

**ROCKPORT SELECT BOARD**  
**MEETING MINUTES**  
**MONDAY April 1, 2013**  
**4:00 P.M.**  
**ROCKPORT TOWN OFFICE**

Present: Chair William (Bill) Chapman, Vice-Chair Charlton Ames, Tracy Lee Murphy, Kenneth McKinley and Geoffrey Parker. . Also present: Roger A. Moody, Interim Town Manager, Department Heads: Tom Ford, Planner and Director of Community Development; Stephen Beveridge, Public Works Director; Abbie Leonard, Harbormaster; Virginia Lindsey, Finance Director; Michael Young, Public Works Assistant Director and several members of the public representing Fresh Off The Farm and Rockport Steel

I. CALL MEETING TO ORDER – Bill Chapman, Chair called the meeting to order at 4:00 P.M.

a. Vote to approve sewer article(s) to place on a Public Hearing notice set for Tuesday, April 16, 2013, 7:00 P.M., Opera House, TV

Bill – the southern section is a no go at this time as PBMC is not ready. They have to notify Maine Health of their intentions. We should hold this section until the November election. For today we should only consider the northern section. Ginny had shown him that the interest rate for bonding would be .75%, though with the costs integrated from Maine Municipal Bond Bank (MMBB) and the Department of Environmental Protection (DEP), the effective rate is about 1%. The actual rate is around 3%, but the Sewer Revolving Fund (SRF) picks up the equivalent of 2%, yielding the 1% (or .75%, depending on how you look at it) rate. If PBMC was in the equation, they might contribute in the \$400,000 range over the course of the loan towards the work.

Tracy – I think that we would have more success getting the project presented as a whole with the addition of PBMC monies.

Tom – needs a lot of public outreach. We need this to be a success. In order to get ready for the June election, this is too rushed to push for now.

Roger and Bill – stated that if the project is approved in November, we could start next April 15 or so.

Dave Williams – next August is not a good time for us – now is better.

Roger – the assessments from property/business owners could be substantial.

Ken – I am worried about the numbers and the timetable that has been presented. It is very rushed to have all of the information ready for the June election.

MINUTES ROCKPORT SELECT BOARD, MONDAY, APRIL 1, 2013

Geoff – morally the northern section is in line for expansion. What is the most advantageous sales pitch? It will put us in jeopardy with the naysayers, if we do not have good answers. I understand that the project does not feel rushed to outsiders.

Bill – for the June election, we will need the numbers within the next two weeks. If we rush this process, we may overlook any opportunities available for funding, etc. Such as, how can we make use of any TIF monies?

Steve – Dave your business will be the most affective of all, as customers will not be able to get in there (Fresh off the Farm) for 6-8 days. Next fall may be for the best. There are several rules for digging up Route 1.

Roger – any work would have to stop in mid-November.

Geoff – could the north end be done by December 1<sup>st</sup>? Tom, how far does it go down on the northern portion – 1300 feet – needs to be flushed out to the nth degree?

Roger – could it run down Rockville Street instead of Route 1?

Steve – it is 1,000 feet from Elwood Avenue to Rockville Street or 1,300 feet to the old Dunn hearing aid building.

Tom – Charlie Smith, engineer showed us the map. We could try to pick up Sea Light Lane.

Ken – to make the June election would not seem rushed to the public, but we would have to rush to get everything done that we need to do to make this process work.

Tracy – we do not have a number for what the cost will be. Will we be there in two weeks to have all the information necessary?

Bill – we are the decision makers.

Ken – we need to find the funding for the project.

Charlton – we cannot move unless we are prepared. If we start the process can we pull the project if necessary?

Steve – the State issues the project contract – they do not usually start two such projects at the same time.

Ken - can we go ahead with the public hearing and cancel at that time if we find it necessary?

Linda – you will need to make a decision before the ballots are printed and ready for absentee voting.

MINUTES ROCKPORT SELECT BOARD, MONDAY, APRIL 1, 2013

Roger – we need to send the advertisement for the public hearing to the paper tomorrow.

Steve – Woodard & Curran have dedicated their Bangor staff to this project, studying what is necessary to extend the sewer line down Route 1.

Tracy – we need to wait. We don't even have a number yet!

Steve – it will cost \$600,000-\$800,000 for this project.

Bill Glover (Rockport Steel) – it seems that the north section should go and be first. It should be an easier project.

There was a discussion of when PBMC first requested public sewer and how fast the Town reacted to their need.

Steve – February

Zelda Williams (Fresh off the Farm) – expressed her frustration. She considers this an emergency for them. They have furnished port-a-potties to their customers. They are desperate. They are growing by leaps and bounds. They cannot wait another year. They will need to invest in a new septic system.

Roger –if the cost is \$600,000, the annual payments will be \$65,000 for 10 years and \$34,000 for 20 years for the consumers. I don't know what your cash flows are.

Zelda – are you saying that we have to pay this?

Roger – the users have to pay if the sewer goes by your business.

Bill – all of the other business will also have to pay if the sewer line goes by them.

Zelda – if we put in our own new septic, will we have to hook in?

Steve – the way the ordinance is written now, you will not have to hook in until you have a failure, but you will still need to pay the debt service but not a user fee.

Ginny - in order to have the application ready, I need the numbers. I have to have this in to the bond bank by April the 10<sup>th</sup>.

Geoff – was we more ready to do the hospital project then we are to move forward with the north end?

Ken – we need to keep going so that we will be ready for the November election. We need to keep paddling and not let up.

MINUTES ROCKPORT SELECT BOARD, MONDAY, APRIL 1, 2013

Charlton – we have heard your request. The process is very time sensitive to get prepared for the June election.

Tracy – what is the time line for November? We need to get the numbers right.

Linda – for me, I would need the article(s) warrant by mid-September in order to have my ballots prepared and ready for absentee voting, thirty days prior to the election.

Zelda – it is disturbing that all of the planning has been done without contacting us. It seems that a big business (PBMC) comes in and the process moves quicker. It has been a long time since the sewer line was extended to the State of Maine Cheese. Why fast track it for someone else? It is going to cost us big bucks if our system fails. I would ask that you keep us posted on the progress.

Tom – Everyone at the table wants to move this forward. I would think that there is no way you can pay \$10,000-\$15,000 annually.

Ken – if expanding the sewer on Route 1, I see TIF written all over it.

Bill – all PBMC needs to do is put a shovel in the ground and turn over the dirt. This will start the building process and they can then contact Maine Health for their approval of the project.

Ken – we should prioritize the northern line.

Bill – how many equivalent users will there be?

Tom – 10-15

Ginny – it is better to do the project as two separate ones. It would be better for the small businesses. Bond counsel is on board. PBMC could be later. I feel that it is better for the public if these are two issues.

Sharon Stone (Budget) – what are we looking at – 1300 – 1600 feet?

Steve – we are committed to 1,300 build out.

Geoff – we could pick up several more users if we go another 300 feet to Sea Light Lane – another 10-15.

Tracy – we would have to pay for 300 extra feet.

Bill – how much more money would we need to authorize?

Roger – the proposal for the survey from Woodard & Curran is \$20,000 to connect both ends. I have a copy of the proposal here.

MINUTES ROCKPORT SELECT BOARD, MONDAY, APRIL 1, 2013

Steve – the results of the proposal could sit on a shelf for 6 months or 6 years.

Tom – feels that it would be a good investment to do this now.

Steve – The southern end is at 83% usage capacity now. The more information we have, the better. All could change in the next 10 years. This is a painfully slow process for the town.

Dave – it is critical for us to move ahead now and we want you to understand that.

Geoff – should I make a motion?

Ken – we could motion to have the staff work full speed.

Steve – we are now working on the timeline post haste.

**Kenneth McKinley moved that the Select Board direct the Town Manager to direct the town staff to continue to move forward on planning for the northern section of Route 1 for the November election in all due haste – 1,300 feet from Elwood Avenue southward - engineering, financial, bonding and required data. Tracy Murphy seconded the motion. VOTE: 5 FOR – 0 OPPOSED**

Board members decided that this motion should be made as Wastewater Commissioners.

**Tracy Murphy moved to leave as the Select Board and become Wastewater Commissioners. Kenneth McKinley seconded the motion. VOTE 5 FOR – 0 OPPOSED**

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Steve – we do not have enough information today for us to proceed forward for the June.

Discussion on engineering study and where the money will come from to do the project from South Street to Elwood Avenue.

**Kenneth McKinley moved to leave as the Wastewater Commissioners and become the Select Board. Tracy Murphy seconded the motion. VOTE: 5 FOR – 0 OPPOSED**

Roger Moody gave his manager's report –

MINUTES ROCKPORT SELECT BOARD, MONDAY, APRIL 1, 2013

- Department Head Compensation – see attached
- Harbor Float Construction – discussed taking \$7,000 from reserves and \$15,000 in July 2013-2014 Budget to get all the floats replaced (5 floats and 1 gangway). We should go ahead and have new ones built, this is a safety issue and is better financially. The Board will vote on the reserve funds at the April 8<sup>th</sup> meeting.
- Cleaning Services Contract – Our cleaning lady is holding the price to the same as last contract. Roger would like to go ahead with it and under the purchasing policy that is allowed. She has done a fantastic job and everyone is happy with her work. Roger stated that he prefers to ask for permission before making the decision and then having to ask for forgiveness. Charlton – remarked that we would not have even known in the past administration. Ken – we are getting good service at a fair price.
- Fire Chief Selection – the two favored candidates backed out. One was for financial reasons and the other one for his family's happiness. They were both good candidates. We will reopen the search and advertise tomorrow.
- Planner/Community Development Director position – had nine candidates, two of them have been interviewed and will be making a decision soon.

Tracy - reported that there were 30 applications for the town manger search. The committee can pick up copies of them mid a.m. tomorrow. It is a great committee, they listen to each other.

Bill – on the April 16<sup>th</sup> we will have an executive session to review the presented finalist and maybe add to them.

At 5:00 P.M. tomorrow will be the final presentation for the work the ORC has done.

Thursday evening at 7:00 P.M. there will be a meeting for potential candidates for office.

Tracy – asked about special compensation being discussed. Bill said that it will be discussed in executive session.

II. ADJOURNMENT

**Kenneth McKinley moved to adjourn the meeting at 5:38 p.m. Geoffrey Parker seconded the motion. VOTE: 5 FOR – 0 OPPOSED**

Respectfully submitted,

LINDA M. GREENLAW  
TOWN CLERK as RECORDING SECRETARY