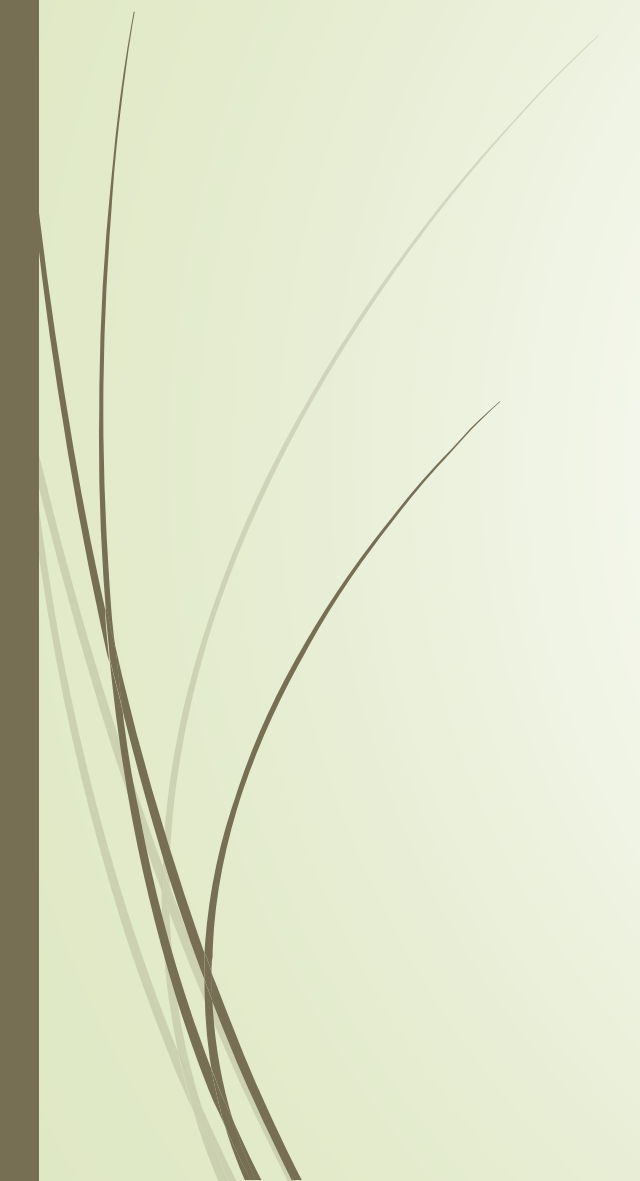


**Mt. Agamenticus
Parking &
Restroom Project
and
Lease Amendment
Update**

York Board of Selectmen
October 21, 2019



The need is well documented

- Identified in 2009 Guidelines for Usage
 - Traffic Counts 2008, 2013, & 2016
 - Annual Visitor Use Surveys
 - 2013 Planning and Visioning Workshop
 - 2015 Mount A Strategic Plan
 - 2016 Parking & Traffic Flow Needs Assessment
- 

Mount A has been discovered!



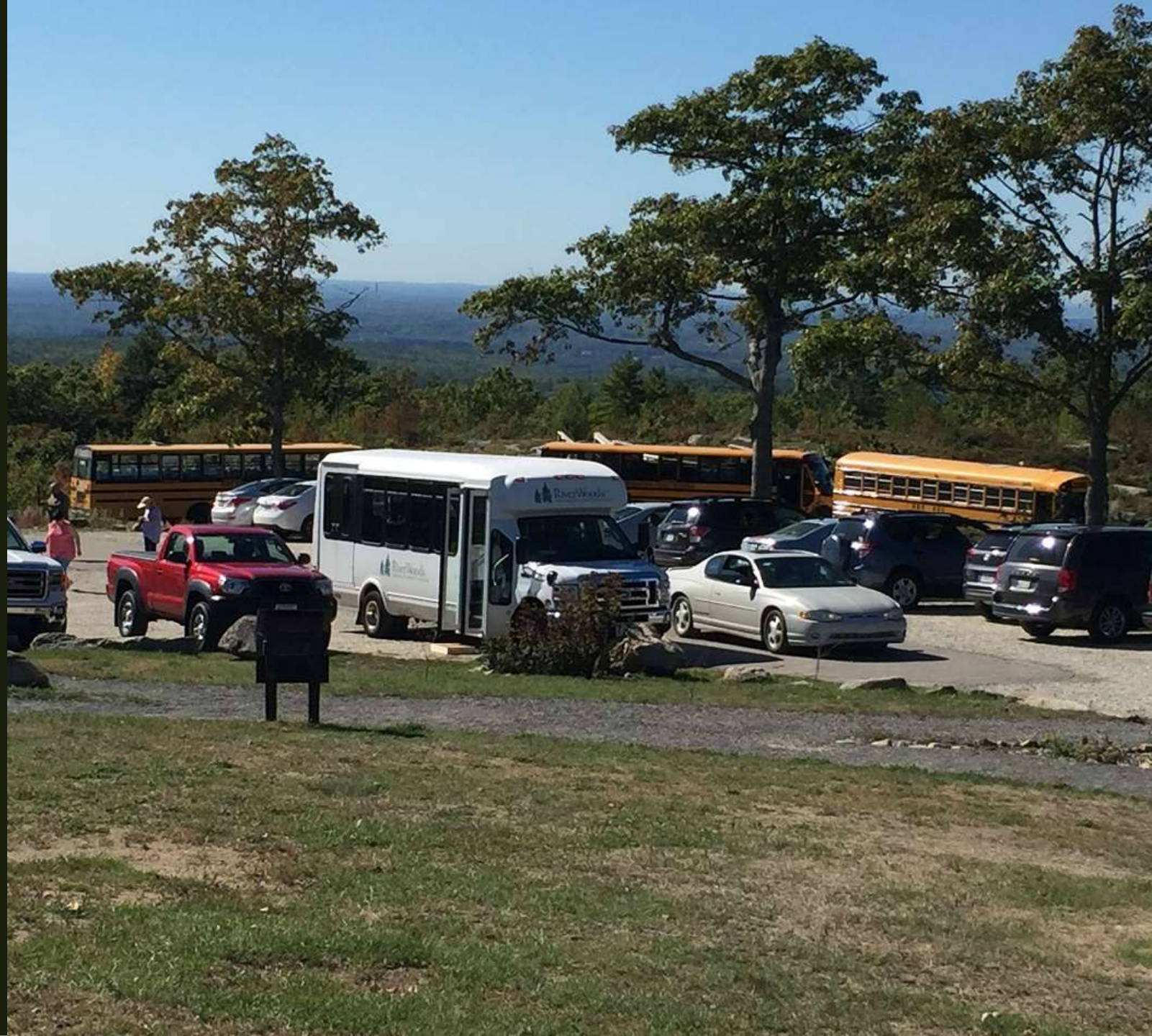
A red arrow points to the right from the left edge of the slide. Below it, several thin, grey, curved lines sweep upwards and to the right across the left side of the slide.

**Mount
Agamenticus
current situation**

- ▶ Parking is Over Capacity During Periods of High Use Throughout the Year
- ▶ Parking has become a Public Safety Concern
- ▶ Portable Toilets are Costly, Insufficient and Unpleasant
- ▶ Infrastructure Improvements will better serve the growing needs and demands of the public and align with efforts to enhance accessibility



- ▶ Parking and base restroom improvements would take place on York Water District Property
- ▶ Feb. 12, 2018 Joint Workshop with York Water District Trustees & York Board of Selectmen to discuss mutual interest of Use, Access and Facilities at the summit and base of Mt. Agamenticus.
- ▶ Sub-committee was established to review existing lease agreement and the engineering & design of new parking areas and restrooms.



Sub-committee members



- The York Water District hired Jon Edgerton of Wright-Pierce Engineering to conduct the design and engineering work.
- The sub-committee has been meeting with him throughout the last year and a half, and there have been many accomplishments to report.

Accomplishments to Date



➤ Considered 3 options for lower parking area location:

- Near existing CFW
- Base of summit road
- Along Road

➤ Wetland delineation was completed on both locations

** CFW proved challenging due to wetlands

Accomplishments to Date

- Test Pits at Summit and Base Completed
- Area was surveyed by a drone to collect topographic information



Base Conceptual Design



Summit Conceptual Design





Accomplishments to Date

- ▶ Conceptual Designs were developed
 - ▶ There was a lot of discussion regarding the value of paving vs. gravel for water quality as previously discussed (reduces particulates and phosphorous, etc.)
 - ▶ To meet water quality BMP's parking area will need to be paved
 - ▶ Easier to maintain for winter plowing and striping for efficient parking
 - ▶ Plan will eliminate parking on Mountain Road once complete
 - ▶ Plan will eliminate parking on first parking pull off on Summit Access Road and increase/combine space in second area

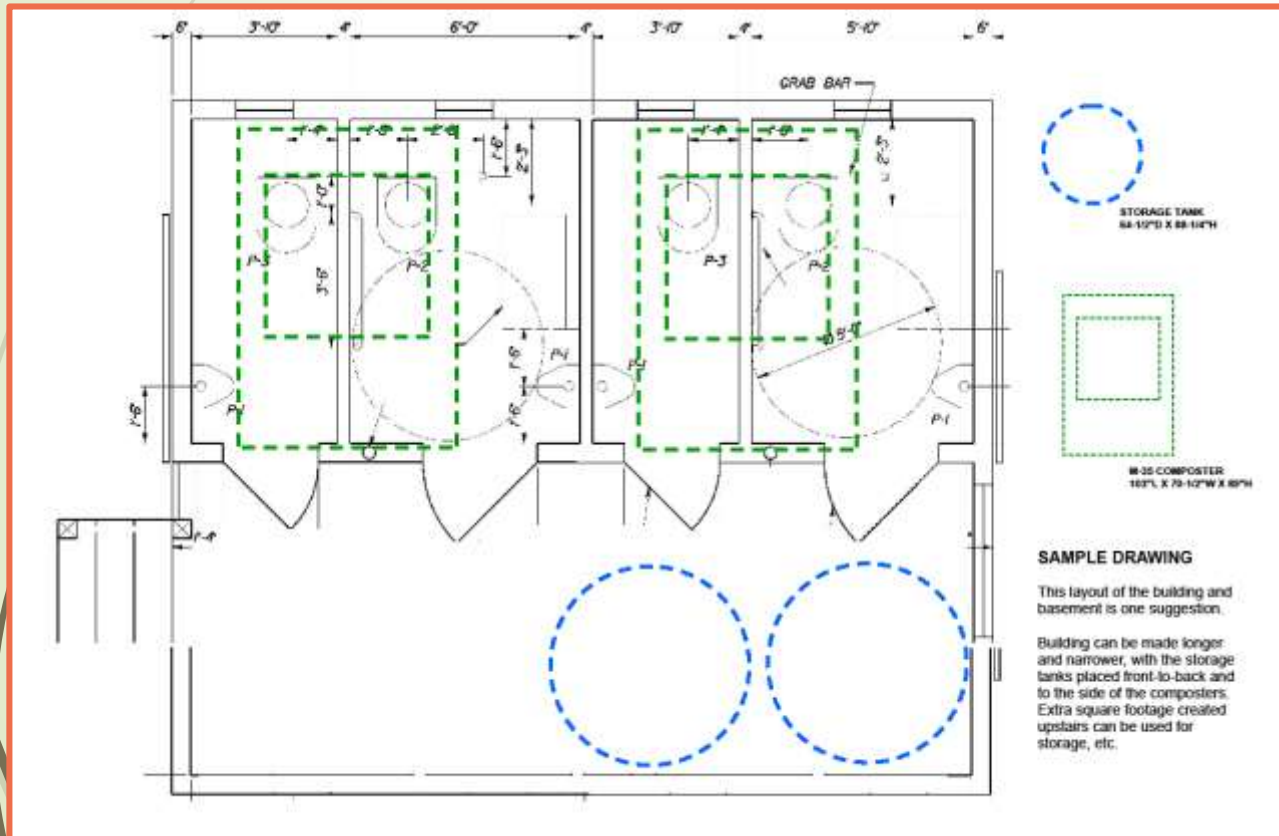


Composting Public Restrooms

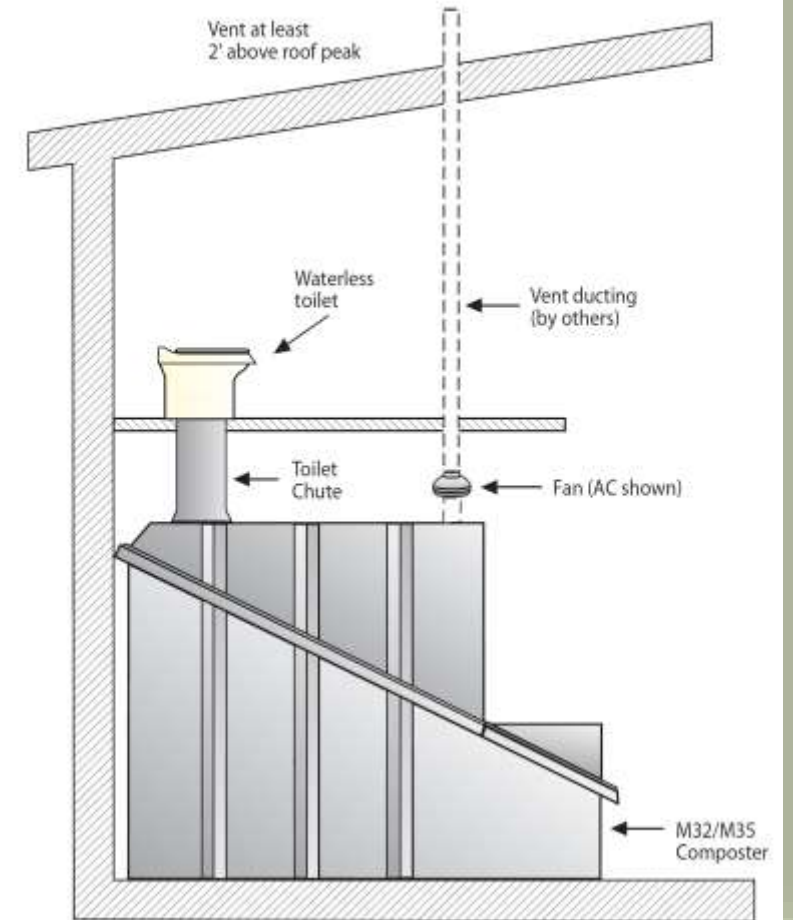
- Water flow limits ability to install flush toilets that would meet public demand
- Composting toilets were investigated and determined feasible and appropriate in these locations
- Images are examples of buildings that house composting facilities. Final design to be determined.

Composting Public Restrooms

- Proposal includes two model M-35 composters with four waterless toilets at both summit and base



Typical Configuration



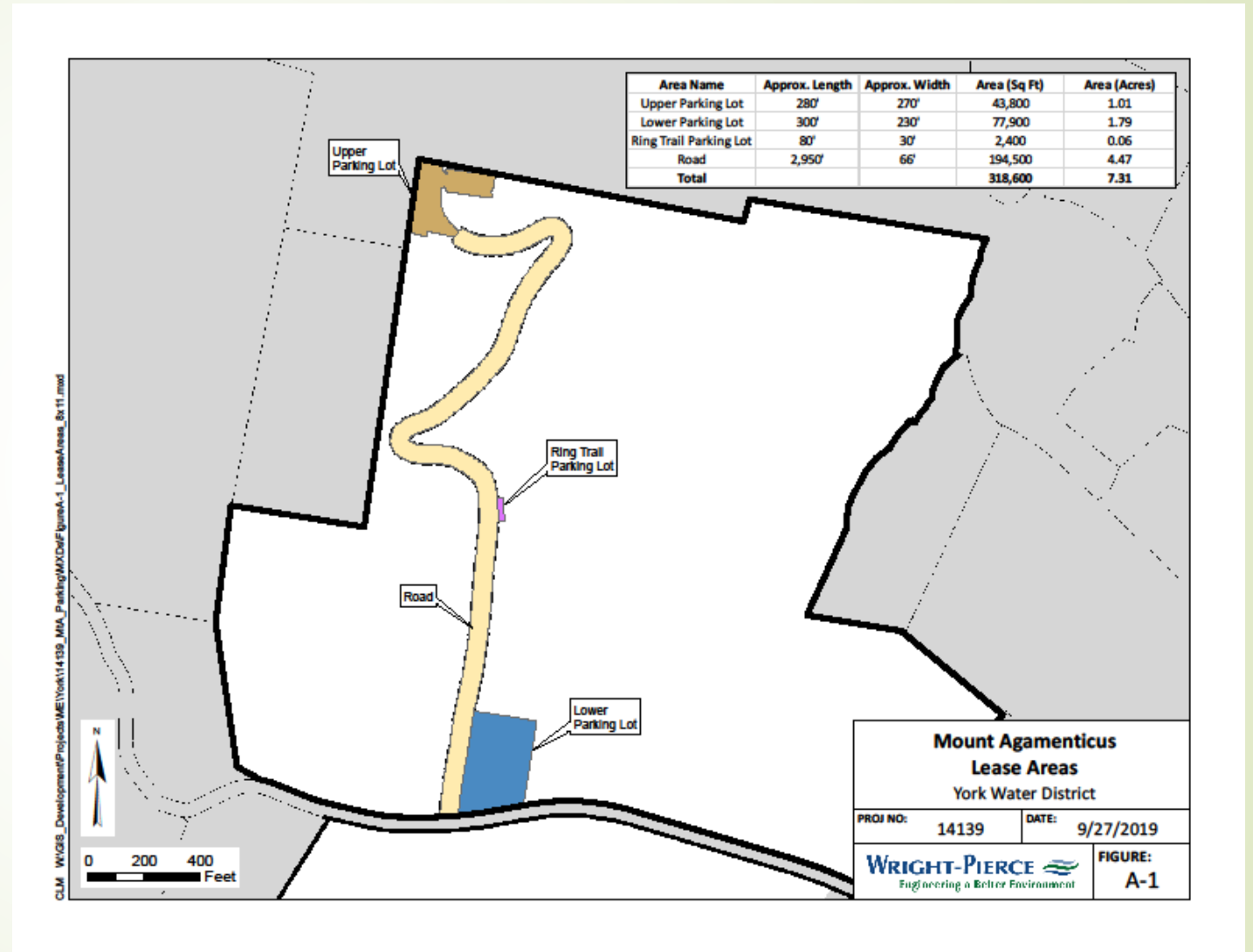
Construction Estimate

- Summit Parking Area- \$365,000.00
- Base Parking Area - \$345,000.00
- Ring Trail Parking (by the barn, currently overflow parking) - \$35,000.00
- Buildings at the base and summit to house the toilets - \$244,000.00
- Toilet systems (base and summit) - \$133,000.00
- The total amount of the capital request for this project is \$1,2 mil. and includes approximately 10% as a contingency.



Lease Amendment

- York Water District owns property where existing parking areas and access road lie
- Town of York has 50-year lease agreement with YWD dated May 1980
- YWD is supporting partner and has vested interest in safety and water quality
- Sub-committee has worked to develop a 20 year amendment to current lease extending through 2050, with proposed 2 additional 20 year terms (pending MPUC approval)
- Amendment is under legal review, will be mutually agreeable and will meet requirements of both MPUC and Town Bond Funding compliance



The following list outlines the amendment as it differs from the current lease:



Provides for extension of lease through 2050



proposes two additional, 20- year terms,
(pending PUC approval)



Provides the Town with continued access to the summit and authorized trails on Water District property



Allows for widening of the easement corridor from 49.5 feet to 66 feet



Allows for the Town's infrastructure improvements to include parking and restroom facilities, on Water District property



Formalizes the existing parking areas



Allows for composting toilets

List continued...



Provides for maintaining the Town's existing power and telecommunication rights



Provides clarification of Town's responsibility and ability to maintain road including signage, enforcement of Town ordinances, paving, widening, etc.



Provides for the protection of YWD's interests regarding water quality through engineered parking & enforcement of the Town ordinances



Provides plan in the event the Town defaults, albeit unlikely



Speaks to Town's bond compliance, in the event of default/surrender, albeit unlikely- currently under legal review



Attachments to Proposed Lease Amendment



Figure A-1

Summary of leased areas



Figure A-2

Overview



Figure B-1

Lower parking lot



Figure B-2

Ring trail parking lot



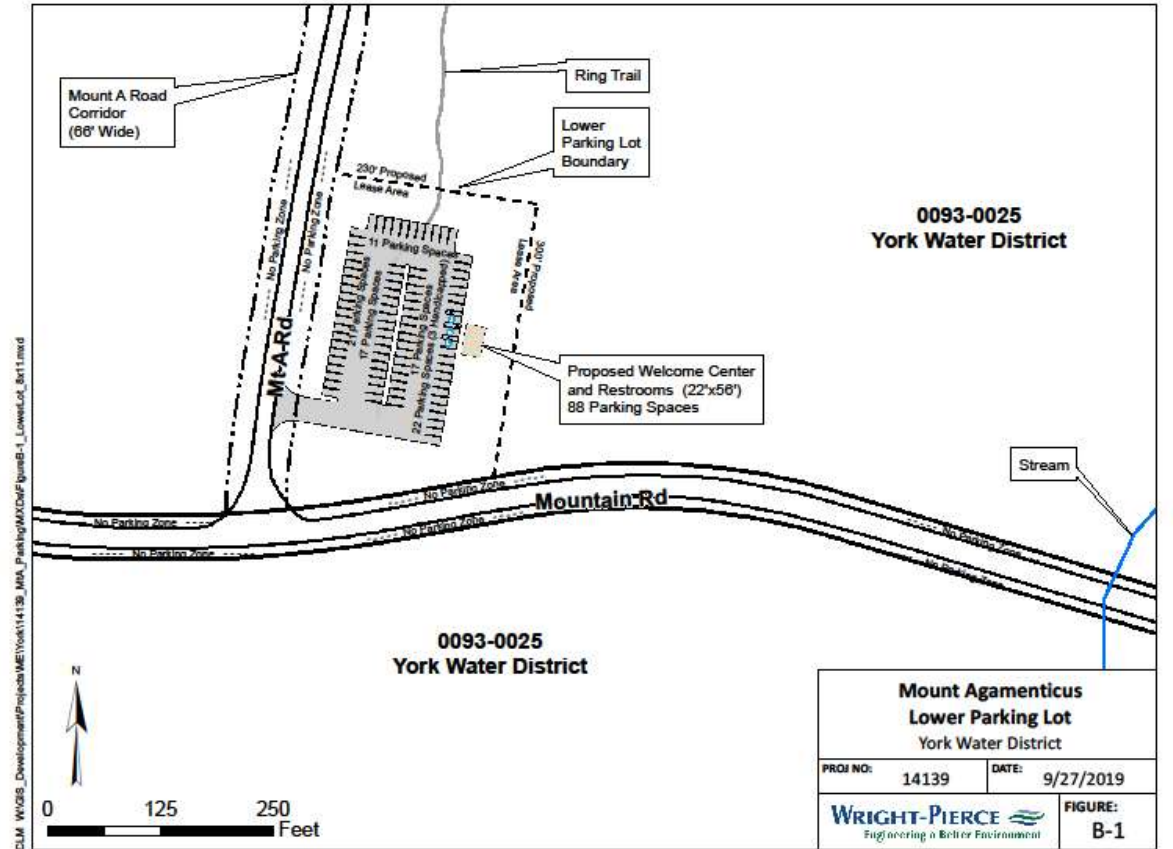
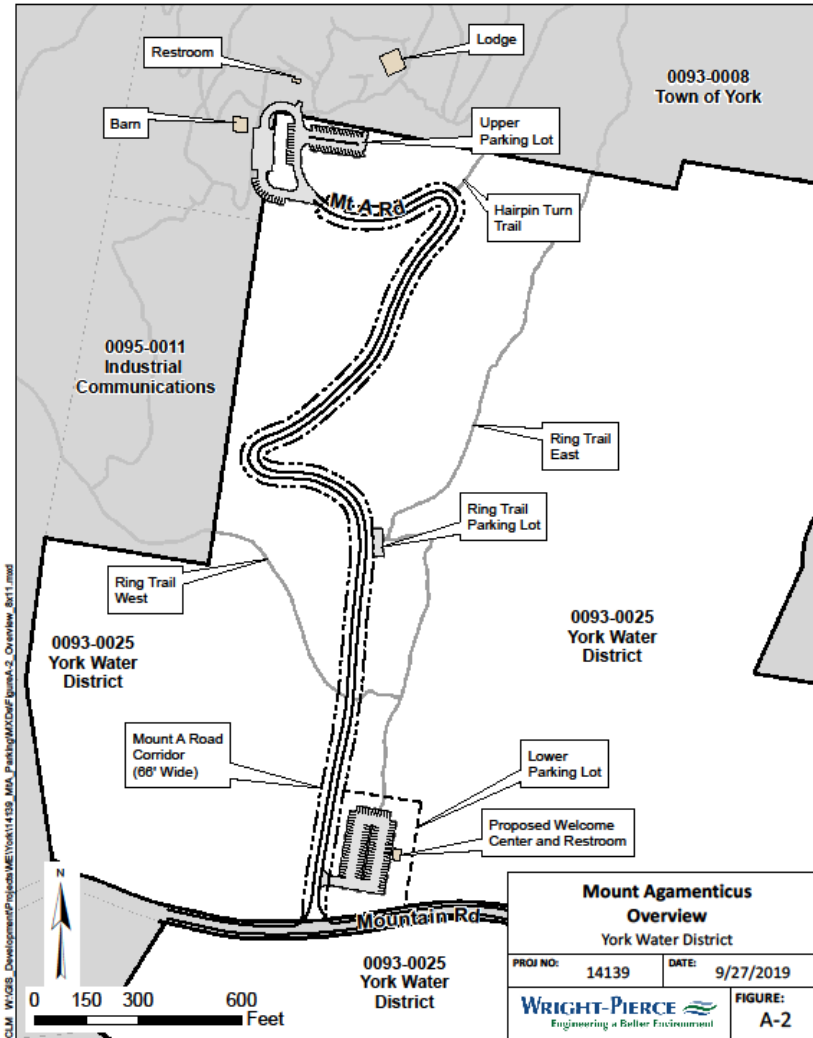
Figure B-3

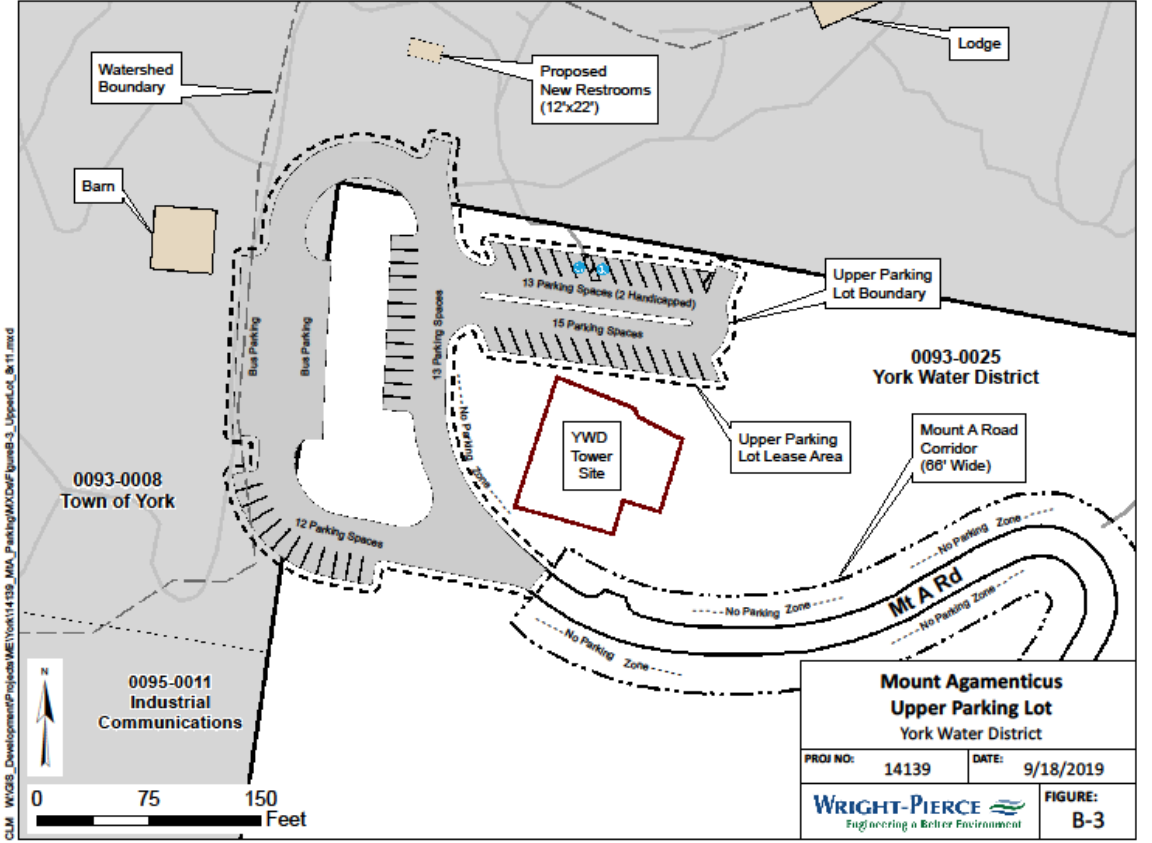
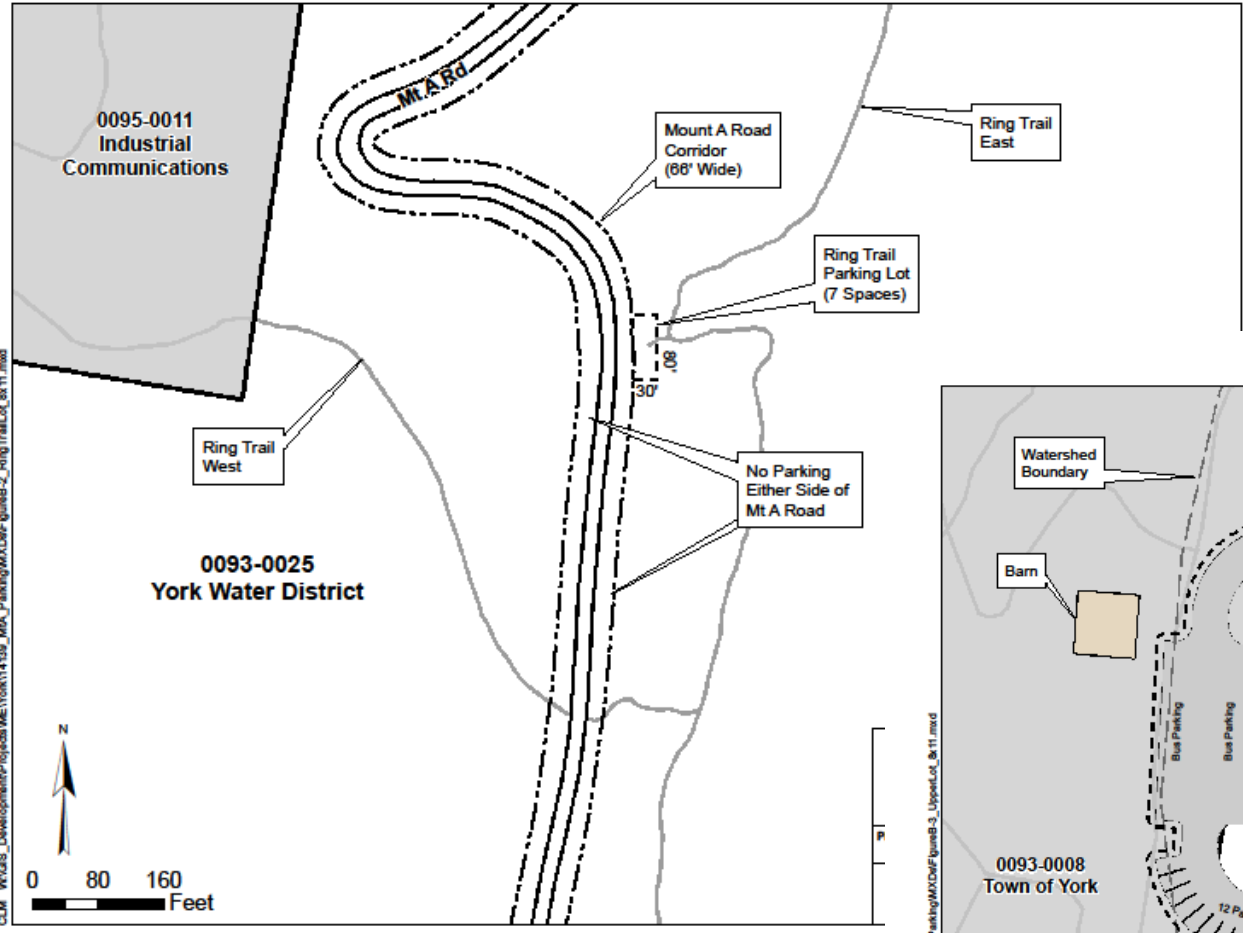
Upper parking




Figure C-1

Trails





**Mount Agenticus
Upper Parking Lot
York Water District**

PROJ NO: 14139	DATE: 9/18/2019
	
FIGURE: B-3	



Next Steps

Lease Amendment

- ▶ Continue legal review and negotiation
- ▶ Approvals need from TOY BOS and YWD BOT
- ▶ MPUC submittal is being prepared by YWD's attorney
- ▶ Effective Date occurs upon execution by both parties, which will not happen until after (i) Maine PUC approves this Lease Amendment, and (ii) Town receives any necessary vote on funding.

Parking & Restroom Project

- ▶ Public Information Sharing to include public hearing/input, documentation posted on website, installation of informational project boards, host on-site visit
- ▶ Approvals from TOY BOS, Capital Planning Committee, Budget Committee, Planning Board
- ▶ Permitting Process
- ▶ Voter Approval in May 2020