

China Lake Assess Feasibility Committee  
Minutes of July 20, 2012

The meeting was opened at 9:00 am at the China town office.

**In Attendance:** Sheri Wilkens, Dale Worster, Jenny Clair, Janet Preston, Dan L'Heureux, Steve Hughes by phone at 10:15

**New Business:** The Town has saved \$122,000 toward the project of purchasing a lakefront property to provide a town beach for China residents. In addition, we have received a grant of \$122,000 from the Maine Land for Maine's Future Program. There are some rules that come with the grant. Dan will find out what the rules are. We discussed selling the cabins, getting a loan, soliciting funds from area businesses, asking residents to contribute. Dan feels that the mill rate would not be affected much, if at all. Our goal is to avoid raising future tax dollars to fund the project. In fact, we hope that the property would provide a source of revenue for the Town.

**Ideal location:** centrally located, not secluded, large space, flat, open, easily accessible, existing septic system, we could rent out space for concessions, China Region Lakes Alliance office with educational materials for families, a teen center during the winter, visibility to residents, prominently located and would draw people.

Other issues that came up:

**Comprehensive Plan:** Lake access has been a priority of the comprehensive planning committee since 1992. Again in 2002 and 2012. It is clearly of importance to the members of the community.

**Traffic:** We might be able to petition the state to make it a 25 mph zone. The area could become a center of town of sorts.

**Septic system:** already in place! This is a huge plus. To install a septic system would be hugely expensive.

**Boat landing:** The existing boat landing is crowded with swimmers and potentially dangerous with boats coming and going. This beach would allow swimmers a safe option away from the boat launching site.

**Value:** Young families will want to move here because of the lake access. Existing residents' properties would increase in resale value.

**Source of income:** The lost tax revenue of \$6,500 would be easily replaced with additional income beyond that through the sale of small cabins, rental of concession space, kayak and canoe rentals, kayak and canoe storage space rental, rental of concession space, event space, possible fee for use to non-residents.

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**Benefit to seller:** Subdivided property would be more desirable because of the proximity of the town beach.

**Sidewalks:** walking paths are in the planning around China Village and could be extended beyond the landing to the town beach area.

**Service to the community:** free swim lessons, canoeing and kayaking lessons, L.L. Bean and Old Town Canoe could be solicited for boat donations.

**Job creation for local youths:** lifeguards, mowers, management, etc.

**Town is fiscally sound and financially capable:** The town is in a good position to go forward with this project. The time is right and the need is great.

To do list:

1. Finalize the solicitation letter for local businesses- Janet
2. Meet with sellers to propose a purchase and sale agreement - Aug 3, 9:15 at the Cabins
  - a. The starting offer should be the appraisal amount of \$546,000.
  - b. Include contingency that no cabins be sold until town vote in November
  - c. Include contingency upon our ability to obtain financing if needed.
3. Meet with Selectboard to present our plan for getting support and fundraising and get their approval on **July 30** at 8:00 p.m. Next Selectboard meetings: August 13, August 27
4. Research expenses and operating costs related to ownership of the property. - Steve
5. Research parking lot expense.
6. Find out if any cabins have already been sold.
7. Develop a long range plan of use for the property.
8. Call other towns that have town beaches to get operating information - Jenny

Meeting adjourned at 11:45.

Next meeting is **July 30 at 7:30** at the China town office.