coalition) brings. She is passionate about trying to see every side and approaching this issue with compassion and understanding and finding a way forward for both the town and the tribe.

Informational:

Cota reported that the joint Select Board—Planning Board Sub-Committee working on Contract Zoning meets again August 31.

John Beaupre moved to adjourn, seconded by Karen Campbell to unanimous consent.

Respectfully submitted, Susan Davis, Secretary

TOWN OF CARRABASSETT VALLEY

REQUEST FOR PROPOSALS

BANKING SERVICES

The Town of Carrabasset Valley is request bid proposals from qualified banks doing business in the State of Maine for banking services as described below for the Town's Operating Accounts. **All proposals must be submitted to the Town Office no later than October 12th, 2023.** (Proposals may delivered or sent to: Town Office, 1001 Carriage Road, Carrabasset Valley, 04947.

The Town has a desire to lower costs, increase interest revenues, consolidate its banking activities, hedge its investment risks and further integrate into the electronic banking world.

GENERAL INFORMATION:

The Town currently has an operating fund account (regular checking account) and a daily "sweep" account (for funds above \$250,000) which maximizes interest. The excess funds over \$250,000 are "swept" into an overnight investment account, which is invested daily.

The Town currently issues approximately 2,200 checks per year consisting of approximately 900 payroll checks and 1,300 vendor checks. We have enclosed a copy of recent end of the month balances of our "sweep account" balances (excess cash over \$250,000).

The Town is interested in obtaining bid proposals, which address the bid specifications, and provide the following:

1. Ease of operation and convenience (on line banking services, etc.)
2. Highest rate of return
3. Least amount of total costs associated with these accounts.
4. Liquidity of funds.
5. Financial protection of all funds.

PROPOSAL REQUIREMENTS:

At a minimum, interested banks must submit proposals, which address all of the following:

1. Please state name of bank, and bank representative responsible for this proposal.

2. Please outline the accounts proposed to the town, which will meet the town's needs as outlined in this request for proposals. Be specific as possible as to how each account will function.

3. State projected Net Interest Rate earnings on each account proposed (checking and/or sweep accounts). Be precise as possible. Describe how this will be monitored and changed over time. State minimum balances required for each account.

4. State any and all fees on all banking activities including but not limited to:

- Cost of checks (example: per thousand cost, etc.):
 - Town generates approximately 1,300 vendor and 900 payroll checks per year. Will bank provide checks including cost of outside vendor.
- ACH (payments/revenues):
 - Monthly fees or otherwise.
- Remote Check Deposit:
 - (Set up and monthly fees for one or two scanners)
- Returned items costs:
 - (Currently less than ten per year)
- Cost of deposit books
- Canadian Check Fees:
 - (Currently approximately 100 per year)
- Other monthly fees
- All charges for maintenance of all accounts must be clearly stated.

5. How and When will monthly online statements be provided and please provide copies of an actual statement for each account proposed.

6. State who will be the contact person for each account proposed and the nature of ongoing service and consultation regarding the servicing of these accounts.

7. Collateralization of all town funds in excess of the F.D.I.C. \$250,000 limit---The bid proposal must include a specific proposal to collateralize the amount of these accounts beyond the current \$250,000 F.D.I.C. Insurance limit. The proposal must meet the requirements of State Law and this proposal will be reviewed by the Town's auditing firm (RHS Smith & Co.).

8. Contract Period: The contract will be for a period of three years. The bank's proposal will be considered the "contract". The Town may decide to continue banking services with the selected bank beyond the contract period.

9. Cancellation of Contract: Either party may terminate the contract upon giving written notice of at least three months for cause: In the event of breach of the contract by the bank or unsatisfactory performance as assessed by the Town, or if the bank performs in a manner that precludes the Town from administering its functions in an effective manner and if, after thirty (30) days following written notice thereof, the bank has been unable to remedy such breach, or provide satisfactory performance, then the Town shall upon

written notice to the bank, be authorized to cancel this contract by providing a maximum of thirty (30) days as the final termination date of the contract. A bank rating that is downgraded during the life of this contract period may subject this agreement to possible termination.

10. Although not a requirement, the Town is interested in obtaining Credit Card Services. Preferred services might include only one account with several sub-accounts (each department head with their own card). Please state what services you may provide and associated costs.

REVIEW OF BID PROPOSALS

The Carrabassett Valley Select Board reserve the right to accept or reject any or all bids or waive any irregularity in the bidding. It is anticipated that a decision will be made shortly after the bid proposal deadline with a start-up date shortly thereafter. If you have questions, please feel free to contact Town Manager Dave Cota or Treasurer Sacha Gillispie at the Town office at 207-235-2645.

Thank you for your consideration!