

**ROCKPORT SELECT BOARD
MEETING MINUTES
MONDAY, AUGUST 8, 2016
7:00 P.M.
ROCKPORT OPERA HOUSE**

Present: Chair William Chapman, Vice Chair Kenneth McKinley, Geoffrey Parker, Owen Casas and Brendan Riordan. Also present: Richard C. Bates, Town Manager; Department Head Ben Blackmon, Library Committee Chair Ann Filley and AHLPC Chair Jan Rosenbaum and several members of the public

I. CALL MEETING TO ORDER – Chair William Chapman called the meeting to order at 7:00 P.M.

a. Approval of the minutes of the

- Monday, November 9, 2015 meeting of the Select Board
- Tuesday, November 17, 2015 meeting of the Select Board
- Monday, May 9, 2016 meeting of the Select Board
- Wednesday, June 15, 2016 organizational meeting of the Select Board
- Monday, June 20, 2016 meeting of the Select Board
- Monday, June 27, 2016 special meeting of the Select Board
- Monday, July 11, 2016 meeting of the Select Board
- Monday, July 25, 2016 meeting of the Select Board

Geoffrey Parker moved to approve the minutes of the July 25, 2016 meeting with an amendment on page 5 b., first sentence add “message” after “what” Owen Casas seconded the motion. VOTE: 5 FOR – 0 OPPOSED

b. Regular Select Board Meeting on Monday, August 22, 2016, 7:00 p.m., Rockport Opera House Meeting Room

Special Meeting of Select Board on Thursday, August 11, 2016, 4:00 p.m., Rockport Opera House Meeting Room

This is a tentative meeting after the MCSW meeting on Wednesday, August 10th

c. Announcements – See agenda

d. Committee Openings – See agenda

e. Agenda Changes:

Owen Casas moved to insert committee applications at the beginning of New Business. Kenneth McKinley seconded the motion. VOTE: 5 FOR – 0 OPPOSED

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f. Public Comment –

Geoff – maybe Linda could tell us about the election held on August the 2nd for School Board Director

Linda – on Tuesday, August the 2nd at the Special Town Meeting Election we had eighty-four residents, two were by absentee ballot, vote to elect Betsy Saltonstall to the MSAD #28 and CSD School Board. This was as a result of a tie write-in vote at the June election. There were seventeen write-ins.

II. TOWN MANAGER’S REPORT – See attached

III. UNFINISHED BUSINESS

a. None this evening

IV. PUBLIC HEARING

a. None this evening

V. NEW BUSINESS

Owen – Geoff Scott, chair of the committee and John Titus are biking buddies and he pitched the idea to John to apply for the Pathways Committee. This was while they were biking.

John – I feel that I could bring a good voice to the committee. I use biking more for transportation than a sport. He is aware of things that happen on the road and because of that he feels he could offer advice to make it safer when biking. He looks forward to working on the committee.

Geoffrey Parker moved to approve the appointment of John Titus to the Bike and Pathways Committee. Owen Casas seconded the motion. VOTE: 5 FOR – 0 OPPOSED

a. Acknowledgment of Gifts to the Town - None this meeting

b. Committee Resignation(s) – None this meeting

c. Committee Application(s): - See above

d. Presentation by the Ad Hoc Library Planning Committee (AHLPC) of their recommended Library Building

Jan – things have been tidied up and we have reached a point to back off and let the fund raising begin. The library is not the building that encloses it, but the inside such as the books, staff, programs, computers, etc. The site and floor plan determines the size and that has not changed. The proposed building sits slightly different. The park across the

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street will have the memorials arranged up to the front of the lot and the rest of the park space will determine the kind of parking. Twenty-four indented spaces are proposed to be on Russell Avenue and Union Street. For traffic control we will remove the island, there will be new signage and new crosswalks. It is recommended that a kind of residential roof be used. The open space roofing would make the building a little less neighborly. All the exterior will be brick. It will be a more civic level building. The windows have not been settled on yet.

Unsettled issues are the traffic control on Limerock and whether or not it should become a one way street. This has not been discussed with the residents, the police or fire departments. We are discussing having it one way for the traffic entering the library and then have them exit on Limerock Street for traffic control. We don't know how much money the MDOT will provide us to help defray the cost of reconstruction of the intersection.

The roof space could be used as reading rooms and there could be a balcony. We will use solar panels on the roof. It was felt that the original design looked more like a hotel than a library. There will be a bay window, but no decision has been made on the other windows. The materials for the roof have not been determined other than solar panels. What looks like a chimney is actually elevator housing so that it would be ready if there ever is a third story. The floor loads will be safe to hold book, snow or an automobile. The cost between a garden and a residential roof is not greatly different.

The cost has not changed. It will be roughly 4 million dollars. What has changed with Megan's help is what the cost of the bond would be on an average home of \$360,000 and how much it will change the taxes. It would be roughly \$17.16 a year. He explained different scenarios. It all makes a difference on how much we raise in donations versus how much is bonded. He thinks that this is doable for most people.

Charlton Ames, Joan Welsh, and Eliza Haselton spoke on fund raising.

Charlton – we think that we can raise roughly half of the 4 million dollars needed. We should be able to accomplish this in a timely manner. We need a running start. The intent is to continue the process until we get the money. They feel that they will be able to raise the two million needed.

Joan – we are eager to get going but cannot do anything until the Select Board puts the question on the ballot. It will be a lot of work to educate the citizens. We may not get all of the funds as cash in the hand but pledges that will span over several years.

Nonie Ames – a question for Jan, where are we with the MDOT?

Jan – they work on their own agenda. We have approached them but don't have an answer as yet. We are working through Will Gartley.

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John Titus – is there a possibility of a third story being built? You could have it framed but not finished. Leave it as a shell.

Jan – the current floor plans will allow us to go for fifteen to twenty years without ever needing more building. We don't ever want to expand into the park. It would make a very tall building in the neighborhood if we build a third story. We are not going to recommend that.

Helen – what would be the difference in cost and disruption if we decide to expand later? I very much like the idea of a roof garden for meetings and events, it would be great for Wi-Fi and have a wonderful view. The house like building looks like a squashed mushroom.

Jan – the roof is not set. The area over the children's section is shown with a roof over it. This discussion is not over. The roof will not change the cost of the project.

Kathleen Meil – thank you to all who have worked on this project. I think that we are where we could be happy with what is being proposed.

Jan – there is a potential for a lot of grants by using the solar panels.

Joan – the town needs to raise the 4 million and we haven't gotten that far as to what will be raised by taxes and what will be raised by fund raising.

Richard Anderson – we have come a long ways. The cost is not absurd. It is the critical little things that could make or break this project. We need to avoid those things that could cause this to happen. When is the bond taken out if approved? When will we start the building? What is the process?

Charlton- we cannot get people to sign pledges until the bond is passed. When the donor signs a pledge it will be a binding pledge.

Joan – these pledges are counted as receivables. You have to take it into consideration that they may have to change their pledge if unforeseeable circumstances happen. The pledges will be legal documents.

Geoff – Joan let us get the bond passed so that you can get on your way with the fund raising. The question is are the citizens ready to make a healthy vote on the project?

Joan – we need a big education push.

Geoff – I wonder if a negative early vote is better or worse than having a later positive vote.

Joan – I feel that some people will be well informed and others will not be.

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Ken – we are very early in the process, what level of excitement have you received?

Charlton – we have some potential donors, but think that most people want to see something happen first. They are tired of waiting. There is an importance and a passion to see a new library be successful.

Owen – will the fund raising be for Rockport residents only? Will there be anyone from outside?

Charlton – I think that our residents are most likely to be the first donors and may recommend to their friends that they should support our new library.

Owen – how does it work legally if someone commits to pledging monies and then they change their mind?

Charlton – we will have to look at that if it happens. No one should sign a pledge if they can't pay the funds.

Jan – the Town regulates the bond. The monies cannot be floating around.

Joan – all of this is yet to be decided so that the Town will be held harmless.

Rick – it is more likely to pull the trigger before we get enough pledges. I spoke to the attorney today. Everything will need to be in place before any money can be spent. It will be in the language of the bond.

Bill – how many years do you think that it may be before you have all of the fund raising completed?

Joan – I have seen it take five years.

Charlton – there is a clear need and the residents can see that. The intent is to get as much money as soon as possible.

Brendan – does the answer change if the fund raising takes 3, 4 or 5 years? Why is it significant?

Geoff – are we focusing on the wrong question? Is it the blind leading the blind? We need to listen better and let them guide us. Most everyone wants a two way conversation where they will get the answers they need.

Brendan – I have a concern that we have not found the right way. The effort is there to get this done. We have listened at the meetings that have been held about a new library.

Owen – we need good answers and information to give to the citizens.

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Geoff – the first question will be is it worth my tax dollars?

Ken – it is important to explain what a capital campaign is. It is an asset that we need to create.

Bill - we have the physical plan and what Jan has presented to us. The design, structure and intersection itself has not been approved. Is the cost of the intersection included in your cost?

Jan – yes.

Geoff – has Mr. Gartley said who is going to pay and do we have permission to change the intersection?

Jan – they are happy with all of that. I am not a traffic guy.

Rick – they will not change it if the street is a two way street. They will only make a change if it becomes one way. They need to see what they are paying for.

Owen – asked about the slight incline where the front entrance will be on Limerock Street.

Ben – I have never seen anyone have a problem there.

Jan – we will work with the neighbors regarding the role of the intersection.

Richard – we have not discussed this, but one way all the way makes more sense to me. Otherwise our driveways will become turnarounds. Therefore, I think that one way is better. I don't think that the grade is an issue.

Helen – looking into at a revolving island will make a big difference.

Owen - building codes may change in twenty years. What will happen if we don't shore up the third floor?

Jan – we cannot project that answer.

Ken – I like the way the building looks with the changes. The exterior is the most pleasing to date. The roof should last a minimum of twenty to thirty years. We may need to replace it then and at that time could make a change. The roof lines are now more interesting and fit in with the neighborhood.

Jan – it is more substantial. It is all trusses and we can use a lot of it as storage space. It is designed to be enlarged if we need to at a later time.

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Geoff – this is the design that the committee wants. What tasks does this committee want to share in?

Jan – Whatever we can do such as assisting with tri fold mailers to the residents and newspaper articles.

Geoff – does a model make sense?

Jan – no, because they have not been used in the past ten years.

The Board – what about a listening tour?

Jan – whatever you want.

Owen – how well attended were the focus groups?

Jan – very well. There is nothing that will strike the heart as a public library will change is always difficult. The best library is a library that looks like a library. There is a balance on the committee if you want us to follow or to lead. It is all about communication, truthfulness of the cost and what does it mean when a library comes into their head.

Ken – do we have enough time to have a well-informed positive vote?

Jan – it will be tight. We will have a great turnout in November.

Bill – we will need to have personal contact with the residents between now and then. If we wait the momentum will be lost.

Jan – we have to get this done.

Bill – the size of the bond is very important.

Richard – it is as good as it is going to be. I think that it is good.

Rick – the question is when to start to build. It is a challenge that we do need to worry about as to when to break ground and stop renting. We don't want to be left with a bill like our neighboring town with the Snow Bowl. I think that you should put the bond on the ballot.

Joan – other towns may know where we need to go for bonding and donations.

Ken – I would like to have pledges in hand before breaking ground. We will be relying on the committee to keep us informed. It all depends on the capital campaign.

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Geoff - I think that the architects work is done. What I have heard is that they are really good at bringing things to the community.

Geoff – will they (Reed and Company) come up for five meeting?

Jan – they will want to take part as they want to build a library.

Brendan – with the renderings we received we didn't have to ask for anything, they anticipated what we needed.

Owen – is 9,300 the totaled square footage?

Jan – it is the total.

Bill – are we good with the design?

All but Owen who liked the garden roof plan.

Jan – we have to put forth a building that we feel will pass.

Geoff, Owen and Jan like the roof deck.

Jan – this rendering that is before you is what the voters will see. There is some wiggle room for change.

Bill – what we are asking for tonight is the bond amount.

Ken – there is a small difference in cost between the two designs. For most people it is a big deal on what we present to them. I think that people want us to make a decision on this.

Bill – this is what will serve the people of Rockport. Thermal pane windows and brick will be less maintenance.

Ken – I would advocate not including the price of the road in the bond. I would like to see it say up to a certain amount without mentioning a percentage.

Owen – I am not concerned with the size and cost until the taxpayers are on the hook for it. They need to know that we will not stick them with the total bill.

Joan – I feel that we can get the \$2 million but not 50%.

e. Discussion and vote on the size of the bond to be requested on November 8, 2016
Special Town Meeting Warrant.

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Geoffrey Parker made a motion and Kenneth McKinley seconded the motion and then after some discussion the motion and second were retracted.

The Board took a ten minute break 9:25 p.m. to 9:35 p.m.

Brendan Riordan moved to support a bond not to exceed 2 million dollars for a new library built in accordance with the concept presented to this Board today by the Ad Hoc Planning Library Committee. Kenneth McKinley seconded the motion.
VOTE: 5 FOR – 0 OPPOSED

Brendan still thinks that a model is good to have for the public and he will talk to the committee about it.

- f. Vote to hold a public hearing on the warrant articles for the November 8, 2016 Special Town Meeting Warrant on Thursday, September 8, 2016, 7:00 p.m., Rockport Opera House Meeting Room

Kenneth McKinley moved to hold a public hearing on the warrant articles for the November 8, 2016 Special Town Meeting Warrant on Thursday, September 8, 2016 at 7:00 p.m., Rockport Opera House Meeting Room. Geoffrey Parker seconded the motion. VOTE 5 FOR – 0 OPPOSED

- g. Vote to set the date for a Special Town Meeting on Tuesday, August 30, 2016 at 7:00 p.m. and to hold a public hearing on Monday, August 22, 2016 at 7:00 p.m., both at the Rockport Opera House Meeting Room on a proposed warrant article: To discuss and vote on a proposed contract to deliver our Municipal Solid Waste to the Municipal Review Committee Waste Facility in Hampden, Maine, beginning in April 1, 2018

Bill – the MCSW Board is split 4-4 to calling a special town meeting. Lincolnville is considering removing a Board member it appointed because she will not vote what they want.

The Board discussed the issue.

Geoff – I think that we should bring this to a vote to the citizens of Rockport.

Ken – suggested the only way is forward. He has reservations and is not fully on board with ecomaine either.

Owen – we could have one motion with two options: Where to send our solid waste on April 1, 2018 to ecomaine raise your hand and then Fiberright raise your hand.

Bill – the towns to pull out may be 2 to 2.

There was much discussion by the Board.

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Owen – a vote tonight may cause friction at Wednesday’s MCSW Board meeting. I would like to avoid this.

Bill – I predict that the meeting will open, they will ask for public comment and then John French will make a motion to send our trash to ecomaine. Five minutes and it will be over.

Owen – sixty plus Camden voters have given a petition to John French and Leonard Lookner asking to vote on an option other than what has already been rejected.

The Board agreed to meet on Thursday, August 11th at 9:00 a.m. at the Rockport Opera House to vote on this motion.

h. Discuss doing the Listening Tour this fall: look at possible dates and locations

Geoff – we should wait until after the November 8th election to conduct the tours. The Board agreed, but they will participate in the library bonding question meetings.

VI. WASTEWATER COMMISSIONERS –

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

The information is not available so we will hold this until the next meeting.

VII. LIAISON REPORTS

Bill – talked about the back stop at the old RES.

Owen – once the Marge Jones issues are under control, I will then concentrate on fixing the back stop.

MCSW – will hold their meeting Wednesday night.

Ken – the Cemetery Committee will be meeting soon. The ORC is planning on a question to the voters to repeal the Sidewalk Ordinance as it is already in the Sidewalk Master Plan.

Brendan – I either missed the Harbor Meeting or they did not meet. There was a special meeting with the Conservation Commission. They talked about a feasible study as a means of remediation. Talked about diverting the water to the pump stations and being able to measure what the problem is.

Owen – some women on Kimberly Drive wanted information on a speed limit reduction on Rockville Street. The Pathways Committee, Camden is submitting their Master Plan.

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They discussed the River Walk dedication. The Recreation Committee actually have minutes and have elected officers.

Rick will be getting information to the Board regarding a Capital Improvement Plan.

Brendan – Gartley and Dorskey are checking to see if the Town Water Shed Plan is eligible to help fund remediation. Should we do this together with Camden? They have the same issues with Laite Beach. The Board said no to working with Camden on this project.

Bill – the Budget Committee elected Jan Rosenbaum as chair and Tom Murphy as vice chair.

Geoff – I have nothing to report.

VIII. EXECUTIVE SESSION – None this month

IX ADJOURNMENT

Kenneth McKinley moved to adjourn the meeting at 10:40 p.m. Geoffrey Parker seconded the motion. VOTE: 5 FOR – 0 OPPOSED

Respectfully submitted,

LINDA M. GREENLAW
TOWN CLERK as RECORDING SECRETARY

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