

China Lake Assess Committee  
Minutes of Nov 2, 2012

The meeting was held at the town office at 3:00 p.m.

**In Attendance:** Dale Worster, Janet Preston, Dan L'Heureux, Jenny Clair, Sheri Wilkens, Dolly Batteese, Irene Belanger

**Discussion:**

Dan distributed a report from Richard Jolicoeur, President of Ideal Electric, outlining the electrical work that would be necessary. The total cost of these repairs would be hundreds of thousands of dollars. With the RAM Construction, Ideal Electrical, and Peter Caldwell's reports, the necessary repairs give us a good bargaining chip. Sheri proposed that we present the documents to the sellers and explain that we cannot afford these expenses and offer the appraisal of \$540,000. Jenny suggested that we go through their realtor with our offer. They say they are pricing it as if we were going to operate it as an ongoing business. However, they are asking us to overlook the deficiencies because we are not going to run it as such. They cannot have it both ways. It cannot be sold as a successful business and we cannot pay for it. We also cannot accept the liability and have concerns about paying more than the appraisal. We could never get the town's support

Irene presented a KVCOG, Kennebec Valley Council of Governments, new project called *Mobilize Maine*. The organization is promoting healthy life-styles and has money available for projects with this goal in mind.

Dan explained a bit about what went on during the exploration of the China Conference Center. The Center decided they were not interested.

Jenny looked at the property on Fire Rd 41. She felt it does not fit what we are looking for.

We need more representation from other "groups" such as the fire department, the PTO, the budget committee, the churches, libraries, Masons, CLA, CRLA. Once we are further along in the process, this will be important, as they can take information back to their group and help get support.

Dan suggested we collect stories relating memories around childhood lake experiences. Mike Petroni's name came up as well - he and his wife met at the Cabins.

**Next Steps:**

- Dale will look into the lead paint issue and the State's lodging license. We need to know so we can make a decision about the feasibility of serving the public in the facility.
- Dan will present our findings to the sellers and explain our position.

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- We need to research camp roads for a public beach. Camp roads often have camp associations. Dan thought the town would become part of the association. Are there rules about using a private road for a public way?
- We need to contact Frank Soares to see if he has learned anything regarding a cooperative arrangement for using the property.
- Judy Gilman has contacted Dan saying she is open to a conversation about her properties. Dan will invite her to our next meeting. We would be especially interested in Sunset Pines.

**Next meeting will be held on Friday, Nov 16, at 3:00 p.m. at the town office.**

Respectfully,

Janet Preston