

## **Mt. Agamenticus Parking & Lease Planning Subcommittee**

**Monday February 04, 2019**

**York Water District conference room 3:30 PM**

**SUBCOMMITTEE MEMBERS:** Two Town of York Selectmen, Dawn Sevigny-Watson & Mike Estes, Two YWD Trustees, Andy Belliveau & Rick Boston, York Parks & Recreation Director Robin Cogger, Mt. Agamenticus Conservation Coordinator Robin Kerr, YWD Superintendent, Don Neumann and YWD Assistant Superintendent Gary Stevens.

### **February 04, 2019 3:30 PM SUBCOMMITTEE MEETING NOTES;**

**Member Attendees:** Richard Leigh (He will be Andy Belliveau's replacement), Rick Boston, Don Neumann, Mike Estes, Robin Cogger, and Robin Kerr.

**Guest Attendees:** Jon Edgerton of Wright-Pierce Engineering.

**Member Invitees unavailable to attend:** Dawn Sevigny-Watson, Andrew Belliveau, and Gary Stevens.

The first discussion item on today's agenda was to review the Draft Lease Amendment. After receiving feedback during the January subcommittee meeting and the recent YWD Trustee meeting, Don had the District's attorney edit the draft for this meeting.

#### **Lease Amendment**

Group reviewed most recent draft. Some of the updates include:

Power Line Easement- it has been removed from the "amendment" and left in original lease as is.

Parking Areas, Improvements & Obligations- YWD likes having the time table but not "pending voter approval" language. Replaced with "within two (2) years after Effective Date" in section a. & b. If voted down YWD will need to consider its options as to how to proceed. The amendment would not be signed until both voter and MPUC approval is in place.

Other Facilities- cleaned up with "designated footprint" identified in exhibit B and added standard trailhead facilities and examples.

Animal Control Ordinance- pet waste had been previously been removed since it is addressed in section d. Compliance with Laws. YWD separated back out and added “Town agrees to enforce its Animal Control Ordinance...” in areas in section e.

Costs and Expenses- added “including (without limitation) all costs of maintaining and repairing the road”, unless the YWD elected to construct an improvement for their benefit, which would be at their expense.

Term and Renewal combined- section b. and c. reworked to provide a renewal (pending PUC approval). This amendment if approved will expire in 2050, YWD supports asking MPUC for two 20-year renewals.

Default- language that had been taken out and replaced with “may pursue any remedies available, such as mediation and arbitration” has been added back in and reworked. It was understood at the previous meeting that the group would rather allow the 2 attorneys review and comment on the default section of this amendment. Therefore, the YWD’s attorney made changes as to how he feels it should be worded (as a starting point).

Surrender- this section had been removed and added back in, shortened, and instead of removing all building and permanent improvements, they would be surrendered. It was understood at the previous meeting that the group would rather allow the 2 attorneys review and comment on the surrender section of this amendment. Therefore, the YWD’s attorney made changes as to how he feels it should be worded (as a starting point).

The next item on the agenda was to review the third draft conceptual designs for the Base and Summit parking lots. Jon Edgerton of Wright-Pierce provided one concept for the summit and two concepts with slight variations for the base.

**Summit Concept:** This design had been mostly narrowed in and has not changed much since our last meeting. John has started some rough preliminary cost estimates and will continue to refine. We are looking at around \$300K if all areas are being paved (its approx. an acre of paving). Those decisions do not need to be made right now and there is time to consider value vs. cost comparisons. That estimate is also based on 3.5” thick pavement and it could be thinned out. There is value in paving vs. gravel for water quality as previously discussed (reduces particulates and phosphorous, etc.) There is also time to refine numbers before budget process beginning in Sept. This cost does not include restrooms. Erosion and storm water runoff as it will pertain to parking area upgrades should also be addressed in this plan.

Committee agreed to go with what we want, with justifications. John and Robin K will get together to work on presentation.

**Base Concept:** This design is wider for bus access and has a 4% pitch over the length of the area. This is as steep as John feels is reasonable and avoids having vehicle doors slamming open or

closed. It still contains a center isle to address storm water (vs. a walkway) and a trail/sidewalk (presumably stone dust) around the westerly perimeter.

Robin had previously asked if the welcome area & restroom could be moved to the north of the parking area. This would remove the need for a cross walk in close proximity to the entrance/exit area and would allow for a better transition to the trailhead (eliminating the need for a perimeter sidewalk and the need for people to park, walk to one end of the parking area to the restroom and then go all the way across the lot to the trailhead) John looked at the north-end test digs and noted that there was ledge close to the surface. What makes the current location work, is that the south end will be primarily fill material to get it up to grade, and that makes it more efficient to install restrooms and the lower level storage tanks identified in the Clivus proposal. It was noted that there was also fill on the east side of the lot and John will investigate placement of the restroom facility there and the cost and feasibility for restroom requirements (size & access). The Welcome Center/Area, picnic tables etc. need not be tied into the restroom building and could still be situated so that there is a nice transition to the trailhead.

The Committee agreed to take out the "Phase 2" option of having bus parking on the road along with an ADA sidewalk and trail to the parking area for the purpose of the presentation. We can still keep it in mind for the future if needed.

**Process-**

It was agreed that some of these sticking points will need to be resolved with the attorneys. Don asked that everyone go thru the updated document in more depth, have the Trustees and Selectmen review one more time and then hand it off to the attorneys. Plus P.U.C. will need to approve.

There was a question about Dawn Sevigny-Watson and her recent announcement about making a move and resigning from the Board. If she is not able to sit on this sub-committee we will inquire about a replacement.

Mike Estes will forward the new draft to the Selectmen for review. Don would like to have a response prior to the Feb. 20<sup>th</sup> Trustee meeting if possible.

**Presentation:** March 11<sup>th</sup> is confirmed for Selectmen presentation. It will be an update/report early in the meeting and not require action at this time. We will have about 15-20 minutes. Don can talk about history of lease, John can talk about designs, Robin K can talk about operations and how this all works programmatically. We will highlight the safety aspects and the protection of our resources, the economic value of visitors and working together. We will make the case for building infrastructure to manage the use that is here now. We will strategize more before then. It was suggested to research other parks and trail systems to glean more about gates, parking, fees, usage, welcome centers, etc. for comparison.

**NEXT MEETING DATE, TIME & LOCATION TBD.**