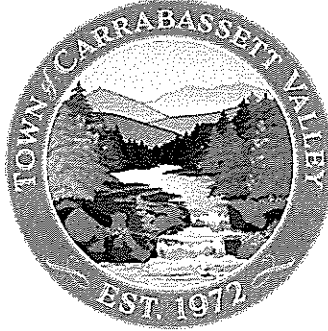


Carrabassett Valley Select Board Meeting
4:30 p.m. Monday February 5th, 2024 at the Town Office



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=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: #3 (\$31,668.82) and #5 (\$31,149.09)

Review and sign Expenditure Warrants: #4 (\$788,355.00) and #5 (\$105,969.87).

AGENDA:

1. MINUTES of the previous meeting (January 8th, 2024) are attached.

2. ZOOM MEETING WITH DON GERRISH, EATON PEABODY CONSULTANT GROUP, HIRED TO ASSIST THE SELECT BOARD IN A SEARCH FOR AND HIRING A NEW TOWN MANAGER: Don wishes to talk to the Board about the specifics of the search and timetable to complete it. Don's draft time line is attached (while this discussion is with the Select Board, this is part of the open Select Board meeting).

3. REQUEST FROM SUGARLOAF AVIATION, LLC (Sawyer Fahy) AND CAVU AVIATION, LLC (Peter Robbins) TO TRANSFER THE AIRPORT CAVU AVIATION LAND LEASE TO SUGARLOAF AVIATION AND TO EXTEND THE LEASE TERM AND TO AMEND THE LEASE TO ALLOW LIGHT AIRCRAFT MAINTENANCE AND SALES: The CAVU hangar is the southern most hangar and lot (near the Information Center). The proposed lease extension would end on December 31st,

2034 with two five-year renewal options (as opposed to ending on July 1st, 2029 with two five-year renewals). This extension is consistent with two other adjacent hangars in that area of the airport. Also being requested, is the allowance of “light aircraft maintenance and sales” which is not currently allowed under Section 1.5 of the current CAVU Lease Agreement (see attached). This would allow Sawyer to conduct light aircraft maintenance and related sales in this hangar. If agreed by the Select Board, we will provide a new lease with the above changes for the Board's approval. All other provisions of the lease will remain the same.

4. AIRPORT CONSULTANT SERVICES: In order to receive F.A.A. airport funding, they require that municipal airports go out to bid via a ‘Request for Airport Consultant Qualifications’ (RFQ) every five years. Our five-year period is up in July. We are in the process of obtaining the most recent RFQ model form and, with Board approval, we will go through the process. This will entail setting a date of submission, advertising and a somewhat formal selection process (point system). We would suggest involving the Airport Manager, Select Board member Lloyd Cuttler, the Town Manager and one or two interested Airport Committee members. This group would then make a recommendation to the Select Board.

5. SIGN CERTIFIED COPIES OF THE FOLLOWING PROPOSED ORDINANCES THAT WILL BE VOTED UPON AT THE MARCH 13TH TOWN MEETING (voting for Town Officials will take place during the Presidential Preference Vote on March 5th):

‘2024 Amendment to the Zoning Ordinance of the Town of Carrabassett Valley, Maine, Article IX, Section 7 (2) - Performance Standards: Off-Street Parking’

Purpose: This Change aligns with a more common minimum size of 9’x18’ instead of the current minimum size from 10’x20’. Smaller minimum size would lessen impervious surface area and/or leave more land undisturbed by development.

‘2024 Amendment to the Zoning Ordinance of the Town of Carrabassett Valley, Maine, to add a new Article entitled ‘Contract Zoning’ and adding definitions of ‘Contract Zoning’ and ‘Substantial Commencement of Construction’ to Article II’.

Purpose: It would allow an applicant to request a variation from the current zoning requirements, while it would serve as a tool of the Town for betterment of the Town that is not currently allowed, but avoids lessening the Town’s baseline zoning standards for general uses that might not be deemed publicly beneficial.

‘2024 Amendments to the “Shoreland Zoning Ordinance of the Town of Carrabassett Valley, Maine” and the accompanying Shoreland Zoning Map’

Purpose: This updates the Ordinance to be in alignment with changes that the Maine Legislature made to State Statutes respective to MDEP Chapter 1000 - Municipal Shoreland Standards that were enacted January 26, 2015, and regarding the Shoreland Zoning Map, change South Branch of the Carrabasset River from 'Stream Protection', to Resource Protection from the Golf Course upstream to the Mount Abram Township Line & other changes are clerical/cleanup of zoning districts.

'2024 Amended Carrabasset Valley Marijuana Business Licensing Ordinance to allow Retail Marijuana Stores'

Purpose: To bring the ordinance in compliance with constitutional concerns regarding residency requirements (we cannot restrict the two allowed retail stores to only CV or State of Maine residents) and to correct clerical errors in the original 2020 ordinance.

A Public Hearing was held on January 11th concerning these four ordinances. Copies of these ordinances are available on the Town Website (www.carrabassetvalley.org). We have also attached a PDF file containing these ordinances in the order they appear above. We will also have a copy of these ordinances at the Select Board meeting. Brief descriptions of what these ordinances attempt to accomplish are noted above and in the proposed related Town Meeting Warrant Articles (attached—articles 31-34). The Board needs to sign Certified Copies of these four ordinances. That will allow the Town Clerk to then sign Attested Copies that will need to be posted with the Town meeting warrant.

6. ANNUAL TOWN MEETING WARRANT: See attached. All of the "money appropriation" Warrant Articles reflect the recommendations of the Budget Committee at their recent meeting. There is still time for the Board to make changes to this warrant and sign. However, we need to get this to the printer soon to allow time to print and receive Town Reports preferably by the first of March in advance of the March 5th Town Meeting vote to elect Town Officials (part of the Presidential Preference Vote). **The Town Meeting will then reconvene on March 13th at 6:00 p.m. at the Outdoor Center to vote on the remaining Town Meeting Warrant (Articles 3 through 35).**

Note: Peter Fransworth from Eustis has agreed to serve as Moderator of the Town Meeting should he be elected (Peter has moderated the Eustis Town Meetings). Thank you to Bob Briggs who has moderated our Town Meetings in the recent past but wishes to no longer do so.

7. COMMUNITY MEETING CONCERNING THE COMPREHENSIVE PLAN PROCESS: March 13th from 3:00 p.m. to 5:00 p.m. at the Outdoor Center (prior to the 6:00 p.m. Town Meeting): A Vision Statement and Future Land Use Map are two important, required components of the comprehensive planning process and plan document. The Town of Carrabasset Valley is hosting an in-person Visioning and Future Land Use workshop for Wednesday, March 13, 2024 from 3-5pm at the Sugarloaf Outdoor Center before the Town Meeting. The purpose of the

workshop is to obtain more information about public attitudes, values, and issues of concern to help draft the vision statement for the town. In addition, the town will gather community input on where to encourage future activity, public and private investments, and places that should remain relatively unchanged in the future.

8. INFORMATIONAL:

- We are meeting with Camden National Wealth Management at 1:00 p.m. on February 20th to review the Town's Reserve Account Investments. It would be great if at least one Select Board member could meet with us (Town Manager and Town Treasurer and Camden National representative).
- The Federal Government has just made the formal Federal Disaster Declaration for the Dec. 17-21st, 2023 Flood (see attached). We will await the F.E.M.A. folks.
- AVCOG is tentatively planning to hold a Housing Workshop from 10-12:30 on Feb. 14th here in Carrabassett Valley (it now looks like this will be held in the Mountain Fire Station). This will be an area wide workshop for municipal representatives and the public is invited. See attached related information.

**Minutes of the Carrabassett Valley Select Board Meeting
January 8, 2024**

Location: Town Office conference room
Time: 4:30-5:30
Board Present: John Beaupre, Karen Campbell, Lloyd Cuttler, Bob Luce, Jay Reynolds
Others Present: Deb Bowker, Dave Cota, Chris Parks, Susan Davis; Tom Cromwell, Mark Schwartz, Sasha Lennon
On Zoom: Steve Sirois, Annie Twitchell

Chair Bob Luce opened the Monday, January 8, 2024, Carrabassett Valley Select Board meeting, at the Town Office conference room at 4:30. The board reviewed and signed payroll and expenditure warrants.

Jay Reynolds made a motion to approve the December 27 minutes, seconded by Lloyd Cuttler. The motion passed unanimously.

Flood Damage

Town Manager Dave Cota and CEO Chris Parks outlined and described damage from the December 18 flood. Because of heavy use of the trails, Cota hired Jordan Excavation to make immediate repairs to the Outdoor Center interior road and trail damage and the Narrow Gauge Pathway at the north end of the trail at Campbell Field parking lot and at the south end of the trail near the Huston Brook bridge. The Town purchased timber mats to cover the Huston Brook Bridge, all repairs to date for a total to date of \$18,000.

The Narrow Gauge is open from Stratton Brook Trailhead south to near the "S-Turns" and from the Airport Trailhead north, approximately 1 mile, to Crommett's By-Pass. The approximate two miles located in the S-Turns is closed until late spring/early summer when it can be repaired.

Cota and Parks noted on personal inspection that the damage is worse than initially thought. Cota strongly advises "Trail Closed" signage. Nearby resident Steve Sirois, on Zoom, asked if the sign could be changed to "Pass at Your Own Risk." Noting how hazardous the walking terrain is, Cota advised against changing the signage, citing the danger and feeling it could increase Town liability.

Cota and Parks have estimated \$65,000 for repair, covering c. 382 yards of heavy rip-rap, 12 inches of base gravel and 4 inches of surface finish. Cota noted that FEMA has still not paid for acknowledged damages sustained in the Spring flooding, recognizing how inundated FEMA is at this time.

Because this kind of damage is so frequent (four times in the last 12 years), Cota discussed investigating more permanent repair options, such as pinning rip-rap to bedrock. Parks has been working with fellow civil engineers on the problem. Although not a permanent fix, it could minimize future damages.

John Beaupre noted that work on the Golf Course provides a precedence it was repaired to fix the damage, which has held, right after Irene in 2012.

Doing preliminary investigation of feasibility and cost, Cota noted there are two types of FEMA funding, the tradition "Public Assistance" (PA) funding and the more involved "Hazard Mitigation Grant Funding" (HMGF). The Town has sent in the preliminary flood damage

assessments for repairs to Town property (Outdoor Center Road/trail, Narrow Gauge and mountain bike trails. HMGF funding is more complicated and may entail timing issues.

One complicated aspect of HMGF money is data collection. Cota requested permission to use money from the Outdoor Center's Outdoor Center Trail account to purchase trail counters, which might cost \$2,500 for three. They measure walking, hiking, biking and skiing/snowshoeing traffic. (Lloyd Cuttler noted that that couldn't apply for this application.)

Recreation Director Deb Bowker and Cota emphasized the need; Bowker spoke of having wanted this for 12-15 years, that nearly every grant application she handles has a box requesting such information. They've estimated in the past, using parking lot numbers, Maine Huts & Trails figures and Outdoor Center numbers.

The case has to be made that this is a regional asset. Because of the information needed for HMGF money it could mean delayed use of the Narrow Gauge Pathway this upcoming summer. An engineering study would also have to accompany the HMGF funding request. Jay Reynolds recalled that engineer drawings were done for the construction of the trail in 2003. Such plans would at least provide a baseline.

John Beaupre moved to authorize Cota to purchase trail counters, seconded by Lloyd Cuttler. The motion passed unanimously. Bowker will talk with CV's Trails Manager Josh Tausus about using the trail counters during the summer season.

Budget Committee meeting date and Committee members

The meeting was set for Wednesday, January 31, to begin at 5:00 with pizza, which Jay Reynolds volunteers to bring from The Bag. Sasha Lennon and Raleigh Ehrlenbach were appointed to the Committee.

Assessor's Contract

Mike Rogers, the Town tax assessor has agreed to a 3.5% increase in his per diem fee. Cota explained that Rogers is moving on to phase two of a market adjustment of property values of the Town. He doesn't think real estate taxes will increase that much, if at all, despite a big jump in Franklin County's assessment but it's still early to tell.

Jay Reynolds moved to increase Roger's fee by 3.5%, seconded by Karen Campbell. The motion passed unanimously.

Town Manager Search Schedule

The Board reviewed the schedule that Cota and Select Board chair Bob Luce discussed with Don Gerrish of Eaton Peabody Consulting Group (EPCG), the firm hired for the search. EPCG will meet with the Selectboard to discuss and approve the process and timeline sometime between February 26-29. The goal is to select a candidate by June first to provide a month's overlap with current manager Dave Cota for his scheduled departure July 1.

Informational

Town Meeting Moderator

Cota reported that Bob Briggs who has served as Town Meeting Moderator for years, wishes to resign from the position. Cota and the Board will be researching possible replacements.

Public hearing

The Planning Board has scheduled a Public Hearing for January 11 concerning ordinance changes to Shoreland Zoning and to add Contract Zoning. The Select Board will hold a hearing for changes to the Marijuana Business Licensing Ordinance to Allow Marijuana Stores to bring it into compliance with changes in State Law residency requirements and to correct a clerical mistake.

Lloyd Cuttler moved to adjourn at 5:30, seconded by Karen Campbell and approved unanimously.

Respectfully submitted,

Susan Davis, Secretary

DRAFT

DRAFT

Carrabassett Valley Manager Search
Example of Timeline/Flexible
February 2024

DRAFT

February 5 Monday

Meet with Selectboard discuss/ approve process and timeline

March 11- 14

Public Meeting??
Staff Interviews??

March 18-21

Approve Ad

March 26 Tuesday

Ad Placed

April 23 Tuesday

Deadline for Resumes

April 26 Friday

Notebooks with recommended resumes of candidates to interview along with all resumes delivered to Selectboard..

April 29-May 2

Meet with Selectboard to review candidate's resumes and decide on candidates for first interview.

May 6-9

First round of interviews most likely two days needed. (Zoom or in person) Decide on finalists.

May 20-23

Selectboard interviews finalists and decides on final candidate.

May 27-31

Contract negotiated with finalist and starting date determined and finalist announced.

LEASE AGREEMENT

This lease between the Town of Carrabassett Valley (hereinafter referred to as the "Town"), a municipality situated in Franklin County, Maine and C. AVU Aviation, LLC ("Lessee").

Town, for and in consideration of the agreements of Lessee hereinafter mentioned, hereby leases to Lessee, and Lessee leases from Town, the premises located at the Sugarloaf Regional Airport in Carrabassett Valley, County of Franklin and State of Maine, known as "Hanger Lot 13" more fully described in Exhibit "A" attached (hereinafter referred to as the "Premises").

This lease is for the term beginning July 1st, 2019 and ending July 1st 2029 unless sooner terminated as hereinafter provided.

1. AGREEMENTS OF LESSEE:

Lessee, in consideration of said leasing, agrees:

- 1.1 To pay as rent for premises the sum of \$415 per year starting in calendar year 2019 (to be prorated for 2019) plus an annual fee for electrical usage in common with other airport hangar owners if desired. An annual inflationary increase (based on the annual increase in the consumer price index as determined by the State of Maine Planning Office) will be added to the annual lease payment. The lease fee is payable on the first day of July during the term of this lease, at the Town's address: Town Office, 1001 Carriage Road, Carrabassett Valley, ME 04947.
- 1.2 To pay all charges for light, heat, fuel, power and water furnished or supplied to or on any part of premises.
- 1.3 To pay all taxes and assessments, ordinary and extraordinary, general and specific, including the same for which may be levied or assessed on premises used for private purposes.
- 1.4 To pay all reasonable costs, attorneys' fees and expenses that shall be made and incurred by Town in enforcing the agreements of this lease.
- 1.5 To use and occupy the premises for the purpose of storing private non-commercial aircraft and for no other object or purpose without written consent of Town, and to not use premises for any unlawful purpose or purpose deemed extra hazardous. All buildings and grounds must be used solely for the aeronautical activities referred to in this lease.

The Lessee shall make land and building improvements and maintain any hangar subject to the following conditions:

A. All building construction, repairs, alterations and expansions and land improvements must be approved by the Code Enforcement Officer and/or the Planning Board as prescribed in the Town's land use ordinances and by the Board of Selectmen prior to commencement of construction. A copy of the approved plans will be attached to this lease. All buildings and improvements must be completely constructed within one year and must be structurally sound, and kept in good repair. The building exterior shall be finished in colors to blend with the adjacent hangars, as approved by the Code Enforcement Officer. All building construction must

Dave Cota

From: Erica Bufkins <EBufkins@avcog.org>
Sent: Tuesday, January 30, 2024 5:40 PM
To: Franklin County Housing NFP; carthage@myfairpoint.net; cvceo@roadrunner.com; towncvtm@roadrunner.com; townmanager@rangeleyme.org; manager@kingfieldme.org
Subject: AVCOG Housing Workshop
Attachments: Town Preparation Questions.pdf

Hello All!

We have decided to reschedule our Housing Training Workshop to Wednesday, **February 14th from 10-12:30PM** at the Carrabassett Valley Public Library: *Mt. Fire Station.*

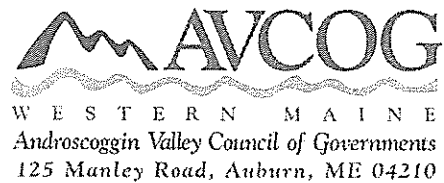
I've attached some "preparation questions" for you to look at prior to the workshop. I plan to use these questions in discussions to facilitate conversation around county-wide goals. Please reach out with any questions or concerns. I'm looking forward to it!

Best,

Erica Bufkins

Land Use & Transportation Planner
Androscoggin Valley Council of Governments
125 Manley Rd, Auburn, ME, 04210
(207)783-9186 x226
www.avcog.org





AVCOG Training Series: Town Preparation Questions

1. How do you feel about the current housing stock? Do you believe there is a housing shortage in your town?
2. How can your town handle growth? In what ways does your town enable or prohibit growth?
3. If you want growth, what will need to be done to achieve this? Are there any barriers?
4. If you do not want growth in your town, what will need to be done to keep the status quo?
5. Can children afford to remain in, or return to, the community as they start their own households?
6. Do your elderly residents have adequate alternatives for remaining in the community as they age?
7. Who can and cannot afford to live in this community?
8. Can those who provide essential services in the community afford to live here?
9. In what direction is your community headed in providing quality housing to a broad spectrum of residents?
10. Does your community provide the types of housing needed to support local job growth?

DECLARED JANUARY 30, 2024

SUMMARY

STATE: Maine
NUMBER: FEMA-4754-DR
INCIDENT: Severe Storm and Flooding
INCIDENT PERIOD: December 17-21, 2023
DATE REQUESTED BY GOVERNOR: January 16, 2024
FEDERAL COORDINATING OFFICER: William F. Roy
National FCO Program

DESIGNATIONS AND TYPES OF ASSISTANCE:

INDIVIDUAL ASSISTANCE (Assistance to individuals and households):

Androscoggin, Franklin, Kennebec, Oxford, and Somerset Counties.

PUBLIC ASSISTANCE (Assistance for emergency work and the repair or replacement of disaster-damaged facilities):

Androscoggin, Franklin, Hancock, Oxford, Penobscot, Piscataquis, Somerset, Waldo, and Washington Counties.

HAZARD MITIGATION GRANT PROGRAM (Assistance for actions taken to prevent or reduce long term risk to life and property from natural hazards):

All areas in the State of Maine are eligible for assistance under the Hazard Mitigation Grant Program.

OTHER: Additional designations may be made at a later date if requested by the state and warranted by the results of further damage assessments.

TOWN MEETING WARRANT 2024

STATE OF MAINE
COUNTY OF FRANKLIN, ss.

TO: Mark Lopez, Police Chief of the Town of Carrabassett Valley, in said county:

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 **Town Office on Tuesday March 5th, 2024 at eight (8:00) o'clock in the morning**, then and there to act on Article One.

The polls will open as soon as Article One has been acted upon and will remain open to vote on Article Two until eight (8:00) o'clock in the evening. **We will reassemble at the Outdoor Center at Six (6:00) o'clock in the evening on Wednesday March 13th, 2024** to vote on all other articles, beginning with Article Three.

The Registrar of Voters gives notice that she will be in session during regular Municipal Office Hours. Registrations will not be accepted during the evening meeting.

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

Article 2. To elect all necessary Town Officers as required to be elected by secret ballot.

Article 3. Shall the Town vote taxes due as October 1st, 2024 and the rate of interest to be charged on unpaid taxes as 6% percent per year and the date such interest commences as October 2nd, 2024.

Recommended by the Select Board

Article 4. Shall the Town vote to authorize the Select Board to sell and dispose of any Town owned tax acquired property on such terms as they deem advisable and execute release deeds in the name of the Town for such property.

Recommended by the Select Board

Article 5. Shall the Town vote to authorize the Municipal Officers to spend an amount not to exceed 1/4 of the 2024 annual budget during the period from January 1, 2025 to the March 2025 annual Town Meeting.

Recommended by the Select Board

Article 6. Shall the Town vote to raise and appropriate **\$492,725** for General Government Accounts as follows:

General Government Salaries	\$202,500
Town Office Operating Expenses	121,000
Assessing	51,500

Code Enforcement	75,073
Planning Board Expenses	12,652
Donations/Contributions & Contingency	<u>30,000</u>
Total:	\$492,725

Recommended by the Budget Committee

Article 7. Shall the Town vote to raise and appropriate **\$727,172** for the Town Protection and Town Insurance Accounts as follows:

Police Department	\$111,807
Communications and Sugarloaf Security	182,000
Fire Department Expenses	176,415
Fire Department Vehicle Reserve	40,000
Mountain Fire Station Expenses	29,350
NorthStar Emergency Medical Services	115,400
Animal Control and Shelter Services	1,900
Town Insurances	<u>70,300</u>
Total:	\$727,172

Recommended by the Budget Committee

Article 8. Shall the Town vote to raise and appropriate **\$445,196** for Recreation Programs and Facilities as follows:

Recreation Department	\$ 84,500
Operation of the Anti-Gravity Complex (AGC)	269,096
Alden MacDonald Junior Golf Program	8,000
Playground & Equipment Reserve	1,000
Pool Reserve	4,000
Town Park Reserve	10,000
J.V. Wing Snowmobile Club	22,000
Mountain Bike Trail Maintenance	10,000
Public Lots Mountain Bike Trail Development	15,000
Outdoor Center Misc. Operations	1,600
Narrow Gauge Pathway Maintenance	<u>20,000</u>
Total:	\$445,196

Also, to approve transferring any remaining balance in the Narrow-Gauge Maintenance Account in 2024 to the Narrow-Gauge Pathway Reserve and to approve expending these funds for capital maintenance projects on this Pathway.

(Note: Offsetting AGC revenues of \$25,000 and \$110,000 for a total of \$135,000 are being requested in warrant article #24.)

Recommended by the Budget Committee

Article 9. Shall the Town vote to raise and appropriate **\$40,000** to be placed into the Recreational Endowment Reserve Fund and to place revenues from the Cell Tower Lease (estimated to be \$16,000) into this Reserve Fund and to see if the

Town shall vote to expend the following amounts from this Fund for the following purposes:

Town Matching Funds for the Junior Golf Program	\$ 450
Town Matching Funds for Mountain Bike Club Grants and Donations <i>(For Trail Planning, Maintenance and Development)</i>	\$15,000
Town Matching Funds to assist the Non-Profit 'Longfellow Mountains Heritage Trails, Inc.' develop a multi-use people powered trail that, if successful, would extend from Kingfield to Coburn Gore.	\$ 2,500
Town Matching Funds to assist the Carrabasset Valley Outdoor Association in stocking the Outdoor Center Pond with fish.	<u>\$450</u>
Total:	\$18,400

(Note: Based on past practice, all expenditures from the Recreational Endowment Fund require at least a one-to-one match from the fund recipient and this will be required for each of these programs and projects. As of 12/31/23 there was approximately \$413,000 in this Reserve Fund).

Recommended by the Budget Committee

- Article 10.** Shall the Town vote to raise and appropriate **\$30,000** for the Public Lot account and to authorize the Select Board to implement the recommendations of a Town Lot Forest Management Plan and to expend revenues received from the proceeds of the implementation of the plan for costs associated with forest management activities and maintenance and improvements to the Outdoor Center/Public Lot roads and bridges.

(Note: As of 12/31/23 there was an approximate deficit of \$136,440 in the Public Lot Reserve Account which will be reimbursed through timber harvesting revenues in 2024 and 2025).

Recommended by the Budget Committee

- Article 11.** Shall the Town vote to raise and appropriate **\$139,784** for Library Operations and Community Center Building Expenses:

Library Operations:	\$90,384
Community Center Building Expenses:	44,400
Community Center Building Reserve	<u>5,000</u>
Total:	\$139,784

Also, to place all unexpended funds in the Community Center capital improvement and maintenance account into the Reserve Account at year-end.

Recommended by the Budget Committee

Article 12. Shall the Town vote to raise and appropriate **\$30,300** to operate the Airport and **\$10,000** for the Airport Reserve and to also place anticipated 2024 Airport Lease Revenues (estimated \$10,000) and related grant funds received into the Airport Reserve Fund and to use these funds for capital maintenance and improvements and the Town's share of approved airport projects.

Airport Operation	\$30,300
Airport Reserve	<u>10,000</u>
Total:	\$40,300

Recommended by the Budget Committee

Article 13. Shall the Town vote to raise and appropriate **\$82,700** for maintenance and plowing of Town roads, parking lots, street lights, and signage and to approve transferring anticipated M.D.O.T. funding (estimated to be \$3,700) and any unexpended Carriage Road maintenance funding into the Town's Highway Reserve Fund to be used for improvements to Town Roads.

Street Lights	\$1,600
Airport Trailhead (plowing, grading)	6,200
Road Plowing Contracts	57,000
Summer Road Maintenance	4,000
Clean-up Day	400
Street and House Signs	1,500
Carriage Road Maintenance	<u>12,000</u>
Total:	\$82,700

Recommended by the Budget Committee

Article 14. Shall the Town vote to raise and appropriate **\$44,530** for maintenance, and operation of the following Town facilities and related services:

Town Office Buildings	\$12,000
Town Park(s)	15,930
Town Office Building Expansion Reserve	5,000
Maintenance of the Information Center	7,000
Cemetery Maintenance	3,000
Seasonal Lighting	<u>1,600</u>
Total:	\$44,530

Recommended by the Budget Committee

Article 15. Shall the Town vote to raise and appropriate **\$145,000** for Transportation Services:

Western Maine Transportation Services (Sugarloaf Explorer)	\$70,000
Reserve Fund to fund a bus wash facility	<u>75,000</u>
Total:	\$145,000

(Note: \$145,000 is the same amount appropriated last year. Accumulated surplus funds in the WMT Explorer Account will help pay for 2024 operations. The intent is to match funding (\$75,000) with Sugarloaf over a period of years and to eventually build and operate a needed bus wash facility for both the Explorer and Sugarloaf buses. With the 2024 Town appropriation and the Sugarloaf match there will be \$450,000 in this reserve. A properly designed bus wash facility will cost over \$1,000,000).

Recommended by the Budget Committee

Article 16. Shall the Town vote to raise and appropriate **\$264,010** for operation of the Transfer Station and Recycling Services:

Transfer Station Operation	\$239,010
Recycling Program	<u>25,000</u>
Total:	\$264,010

Recommended by the Budget Committee

Article 17. Shall the Town vote to appropriate **\$55,000** for the Golf Course and Golf Course Club House Reserves and to expend these funds for capital maintenance repairs and improvements:

Golf Course Reserve Fund (to be matched by Sugarloaf)	\$45,000
Golf Course Club House Repair	<u>10,000</u>
Total:	\$55,000

Recommended by the Budget Committee

Article 18. Shall the Town vote to raise and appropriate **\$337,167** for Obligated Debt and to accept and expend additional payments of approximately \$70,664 from Sugarloaf Mountain Corporation and \$11,025 from Carrabassett Valley Academy as their contractual share of Town debt service.

(Note: The Sugarloaf payments are related to debt service for golf course projects and the CVA payment is for debt service related to the 2016 new roof project at the Anti-Gravity Center).

Recommended by the Budget Committee

Article 19. To see if the Town will vote to raise and appropriate **\$263,400** as the Town's share of Employee Benefits and related requirements:

Social Security	\$62,000
Employee Health Insurance	110,000
Maine State Retirement	51,000
Workman's Compensation	37,000
Unemployment Compensation	3,000
Health Insurance Pre-Tax Service	<u>400</u>
Total:	\$263,400

Recommended by the Budget Committee

Article 20. Shall the Town raise and appropriate **\$55,600** for the following Organizations:

Flagstaff Area Business Association	\$20,000
Greater Franklin Development Corp	8,600
Maine Huts & Trails (for trail maintenance)	5,000
CV Network (Elder Services)	2,000
Sugarloaf Ski Club (for ski program scholarships)	<u>20,000</u>
Total:	\$55,600

Recommended by the Budget Committee

Article 21. Shall the Town raise and appropriate **\$12,000** for the following Town programs and services:

Town Scholarship Fund	\$10,000
General Assistance (to people in need)	<u>2,000</u>
Total:	\$12,000

Recommended by the Budget Committee

Article 22. To see if the Town will vote to carry the following Account Balances forward (as of Dec. 31st, 2023) and to expend these funds for said purposes:

<u>BALANCE FORWARD ACCOUNTS</u>	<u>2023 REQUEST</u>
Town Website	\$1,155
Surface Water Management Plan	1,504
Town Police Car Reserve	20,722
Fire Department Training Center	1,980
Outdoor Adventure Camp	23,444
Recreation Department Sports	8,310
Mountain Bike Race	2,890
Alden MacDonald Jr. Golf Program	5,105
Recreation Program Transportation	5,000
Recreation After School Program Grant	3,319
AGC New Equipment (Town and CVA Funds)	17,849
Mountain Bike Trail Signage	1,086
USDA Mt. Bike Trail Grant	(9,323)
Town/Mt. Bike Club Trail Planning	4,606
Town/Mt. Bike Club Trail Development Funds	97,553
Outdoor Center Bike Trail Development	17,500
Community Building Capital Maintenance	351
Airport Fuel	2,305
Airport AWOS Project	3,425
Town Buildings Repairs/Improvements Account	12,314
Information Center (Bldg. Improvements)	2,908
Town Scholarship Account	14,760
Cemetery Maintenance and Improvements	830
CVOA Shooting Range	2,930

ATV Club Matching Funds	16,621
Maine Huts & Trails Trail Development (matching funds)	4,833
American Rescue Plan Act Funds	25,478
History Committee Project	3,171
New Town Comprehensive Plan Project	<u>60,968</u>
Total:	\$353,594

Recommended by the Budget Committee

Article 23. To see if the Town will accept the categories of funds listed below and provided by the Maine State Legislature:

State Revenue Sharing	Estimated at	\$35,000
Tree Growth Reimbursement	"	20,000
Local Road Assistance Program	"	3,700
Veteran's Exemption Reimbursement	"	<u>250</u>
Total:		\$58,950

Recommended by the Budget Committee

Article 24. To see if the Town will vote to expend the following revenues from the following accounts to reduce the property tax commitment:

Unappropriated Surplus	\$200,000
State Revenue Sharing	35,000
Excise Tax Collections	220,000
Boat Excise Tax Collections	1,800
Interest on Taxes and Lien Fees	7,400
Cash Investments	30,000
Town Clerk Fees	5,800
Building and Plumbing Fees	10,000
Ambulance Service Rent	11,900
CVA AGC Reimbursement	25,000
AGC Revenue	110,000
Pool and Lesson Fees	6,000
State Tree Growth Tax Reimbursement	20,000
Cable TV Franchise Fees (net)	32,500
Library and Community Center Revenues	500
Transfer Station Revenue (metal)	1,500
Police Department Revenues	<u>1,500</u>
Total:	\$718,900

Recommended by the Budget Committee

Article 25. To see if the Town will vote to authorize the Select Board to contract with Snowfields Productions (operator of WSKI-TV Channel 17) to expend up to 30% of Town revenues received from Cable TV Franchise Fees to provide a Town of Carrabassett Valley marketing and promotional program on terms and conditions the Board deems to be in the best interest of the Town.

Recommended by the Budget Committee

Article 26. To see if the Town will vote to authorize the Select Board, on behalf of the Town, to apply for, accept, and expend Federal, State and other sources of grants and revenues for Town purposes during the fiscal year 2024 and to authorize the Select Board to enter into agreements to implement grant awards. This does not include any monetary local match the Town may need for these grants.

Select Board Recommends Approval

Article 27. To see if the Town will vote to appropriate funds from Overlay for abatements and over drafts.

Select Board Recommends Approval

Article 28. To see if the Town will vote to expend up to \$100,000 from Undesignated Surplus for flood related damage and improvements.

(Note: It is unknown at this time as to how much reimbursement the Town will receive from F.E.M.A. for damage repair costs from both the May and the December 18th floods. In addition, if feasible, more permanent repairs will be completed.)

Recommended by the Budget Committee

Article 29. To see if the Town will vote to authorize the Select Board to enter into a new 10-year agreement with Carrabassett Valley Academy (CVA) for continued operation and maintenance of the Anti-Gravity Complex (AGC) and to allow CVA to construct and manage, at no cost to the Town, a new fitness and training facility adjacent to the AGC on such terms and conditions as the Select Board deems in the best interest of Town.

(Note: The CVA Board and the Town Select Board have agreed on the terms and conditions of a new 10-year AGC operations agreement in addition to allowing for the construction and management of the fitness and training facility which CVA would have exclusive use of).

Select Board Recommends Approval

Article 30. To see if the Town will vote to authorize the Select Board to enter into a new 10-year agreement with Carrabassett Valley Academy (CVA) for continued operation and maintenance of the Anti-Gravity Complex (AGC) on such terms and conditions as the Select Board deems in the best interest of Town.
(Note: This warrant article is not needed if the above Article 30 is approved).

Article 31. To see if the Town will vote to approve an ordinance entitled: '2024 Amendment to the Zoning Ordinance of the Town of Carrabassett Valley, Maine, Article IX, Section 7 (2) - Performance Standards: Off-Street Parking'

Purpose: This Change aligns with a more common minimum size of 9'x18' instead of the current minimum size from 10'x20'. Smaller minimum size would

lessen impervious surface area and/or leave more land undisturbed by development.

Planning Board Recommends Approval

Article 32. To see if the Town will vote to approve an ordinance entitled: '2024 Amendment to the Zoning Ordinance of the Town of Carrabassett Valley, Maine, to add a new Article entitled 'Contract Zoning' and adding definitions of 'Contract Zoning' and 'Substantial Commencement of Construction' to Article II'.

Purpose: It would allow an applicant to request a variation from the current zoning requirements, while it would serve as a tool of the Town for betterment of the Town that is not currently allowed, but avoids lessening the Town's baseline zoning standards for general uses that might not be deemed publicly beneficial.

Planning Board Recommends Approval

Article 33. To see if the Town will vote to approve an ordinance entitled: '2024 Amendments to the "Shoreland Zoning Ordinance of the Town of Carrabassett Valley, Maine", and the accompanying Shoreland Zoning Map'

Purpose: This updates the Ordinance to be in alignment with changes that the Maine Legislature made to State Statutes respective to MDEP Chapter 1000 - Municipal Shoreland Standards that were enacted January 26, 2015, and regarding the Shoreland Zoning Map, change South Branch of the Carrabassett River from 'Stream Protection', to Resource Protection from the Golf Course upstream to the Mount Abram Township Line & other changes are clerical/cleanup of zoning districts.

Planning Board Recommends Approval

Article 34. To see if the Town will vote to approve an ordinance entitled: '2024 Amended Carrabassett Valley Marijuana Business Licensing Ordinance to allow Retail Marijuana Stores'

Purpose: To bring the ordinance in compliance with constitutional concerns regarding residency requirements (we cannot restrict the two allowed retail stores to only CV or State of Maine residents) and to correct clerical errors in the original 2020 ordinance.

Select Board Recommends Approval

Article 35. To see if the Town will vote to authorize the Selectboard, on behalf of the Town, to apply for and accept Land and Water Conservation Grant funds from the State of Maine Department of Conservation for: 1) reconstructing the existing Homologated Nordic Loop at the Outdoor Center and 2) to create a new 2.5 kilometer loop located at the Outdoor Center (estimated Land and Water Conservation grant funding amount \$80,000); and to see if the Town will vote to expend up to \$80,000 from the Recreation Endowment Fund to match the said Land and Water Conservation Grant Funds.

Select Board and Recreation Committee Recommend Approval

(Note: If approved, it is anticipated that the Town will apply for a Land and Water Conservation Grant in June with expectations of hearing the results in the fall).

Given under our hands this 5th day of February 2024.

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 times and places and for the purpose within named by posting on the _____ day of February 2024 attested copies of the within Warrant and copies of the proposed ordinances entitled: 'Amendment to the Zoning Ordinance of the Town of Carrabassett Valley, Maine, Article IX, Section 7 (2) - Performance Standards: Off-Street Parking', 'Amendment to the Zoning Ordinance of the Town of Carrabassett Valley, Maine, to add a new Article entitled 'Contract Zoning' and adding definitions of 'Contract Zoning' and 'Substantial Commencement of Construction' to Article II', 'Amendments to the "Shoreland Zoning Ordinance of the Town of Carrabassett Valley, Maine", and the accompanying Shoreland Zoning Map' and '2024 Amended Carrabassett Valley Marijuana Business Licensing Ordinance to allow Retail Marijuana Stores' at the Carrabassett Valley Town Office, Ayotte's Store, and the Town of Carrabassett Valley Community Center/Library Building all being public and conspicuous places in the Town of Carrabassett Valley.

Mark Lopez, Police Chief of the Town of Carrabassett Valley