

**ROCKPORT SELECT BOARD
MEETING MINUTES
MONDAY FEBRUARY 12, 2018
EXECUTIVE SESSION AT 6:30 P.M.
REGULAR MEETING AT 7:00 P.M.
GEOFFREY C. PARKER COMMUNITY MEETING ROOM, ROCKPORT OPERA
HOUSE**

Streamed at <http://livestream.com/Rockportmaine>

Present: Chair, Kenneth McKinley, Vice Chair, Owen Casas, Douglas Cole, Thomas Gray and Mark G. Kelley. Also present: Richard C. Bates, Town Manager; Ben Blackmon, Library Director; Abbie Leonard, Harbormaster; Mike Young, Public Works Director; Terri Smith, Opera House Rental Agent; Kerry Leichtman, Assessor and members of the public

I. CALL MEETING TO ORDER – Kenneth McKinley, Chair called the meeting to order at 6:30 p.m.

II. EXECUTIVE SESSION

- Discussion of a Personnel Matter to 1 M.R.S.A. Section 405(6)(A)

At 6:30 p.m., Owen Casas moved to go into Executive Session pursuant to 1.M.R.S.A. Section 405(6) (A) to discuss a Personnel Matter. Doug Cole seconded the motion.

VOTE: 5 FOR - 0 OPPOSED

At 7:01 p.m. Owen Casas moved to exit the Executive Session. Tom Gray seconded the motion. VOTE: 5 FOR - 0 OPPOSED

III. PUBLIC HEARING

- a. None this meeting

IV. MINUTES, MEETINGS and ANNOUNCEMENTS

- Approval of the minutes of previous meetings:
 - Monday, September 25, 2017, meeting of the Select Board
 - Tuesday, October 10, 2017, meeting of the Select Board
 - Monday, November 13, 2017, meeting of the Select Board
 - Monday, January 8, 2018, meeting of the Select Board
 - Monday, January 22, 2018, meeting of the Select Board

None available this meeting.

- b. Announcements of upcoming Select Board meeting(s):

MINUTES ROCKPORT SELECT BOARD
MONDAY, FEBRUARY 12, 2018

- Regular Select Board Meeting on Monday, March 12 2018 at 7:00 p.m., Report Geoffrey C. Parker Community Meeting Room, Rockport Opera House

- c. Announcements of Upcoming Select Board Workshops – See agenda
- d. Announcements:
- e. Committee Openings: - See agenda
- f. Agenda Changes –

Owen – one change to the agenda is to move item h under New Business to before d and after c.

The Board agreed to this change.

- g. Public Comment – None this meeting

V. TOWN MANAGER’S REPORT – see attached

Discussed about the progress on the proposed new library. We will need to spend more money up front in order to save money later.

Ken – we are just shifting the amount to sooner rather than later. Reed’s contract request 15%, but Steve’s requires 22%.

Tom – the road work associated with the project is not included in the final number for the library. This means that it will be over the three million that the citizens want to spend.

Owen – the citizens can shoot it down at the vote in June.

Rick – it is built into the budget.

Mark – are we taking care of previous capital improvement items?

Rick – 80% of the road project will be covered by the state, grants and \$40,000 that can be used from the TIF.

Tom – the citizens only want it to cost three million.

Ken – the three million is not including the parking.

Tom – doesn’t want the residents to feel that it is above and beyond what they can afford.

Owen – last time we talked about it, it did include the road work. We can do it as is and not change the intersection.

Tom – I feel that we need the parking and road work done to have the library pass.

MINUTES ROCKPORT SELECT BOARD
MONDAY, FEBRUARY 12, 2018

Rick – Jamie has resigned, but will be working on the ORC and Comp Plan through June. I will be advertising for his position soon.

VI. UNFINISHED BUSINESS –

a. None this evening

VII. NEW BUSINESS

a. Acknowledgment of Gifts to the Town: -

- Anonymous donation of \$2,000 for General Assistance
- \$6,000 from the Center for Furniture Craftsmanship as a payment in lieu of taxes

Ken – I would like to acknowledge their generous donation in lieu of taxes. They have been doing this for a while.

Owen Casas moved to accept the generous anonymous donation for \$2,000 for General Assistance and to furthermore send a letter of gratitude. Mark Kelley seconded the motion. VOTE: 5 FOR - 0 OPPOSED

Owen Casas moved to accept the donation of \$6,000 in lieu of taxes received from the Center for Furniture Craftsmanship and to furthermore send a letter of gratitude. Mark Kelley seconded the motion. VOTE: 5 FOR - 0 OPPOSED

Doug Cole moved that the Rockport Select Board direct the Town Manager to write a letter of appreciation to Dorsey Gardner and Ni Rong, thanking them for their work restoring and preserving the historic building located at 162 Russell Avenue in the Village Center. Doug Cole moved that the Rockport Select Board direct the Town Manager to write a letter of appreciation to the Rockville Chapel organization, thanking them for their work in restoring and preserving the historic church located in Rockville. Doug Cole moved that the Rockport Select Board direct the Town Manager to write a letter of appreciation to Linda and Griffin Leshar, thanking them for their work in restoring and preserving the older building at 160 Russell Avenue in the village center and operating the business “Barn Swallow Books” in that building. Mark Kelley seconded the motions. VOTE: 5 FOR – 0 OPPOSED

Doug - these building have been fixed up nicely.

Ken – I went to the Christmas program at the Rockville Chapel and it was packed.

Mark – it was wonderful and is absolutely beautiful.

MINUTES ROCKPORT SELECT BOARD
MONDAY, FEBRUARY 12, 2018

The building is available for small events.

Owen – this is a great way to recognize someone for their efforts.

- b. Committee Resignation(s) – None this evening
- c. Committee Application(s):
 - Linda Greenlaw, Opera House Committee

Linda – I served on the 125th Committee celebrating the Opera House and enjoyed working with Terri and the Committee. I was born and brought up in Rockport. I have seen a lot of events held at the Opera House and would love to see it be a vibrant part of the community.

Ken – thank you for being on this committee. Do you really want another commitment? Linda does a lot for the Town.

Owen Casas moved to appoint Linda Greenlaw to the Opera House Committee, effective immediately with an expiration term to be determined. Tom Gray seconded the motion. VOTE: 5 FOR - 0 OPPOSED

- Chris Fasoldt – Opera House Committee

Chris – I used to live in Rockport and I still have a post office box here. I was the architect for the renovation of the Opera House several years ago. We put the skylight in the copula. There is a lot of work that needs to be done on that building.

Owen Casas moved to appoint Chris Fasoldt to the Opera House Committee, effective immediately with an expiration term to be determined. Doug Cole seconded the motion. VOTE: 5 FOR - 0 OPPOSED

- d. Committee Presentations(s):

- Harbor Committee

Sam Temple, Chair of the Harbor Committee gave this presentation. It was accepted by the Board.

- Opera House Committee

Sani Fogel, Chair of the Opera House Committee gave this presentation. It was also accepted by the Board.

- e. Appoint the General Assistance (GA) Administrator

MINUTES ROCKPORT SELECT BOARD
MONDAY, FEBRUARY 12, 2018

Doug Cole moved to confirm the appointment of Diane Hamilton, as GA Administrator for the Town of Rockport, effective January 1, 2018. Tom Gray seconded the motion.

A question was asked if Linda needs to be appointed as the deputy.

Linda – no, as I am already confirmed as the Assistant GA Administrator.

Mark – asked about pay, stipend for both Linda and Diane.

Rick – Linda will receive a monthly stipend. Diane will also receive a monthly stipend effective January 1, to when she is certified to March and then it will increase. Between the two of them it will be less than what Stacey was receiving.

VOTE: 5 FOR - 0 OPPOSED

f. Determine schedule of meeting/workshops for library design process

Ken – the workshop will be on the 26th of February at 6:30. We will have a half hour for the public to look at the preliminary public concept plan. There will be time allowed for us to take public comments. This is where we can make changes.

Doug – the next big date will be March 13th, when we will have some hard numbers on the cost of the project.

g. Library fund raising update

Doug, Rick and Ken have been meeting and have come up with a Steering Planning Committee. John Viehman will be leading it for now. We have some good people involved. We will have a core group and then a larger group to assist us. We will need to choose a professional fundraiser.

Doug – the list of people who have agreed to be on the committee are Peter Ralston, Ann Filley, Betsy Saltonstall, Bill Leone, Joan Welsh and maybe Cheryl Liechty.

Ken – this needs to be a private fund raising group outside of the town office. We need to honor donor's confidentiality. We will be meeting Friday to choose a chair.

Owen – we will need a properly accounted for process.

h. Consider purchasing orthogonal imagery for the Assessing Department – moved to after item c.

Rick – the fly over will be this spring. We have two options to pay the \$22,000 for this project. One is to take the funds out of the UFB and the second one is to take it from the overlay account. This expenditure would have no impact on the UFB or the taxpayers.

MINUTES ROCKPORT SELECT BOARD
MONDAY, FEBRUARY 12, 2018

Kerry – the State, County and Federal Government contacted him about having the Town of Rockport participate in the orthogonal imagery. This would bring the cost way down from what it would cost us if we did it on our own. We did this five years ago and the information is getting outdated. We bought 6” and I can hardly make out streams or stone walls. If we buy 3” the imagery will be much better. This system will be used by Planning, Public Works, Code Enforcement and the Assessing Department.

Owen – so what we see will look better on Map GEO?

Rick – when he and Mike tried to see a right of way, it was very difficult to make out.

Mark – so the cost is \$22,000. Where is that money sitting now?

Rick – it is in the overlay. We will not have as much money to put in the UFB this year because of the repairs to the Annis Lane Bridge. Last year we had \$130,000 and the previous year \$200,000.

Kerry – I have been told that it is better to overspend a line than to take it out of the UFB. I did build the funds into the overlay account.

Ken – if we don’t do it this year, how will it impact you?

Kerry – it is also not budgeted for in Camden’s budget. If you say no, I can put it in the budget for next year. The last update we had was five years ago. It should be refreshed every three years.

Mark – will we use our information for Camden?

Kerry – no, the tiles of Rockport and Camden are different and they will buy their own information. Bundling the two together would not be a cost savings.

Doug – if we delay the purchase could we use the money for something else?

Rick – no, the money would roll into the UFB if the money in the overlay account is not used.

Doug – this has been an expensive year with the repairs to Mt Pleasant Street and the Annis Lane Bridge.

Ken – I am not comfortable taking the money from the overlay account as that is supposed to be used for any abatements that need to be done during the budget year. I have a problem approving something that is not in the budget.

Mark – I am not comfortable either.

Ken – it is a valuable tool, but we should not take it out of the UFB and the overlay account has a specific function.

MINUTES ROCKPORT SELECT BOARD
MONDAY, FEBRUARY 12, 2018

Owen – in talking to Lethea, will the cost be the same next year? Please explain how it will make your job easier.

Kerry – it is insane looking at a deed, it is like solving a puzzle. You can see streams, stone walls and right of ways, but not clearly. I just cross my fingers and hope for the best. The better the equipment, the closer I can get the lines. I don't have the time to go out and look at the property.

Mark – if you don't have the time, I would rather have you back in Rockport fulltime. We presently share you with Camden.

Owen – what is the difference of the 6" and 3"? Does it show better resolutions?

Kerry – it is very difficult to answer.

Ken – you need to make a decision soon?

Kerry – yes, by Thursday or Friday.

Mark Kelly moved to table this item until the March meeting. Doug Cole seconded the motion. VOTE: 5 FOR – 0 OPPOSED

- i. Consider offering the structure(s) on the Town owned property at 647 Rockland Street for sale if said structure(s) are removed from the premises

Mike and Rick are working on this item.

Rick – David Herrick would like to take the building off the property and move it to his property up the street. The Town has no use for the building. One of the abutters wants to purchase a small piece of the land. If this is not considered a sale but disposable of property, the Board can make that decision. It is enough of a grey area according to the attorney.

Ken – we can put an article on the June ballot.

Owen – using this method this one will not cost us anything.

Doug – does it need to go to vote in June?

Ken – we will need to have Rick advertise that the building is being offered for sale and needs to be removed from the property.

Owen – Interstate was there today pumping the septic system.

Doug – asked David if it is worth moving up the road.

MINUTES ROCKPORT SELECT BOARD
MONDAY, FEBRUARY 12, 2018

David Herrick – I think so. It all hinges on what you require of me to do. It will cost me to move the building and to renovate it. The stairs are narrow, there is lead paint and there isn't even a tub or a shower.

Probably at some point, we will want to have a discussion on filling in the cellar.

Ken – is the middle of June okay with you?

David – I would prefer it to be sooner, but it will not kill the deal.

Ken – we probably won't receive many proposals when we advertise and say that the building needs to be moved. This could happen by the end of March. We could call a Special Town Meeting.

Mark – how much would it cost to demo? You just demolished an old trailer.

Mike – the trailer cost \$4,600. This one would cost about \$5,000.

Mark – maybe we could find some material to fill the hole.

Ken – we can instruct Rick to explore the possibility.

Owen – you will need to remove the chimney as it is taller than the building.

David – that is not a problem, since I will be using propane.

Ken – we will probably have to have at least \$1.00.

j. Discuss the relationship of non-resident taxpayers to the Town

Ken – Doug wanted me to bring this item to you.

Doug – I have had people approach me on why they have to pay more for a mooring even though they pay real estate taxes. He has taken an informal poll among friends of his. He has two recommendations. One is to have a special two hour meeting this summer to have a dialog with seasonal residents who pay taxes here. The second one is to change the fee structure next year.

Tom – that is a decent point. It would be a greater benefit. Some people have Rockport as their second home and we should be more accommodating to them.

Owen – even though they are not eligible to vote, we should keep all residents informed of money items in the Town.

VII. WASTEWATER COMMISSIONERS

MINUTES ROCKPORT SELECT BOARD
MONDAY, FEBRUARY 12, 2018

Tom Gray moved to exit their role as Select Board and enter their role as Wastewater Commissioners. Owen Casas seconded the motion. VOTE: 5 FOR – 0 OPPOSED

- a. Commitment of Sewer User Rates for the 4th quarter of 2017

Doug Cole moved to commit the August, September and October 2017 Wastewater User/Debt Fees totaling \$179,882.78 to the Treasurer for collection. Tom Gray seconded the motion. VOTE: 5 FOR - 0 OPPOSED

- b. Quitclaim Deeds

Kenneth McKinley moved to execute the following quitclaim deeds for the following Rockport property owners: Mary Dennison, Map 27 Lot 147; Patterson Mobile Home Park LLC, Map 01 Lot 30-921; Patterson Mobile Home Park LLC, Map 01 Lot 30-920; Patterson Mobile Home Park LLCC, Map 1 Lot 30-915; Christopher & Sandra Moore, Map 20 Lot 169; Patterson Mobile Home Park LLC, Map 1 Lot 30-915; Patterson Mobile Home Park LLC, Map 1 Lot 30-906; Patterson Mobile; Home Park LLC, Map 1 Lot 30-904-; Patterson Mobile Home Park LLC, Map 1 Lot 30; Patterson Mobile Home Park LLC, Map 1 Lot 30-925; John & Lori Bridges, Map 3 Lot 10; West Street Market, Map 26 Lot 7-1; Estate of James McMahan, Map 20 Lot 31. Owen Casas seconded the motion. VOTE 5 FOR – 0 OPPOSED

Tom Gray moved to exit as Wastewater Commissioners and to go back as Select Board. Owen Casas seconded the motion. VOTE: 5 FOR – 0 OPPOSED

VIII LIAISON REPORTS

Doug – we already heard from the Harbor Committee. The Planning Board didn't have a meeting. I had trouble making the Comprehensive Plan meeting this month.

Owen - MidCoast Solid Waste is reviewing a big redesign and are working with Woodard and Curran.

Tom – we could do a patch as a modest design but it would not necessarily be more savings.

Owen – everyone seems to favor the single source. It will make it easier to recycle and we could offer curbside service. We will probably end up with the single source option. The bottom has fallen out of recycling. We would increase the per bag fee from \$2.00 to \$2.50 each. We haven't increased the fee for five years.

Tom – in fairly short order we will fill up the quarry.

Owen – we will be monitoring it. Pathways, I did not attend the meeting.

Tom – the Opera House has had serious issues to fill the committee. It is nice that they now have enough members. The Library, construction progress is rapid.

MINUTES ROCKPORT SELECT BOARD
MONDAY, FEBRUARY 12, 2018

Ken – the ORC is working well and will be winding down soon. The Cemetery Committee met and wants to extend the moratorium. They will be bringing a three year plan for columbariums to you next month. Legacy Rockport is be reinvigorated. They are working on projects (Simonton Corner Hall) that will be valuable to the Town. They have a 501(3) (C) status. ZBA has not met.

Mark – what about the dirt pile at Rockville Cemetery? Could that be used to fill the cellar after the building is moved from 647 Rockland Street? The Ambulance Review progress is ongoing. The managers are discussing a one year contract with an option for another year. The Parks Committee (Sani Fogel & David Jackson) and I are working on getting Andre’s nose fixed. A man in Woolrich will be looking at it. I have given him information on the sculptor.

Owen – the Toboggan Nationals went by unnoticed. Because of my wind resistance we lost to the Camden Select Board by 1/100th second. We will need to take the trophy to them.

IX ADJOURNMENT

Tom Gray moved to adjourn the meeting at 9:42 p.m. Mark Kelley seconded the motion.
VOTE: 5 FOR – 0 OPPOSED

Respectfully submitted,

LINDA M. GREENLAW
TOWN CLERK as RECORDING SECRETARY