

**ROCKPORT SELECT BOARD  
MEETING MINUTES  
MONDAY, OCTOBER 24, 2016  
7:00 P.M.  
ROCKPORT OPERA HOUSE**

Present: Vice-Chair Kenneth McKinley, Geoffrey Parker, Owen Casas and Brendan Riordan. Chair, William Chapman was absent. Also present: Richard C. Bates, Town Manager: Department Heads: Megan Brackett, Finance Director, Mike Young, Public Works Director, Abbie Leonard, Harbormaster and Jamie Francomano, Director of Planning & Community Development and several members of the public.

I. CALL MEETING TO ORDER – Kenneth McKinley, Vice-chair called the meeting to order at 7:00 P.M.

II. PUBLIC HEARING – None this meeting

III. MINUTES, MEETINGS AND ANNOUNCEMENTS

a. Approval of the minutes of previous meetings – see agenda – tabled

b. Announcements of upcoming regular Select Board Meeting(s)

Next Regular Select Board Meeting on Monday, November 14, 2016 at 7:00 p.m.

c. Announcements of upcoming Select Board Workshop(s) - see agenda

d. Announcements – see agenda

e. Committee Openings – See agenda

f. Agenda Changes –

**Brendan Riordan moved to hear Wastewater Business before unfinished business. Geoffrey Parker seconded the motion. VOTE: 4 FOR – 0 OPPOSED**

g. Public Comment – none

IV. TOWN MANAGER’S REPORT – see attached

VII. WASTEWATER COMMISSIONERS

**Brendan Riordan moved to close as Select Board and to open as Wastewater Commissioners. Owen Casas seconded the motion. VOTE: 4 FOR – 0 OPPOSED**

a. Commitment of Sewer User Rates for the period of August 2016

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**Geoffrey Parker moved to commit the August 2016 Wastewater User/Debt Fees totaling \$30,256.72 to the Treasurer for collection. Owen Casas seconded the motion. VOTE: 4 FOR –0 OPPOSED**

b. Discussion regarding sewer service to 195 Commercial Street (On the Harbor Rentals: Rockport Investment Group)

Rick – the Wastewater Department is in financially excellent shape. There is money in the reserve for any unanticipated expenditure such as a pump. We could make a reserve account as part of the CIP for replacement pumps.

Nate McLaughlin of Woodward & Curran – I have been working on this project for seventeen years. The next step is to expand from Route 1 and 90 to Tropical Nails. The projected cost for the project will be \$268,000 plus \$25,000 for administration costs. I have looked at your TIF district and this project is outside the district. There is more than adequate funds for any replacement of existing assets. The Wastewater Investment was established in 1992 and remains untouched. My recommendation is that you do this project. The timing is good for moving the project forward.

Owen – my only concern is what our share will be for Camden’s upgrade to their sewer system.

Brendan – what are our long-range plans and why is this one the best use of our monies.

Jamie – we are looking into any possible funding or grants.

Owen – can we get a grant like the CDBG grant for Fresh off the Farm?

Rick – that takes extensive work to get approval.

Ken – the timing is not possible for this project.

Bill Lane of Gartley and Dorsky – I need to be part of the squeak of the squeaky wheel. I am representing Justin and Tiffany Ford and they need acceptable disposal of the wastewater for their proposed laundromat.

Nate – timing is important and we need to expedite the process. We could do it over the early winter months or early spring. It will be a 30-day job.

The Board further discussed the project and talked about the Camden project for the future and the use of the present funds.

**Geoffrey Parker moved to instruct the Town Manager to develop bid documents and send them out when the timing is right to get the most response, best price and begin the Route 1 Sewer Extension project as soon as weather permits in the spring of 2017. Brendan Riordan seconded the motion. VOTE: 4 FOR – 0 OPPOSED**

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**Brendan Riordan moved to close as Wastewater Commissioners and to go back into session as Select Board. Geoffrey Parker seconded the motion. VOTE: 4 FOR – 0 OPPOSED**

V. UNFINISHED BUSINESS

a. Continued discussion regarding solar panels on the Town Office building

Rick – John from ReVision Energy is here again tonight. The contract has been sent off to the attorney for his review. It has already been vetted by a number of towns and their attorneys.

The Board discussed the cost for us to buy our electric from them which would be approximately 1 cent less per kilowatt than we presently pay CMP. The solar panels will furnish 80% of our needs for the town office.

Ken – we will buy the power from you and what and where will the credit go?

John – explained the process and if there is an excess amount of power produced, we will not be able to export it to other town buildings. We would receive a credit. There will not be any upfront cost to the Town. We would have the option to purchase the array after 6 years. There are three options available, competitive, standard or flat rate PPA.

Brendan – will this be a part of the CIP?

Rick – we could put \$6,000 a year in reserve for the middle plan.

The Board discussed opting for the standard plan or the flat plan.

**Geoffrey Parker moved to approve the proposed financial structure as presented by ReVision Energy at the standard rate as described in the Table on page 2 of the handout and to instruct the Town Manager to come back to the next meeting of the Select Board with a contract for approval. Owen Casas seconded the motion. VOTE: 4 FOR – 0 OPPOSED**

Brendan - have we taken this to the Townspeople? Have we informed them?

The Board agreed that they had not.

Geoff – we should put it on the agenda for next time. By getting the word out we might be doing ourselves a favor.

Ken – we can send out a press release.

They also discussed having the information available to the residents on Election Day.

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- b. Review the response from John Alexander re: Planning Board

This item was postponed by the Board.

VI. NEW BUSINESS

- a. Acknowledgement of Gifts to the Town:

- Walmart donated \$1,500 to the fire department for a new Surface Pro 4 for training
- An anonymous donor donated \$1,000 to the General Assistance Fund.

The Cascade Foundation donated \$30,000 to the Fire Department. The Board thanked all for their contributions and recommended sending a letter of thanks to each of them.

- b. Committee Resignation(s): - None this meeting

- c. Committee Application(s) –

- Recreation Committee – Barrett Brown

Barrett has lived in Rockport for twenty years and is a business owner. He has four kids and goes to all of the meetings.

Owen – he is very well rounded and will make a great addition to the committee.

**Geoffrey Parker moved to approve the appointment of Barrett Brown as an alternate to the Recreation Committee with a term expiration of June 30, 2019. Brendan Riordan seconded the motion. VOTE: 4 FOR – 0 OPPOSED**

- d. Presentation regarding the Camden-Rockport Middle School construction options

Maria Libby, Superintendent, Marcia Dietrich, School Board Member and Will Gartley of Gartley & Dorsky were the presenters

Will – after the vote on a new middle school was rejected, we decided to hold a listening tour. Mary E. Taylor School has a lot of code issues. The committee this time has some of the old members and some new members. We have three options: 1) do nothing; 2) go to the voters with a new plan to build in November of 2017 or 3) go to the voters in November of 2017 with a plan to renovate the existing building. We have to do something to that building as it exists today. The new building will have 122,000 sq. ft. of space. What is required by law is 83,400 sq. ft.

Maria – the debt on the high school will retire in five years. We presently have 370 students with an average of 365-385. She talked about flexible learning space, which means a lot of different things could be taught in that space.

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Ken – the bottom line is key.

Board – discussed the possibilities of why the request was defeated last time it went to the voters.

Will – this time they are spending more time explaining what they are proposing and are getting the word out to the residents. They have held three public hearings, been to speak to civic groups and have put the three proposed option on their website. They have a capital campaign started to help pay for the project. There will be an impact on our taxpayers for 26 million dollars. The schools are banking any extra funds and are budgeting for the project. They have \$1,000,000 built up. A group of residents will be raising \$2.5 million for the project.

Geoff – what is the split between Camden and Rockport?

Maria – it is based on the number of students and the town's valuation.

Ken – is there any state funding available?

Maria – October 1 to April new funds will be available. There are 71 projects on the list. It is unlikely that we will receive any funding as we have basic facilities, a gym and a cafeteria. If we wait it will only cost more. Our debt service is \$900,000 a year for the high school. The state did give us \$700,000 subsidy this year. We are a minimum receiver for funds.

Brendan – about the debt service, it is a good lesson. It is almost non-existent.

Maria – the economic argument is that it is a 100-year-old building and the systems need to be upgraded.

Board – discussed why there was opposition to the vote last time. It is more likely that the towns will support the new building versus the other two options.

e. Presentation by the Recreation Committee

Suzanne Johndro – the “Little League” baseball and softball fields have been repurposed and are now safer for the kids playing ball. We have new base pads and the irrigation and the electrical systems have been repaired. We got the irrigation system functioning for a small amount of money. Maybe we could get an eagle scout to help take on the project of beautification of the park. The fencing and backstop need repairs. We need to prevent the park from getting into such disrepair in the future. There was ten years of raking incorrectly and creating lips. We need proper signage on each field stating how to properly maintain the fields.

Brendan – so there was a lot of accrued damage over time?

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Barrett – there was a lack of annual maintenance and education. There was a lot of damage done by soccer users.

Suzanne – the infields have been addressed, but not the outfields. There are a lot of ruts.

Ken – what about something for the middle-aged residents and the seniors?

Owen – this committee is focused on the youth, construction policies and need to broaden out.

Suzanne – we need to review our bylaws. We also need to do a budget for the coming year.

Break 9:30 p.m. to 9:38 p.m.

f. Set a date for the Tax Increment Financing (TIF) Workshop

Board – we are all set with this item. The workshop will be held on December the 7<sup>th</sup> at 4:00 p.m.

g. Vote to hold the December meeting on December 5 vs. December 12

Geoff – I will not be available for this meeting.

**Brendan Riordan moved to amend the regular meeting schedule for the month of December to hold one regular meeting on Monday, December 5, 2016. Owen Casas seconded the motion. VOTE: 4 FOR – 0 OPPOSED**

h. Vote to approve the following resolution as recommended by the auditor:

The Select Board hereby delegates authority to the Town Treasurer to allocate the \$1,397,750 in bond proceeds, relating to facility and right-of-way infrastructure projects approved at the November 4, 2014 Special Town Meeting, to and among the specific projects identified in such authorization

**Owen Casas moved to that the Select Board hereby delegates authority to the Town Treasurer to allocate the \$1,397,750 in bond proceeds, relating to facility and right-of-way infrastructure projects approved at the November 4, 2014 Special Town Meeting, to and among the specific projects identified in such authorization. Brendan Riordan seconded the motion. VOTE: 4 FOR – 0 OPPOSED**

VII. WASTEWATER COMMISSIONERS – discussed above

a. Commitment of Sewer User Rates for the period of August 2016

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- b. Discussion regarding sewer service to 195 Commercial Street (On the Harbor Rentals: Rockport Investment Group)

VIII. LIAISON REPORTS –

Owen – MCSWC, they are attempting to reduce the upfront cost, presently at \$700,000 and reduce the flow of water. They are working on filling the gut between the North and South Quarries. It will take about ten days to accomplish this and it will save cost over time. The Northside dig out will have concrete barriers. There are still some unknowns with this project. How much will we reduce the flow? We can use funds from the closure fund of \$2.5 million. We got sidetracked on the project because of the ecomaine project.

Rick – the north side has contaminates in it.

Owen – we will need to discuss the financing and how to put the money back into the closure fund. October 24 to November 8<sup>th</sup>, the steel sheet will be driven into the gut. Pathways Committee has drafted a letter about the sidewalk to nowhere and reducing the speed limit by 5 miles per hour on Route 1 north. A lady from the trailer park has talked to me about enforcing the codes. The landlord does nothing and there are some issues there.

Brendan –we have already heard from the Conservation Commission. The Harbor will be meeting on the 14<sup>th</sup> and have a new alternate member. The Ad Hoc Library Committee has suspended their meetings to do door knocking to support the library.

Geoff – Planning Board will be meeting on Wednesday night. There isn't any meeting for the Zoning Board of Appeals. The Opera House Committee had an extended meeting. They want to reaffirm the schedule of fees and will be presenting them to the Board. We have been discussing if we should have streaming fees as it is costly to provide this service. The Tech Committee will be meeting soon.

Ken – the Cemetery Committee needs to have a meeting.

Linda – I am still waiting to get the information we need to discuss placement of the stones of the three children.

Ken – the ORC is going to start their work sessions again. Legacy Rockport has not met. The Ambulance Review Committee needs to meet soon. There have been some serious issues in the last few weeks.

Brendan – there have been complaints about the food truck at the harbor as the facility is heavily used by several groups and they are opposed to it being there.

Owen – why is Mike the go to person for the Harbor? We have a harbormaster.

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Rick – the building and grounds fall to Public Works.

The Board talked about the weddings held at the park. Rick is working on a new policy.

The Board was reminded the Chamber Business After Hours will be held at Flatbreads on November 9<sup>th</sup>.

IX. EXECUTIVE SESSION – None this meeting.

X. ADJOURNMENT

**Owen Casas moved to adjourn the meeting at 10:10 p.m. Geoffrey Parker seconded the motion. VOTE: 4 FOR – 0 OPPOSED**

Respectfully submitted,

LINDA M. GREENLAW  
TOWN CLERK as RECORDING SECRETARY