

**ROCKPORT SELECT BOARD  
MEETING MINUTES  
MONDAY DECEMBER 8, 2014  
7:00 P.M.  
ROCKPORT OPERA HOUSE**

Present: Chair William Chapman, Vice-Chair Charlton Ames, Tracy Lee Murphy, Geoffrey Parker (late 7:03) and Kenneth McKinley. Also present: Richard C. Bates, Town Manager; Department Heads, Mark Kelley, Police Chief; Kerry Leichtman, Assessor; Mike Young, Public Works Director, Abbie Leonard, Harbormaster; Jamie Francomano, Director of Community Development and Planning; Virginia Lindsey, Finance Director; Dwight Collins, the press; and members of the public

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

- a. Approval of the minutes of the:  
Tuesday, August 5, 2014, special meeting of the Select Board

**Tracy Murphy moved to accept the minutes of the August 5, 2014 meeting of the Select Board. Kenneth McKinley seconded the motion. VOTE: 4 FOR – 0 OPPOSED**

Monday, November 10, 2014, meeting of the Select Board

**Kenneth McKinley moved to approve the minutes of the November 10, 2014 meeting of the Select Board. Tracy Murphy seconded the motion. VOTE: 3 FOR – 0 OPPOSED – 1 ABSTAINED (Ames not present at meeting)**

b. Regular Select Board Meeting on Monday, January 12, 2015, 7:00 p.m., Rockport Opera House Meeting Room, to be televised on Channel 22

c. Announcements: See Agenda

d. Upcoming Select Board Workshops – See Agenda

e. Committee Openings: See Agenda

f. Agenda Changes –

Bill – would like to add at the end of new business: a possible date for a workshop for the TIF District on Commercial Street; discussion regarding the Camden Animal Clinic tapping into the sewer district; and lastly as Wastewater Commissioners the possible extension of the public sewer system on Route 1, north of the Route 90 intersection, to Tropical Nails.

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**Kenneth McKinley moved to add a discussion of scheduling a TIF Planning workshop, at the end of new business and discussion of an engineering study under Wastewater Commissioners. Tracy Murphy seconded the motion. VOTE: 5 FOR – 0 OPPOSED**

g. Public Comment –

David Bannister – asked the Select Board for their comments on the Library Articles 8 & 9 which were defeated in the November election. He would like to know what they think about it and what the next steps will be.

Bill – the Library Committee will come to us in January to discuss this matter, so we will hold our comments until then. The articles were advisory (to let us know what the voters want). The Board did wordsmith the article from what the Library Committee had proposed. They will meet on the 15<sup>th</sup> of December to discuss where we need to go from here.

David – will this be on the agenda next month for discussion.

Bill – yes it will be.

Stephanie Lash, a member of the Committee was interested in Bill's comments. This was not discussed with the committee. The chair must have done this.

Bill – you are right.

Stephanie – there was no discussion with the committee.

Bill - you are right this was discussed with me by the chair. If the library committee chooses not to come before us in January that does not preclude us from having something on the agenda.

Ken – we had the questions on the ballot in November to see what the voters wanted and they said no to a new library and no to having it built at the former RES site.

Tracy – I think that it is best that we wait until we see what the Library Committee says. The no vote means that nothing happens for now.

Rick – the Library Director and the Library Committee Chair, Mike Young and I had a meeting to discuss what we should do about the back alcove. It needs to be partially closed in. We talked about what we need to do to the existing building for now and what the next steps are going forward?

Bill Frolich – he goes to the library several times a week and is concerned about the physical condition of the building. He understands that a struggle continues on how large and where to build a new library. He hopes that a long period of time does not pass

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before deciding what happens with the library. The staff is working under very difficult conditions. He hopes that people don't continue to be at loggerheads over the situation.

Larry Lehman – asked for a point of clarification on whether the Select Board will be at the meeting of the Library Committee on Monday the 15<sup>th</sup>.

Bill – yes, Charlton and I will be there as liaisons.

Larry – will you be giving your input to the committee?

Bill – what they decide to do is up to them.

II. Town Manager's Report – see attached

a. Public Recognition of Outstanding Contributions to the Town of Rockport

The Town Manager recognized Mike Sabatini for all the work that he has done at Union Hall.

Bill – it is amazing what they have done in that building. It looks like it is right out of the 1800's when it was first built. It is beautiful and the acoustics are wonderful.

Mike – thank you. It has been an honor to work on such a great building.

After Rick's report, Ken asked him if the rest of the fire trucks have been checked for any problems. There was a malfunction on one of the fire trucks and Jason had a slight accident with it. Thankfully there were no injuries and only slight damage to the fire truck. Rick reported that it has been taken care of. He also reported that there had been an accident with one of the firemen (Billy Smith) during training that weekend. He has two broken vertebrae in his back.

Ken – we take very seriously the job that our firemen do and we care about their safety.

Charlton – what are we doing for Billy? I hope that we are at least sending him a card.

III. UNFINISHED BUSINESS

a. None this month

IV. PUBLIC HEARING

a. No public hearing scheduled

V. NEW BUSINESS

a. Committee Resignation(s): - None

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- b. Committee Application(s): - None
- c. Presentation by Elaine Nutter, Superintendent, MSAD #28, regarding the School Board's request for a \$28 million bond to replace the Camden-Rockport Middle School and make significant upgrades to the Mary E, Taylor building

Elaine Nutter – thanked the Board for allowing her and members of the School Board to speak and to present their request. She introduced school board members, Marcia Dietrich (21 years); Tori Manzi (17 years); Faith Vautour (6 months); John Lewis (11-12 years); Matt Dailey (Chair) (7 years) and Lynda Chilton (2 years). Also introduced was Tyler Barton from Oak Point & Associates who gave a PowerPoint presentation.

Tyler – each year there has been issues with the middle school. It is 120,000 sq. ft. of a sprawling building. There is a lot of space which is unusable, not up to code and that causes an educational disconnect. There have been several public forums for getting public comments and taking straw polls.

There are drainage concerns on the present site as well as vehicular and pedestrian safety issues.

It will cost more to renovate the school than to tear down the old high school and build new. We would also make the bus barn back into a bus barn, renovate the Mary E. Taylor building and move the Zenith Program and the administrative offices there.

The new building will be built at the north side of the present site. This will allow for safer pedestrian and vehicular traffic to the school.

Lynda C. – we are working on communications to get the word out to the voters that there will be a referendum question for the election on February 10<sup>th</sup>. We have designed a logo for our brochure and are making a video. We will also place posters around and advertise on our web page. We will be sending a postcard or brochure to every resident promoting absentee voting. We have a 3 D model on display for the residents to see what the new school will look like.

Ken – timing of the election means that you could lose a new school vote being passed.

Geoff – bear in mind that two thirds of your constituents are not parents of students. You need to speak to them as they are also taxpayers.

Tracy – the mill rate will be \$87 per \$100,000 for the first year. My personal concern is what you will do about other parts of your budget to keep the cost down. Will you cut programs and staff? It worries me that we will have to make our schools less great.

Lynda C. – we have no intention of cutting anything from the budget.

Tracy - \$28,000,000 is an enormous number. This is huge!

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Matt – we will need to hold on tight for a couple of years. Each year the rate will go down. We will be retiring some of our debt. There should also be a savings in energy efficiencies.

Charlton – the number is jaw dropping. You touched on some of the benefits with a new school, but what about the educational benefits not just a new facility.

John –the bottom line is that if it was my house and I was only going to live five more years, I would let it go, but this is building the future for the community. We will all take a hit for a couple of years, but we have needed a new facility for a long time. I am in favor of the vote in February, because it will be a cleaner operation. We will not be riding someone else's coattail by having the question at the same time as the June or November elections. It will affect the life of all of the community.

Jan Rosenbaum – how many students are there – 400? The slides showing the proposed new building shows more than just a new building, but renovation to the bus barn and the present Mary E. Taylor building.

Bill Mackey (student) – the present site is nonoperational. The biggest drawback is safety. The fire escape is not stable. The school is very cold in the morning. There is a lot of walking to get from one class to another making it a challenge to get to class in a timely manner.

Bill – asked Elaine Nutter, the superintendent to come forward. He acknowledged the fact that she is retiring in June. He said that he understands what brought her to that decision. He thanked her for all her efforts and the great job she has done for our school system.

5 minute break – 8:30 to 8:35 p.m.

d. Discussion regarding the request to revise the permit parking ordinance limiting parking along the village end of Beauchamp Point Road

Bill –this item was presented to the Board last month by Betsy Elwell in the public comment section of the meeting.

Betsy – basically this is a public way and should be available to the public. I have never seen personal parking permits issued for homeowners in other areas of the town. There should be the freedom to all for public access. I don't have a problem with the permitting system in the summer.

Malcolm Brooks - the town has done a great job on the Christmas lights at the harbor. I live on Beauchamp Point Road and it is a problem. In my experience the most difficult time for parking is in the winter. On good days everyone likes to walk down Beauchamp Point Road and they park at the beginning of road. There is no place with the snow and

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cars for an ambulance or fire truck to get through if there is an accident or a fire. I now see more mothers walking with their children. I have seen what happens on occasions. I have seen pedestrians almost get hit by cars backing up to park.

Mike Y. – I suggest that it has worked well and would suggest that we leave it as it is for safety reasons and for plowing. It is very difficult to turn around. Maybe we could get permission to plow the golf course parking area and they could park there and walk in that area. My recommendation is to leave it as it is.

Betsy – asked about the permit parking and the fact that no one should be parking there overnight in the winter.

Rick – isn't the winter parking ban in effect in that area?

Mike – yes from midnight to 6:00 a.m. During a snowstorm we can have the vehicles towed if they are parked on the side of the road.

Mark – we opted for permitted parking for guests of the residents. The residents have their own nooks and crannies for parking their vehicles.

Tracy – are there any other roads that fall into this situation?

Mike – Ship Street

Tracy – there may be other places for us to think about,

Bill – Ship Street does not open into an open scenic area like Beauchamp Point.

Rick – there is a lot of traffic on Mechanic Street and Beauchamp Point Road from people who don't live on that street. I would like to say yes to your request, but in the winter the street gets narrower and narrower because of the snow. There is no place to push the snow and no place for the plow truck to turn around, so that would be a problem if we allow everyone to park in that area. So my recommendation is to say no.

Betsy – you are legislating parking for a few days for a few people.

Sani – it is a safety issue. If there should happen to be a fire, the fire engines could not get through with cars parked on the side of the road.

Bill – we will now go into our own discussion.

Tracy – Would it be realistic to say that there is no parking when there is snow? She objects to permitted parking.

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Geoff – we could ban all parking. The advantage that permitted parking does is that it comes with guidance. Personally I would think that they can walk the extra 800 feet if they want exercise.

Bill – section 313 of the ordinance refers to the fact that no vehicle can be parked so as to interfere with or hinder snow removal and if so then the Police Chief may have the vehicle removed.

Ken – the police chief and public works are telling us that the present system works very well.

Bill – should we table this and take it up in January?

Charlton – the permit parking is working well and I think that we should keep it the way it is now.

**Geoffrey Parker moved to affirm the previous ruling of the previous Board and to maintain permit parking in that area for twelve months of the year. Kenneth McKinley seconded the motion. VOTE: 4 FOR – 1 OPPOSED (Murphy)**

- e. Presentation by the Camden-Rockport Pathways Committee regarding their ongoing efforts and recommendations for Rockport sidewalks and pathways

Geoffrey Scott, Helen Shaw and Leni Gronros of the Committee were present.

Leni – has an interest in the Kingdom Trails in Vermont, lives on Main Street, has three kids and has a boat in the harbor.

The Pathways is a very active committee. Our future projects involve a crosswalk on Union Street at Grove Street. That area is very busy and it is very dangerous to cross the street there. We feel that a crosswalk would be very beneficial. The Union Street pathway is used 24 hours a day.

Bill – you will need state approval for a crosswalk there as this is a state road. You will have to have a safe landing on both sides of the street.

They also want to have pathways across Route 1 by West Street, possible tunnel crossing on Route 90 by Erickson's farm to schools, and a multi-use path from Route 1 to the CHRHS.

The committee suggested that Rockport put a line item in the budget for pathways to be used in conjunction with any grants the town receives.

- f. Discussion and adoption of the revised Harbor Rules and Fees

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Abbie – we need to revisit our rules as we are having a problem getting a quorum for our meetings. She stated that she is recommending that the fees stay the same as last year. She feels that we are in line with neighboring harbors.

Bill – do you want to take credit cards at the harbor?

Abbie – feels that it would be better as several visitors to the harbor request to pay their dockage fees with a credit card. It would also be safer not having cash at the office. She will be budgeting for the fees that accompany the use of cards.

They are looking into what to charge per night for 30 and 50 amp power when docking at the float.

Ken – asked why we distinguish between residents and non-residents when billing for moorings and tie-offs.

Geoff – there are some who would urge the committee to change the fee structure.

Tracy – how many of the moorings and tie-offs are non-residents?

Ken – suggested that the Harbor Committee look into this and get back to the Select Board.

**Charlton Ames moved to approve the same harbor fees as last year for the coming year as presented by the Harbormaster Abbie Leonard. Geoffrey Parker seconded the motion. VOTE: 5 FOR – 0 OPPOSED**

g. Discussion regarding the adoption of an ordinance permitted by MRSA Title 36, Chapter 908 (A) Section 6271: tax deferral program for certain qualified senior citizens

Bill – how many residents may want to take participation in this program?

Kerry – probably none. I don't think that it would be a significant number of residents that would want to participate in the program. I have spoken to town managers and assessors and there doesn't seem to be any enthusiasm for this program. Saco is doing this through abatement. This is not allowable under the criteria of reasons to give an abatement.

Ken – if it could help one or two people to stay in their homes it would be worth it.

Tracy – you should talk to Stacey and see how many people would benefit from the program.

Rick – Linda could probably come up with some names as well.

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Kerry – some heirs will be surprised when the person dies and there is no value left in the home and they get nothing. We would have to place a lien on the property each year the taxes are not paid. This process is done to protect the town.

Ginny – a deferred program would cause a shortfall in operating costs. She is worried what will happen if we don't receive the real estate taxes on several properties. This could affect our cash flow.

The Board didn't take any action on this item.

h. Discussion of the Town Revaluation Bid Award

Kerry – I know that I said I would do the revaluation in house over a two year period, but my thinking has changed. He was not going to include the Samoset in his work. He was going to keep it separate.

By having the revaluation done by an outside firm we would get a good product. I would like to recommend we accept the bid from KRT Appraisal. Ken Rodgers started his own company in 2010. He worked for Vision when they did the last revaluation we had done. I have only heard good things about his work. KRT is a small firm. Vision is more a corporate entity. Their bid was also higher. We can do this all now for \$44,000 instead of me doing the job alone. We will be looking at the sales for the past two years. KRT will take the lead with this project. Kerry is putting a manual together and will be looking at any problem area. They will start in February of 2015 and be finished on May 25<sup>th</sup>.

Rick – herein starts the problem. We need another \$20,000-\$24,000 or the total amount of funds this year.

Kerry – I will physically visit every property within three years.

Ginny – to find the \$24,000 we can overdraw the funds in the revaluation line item and then use the funds in the overlay line as an offset.

Kerry – this year I asked for a hefty amount of \$74,000 for the overlay. We should not use much of these funds this year for abatements. The project will start in February and we will need to pay every 30 days.

Bill – can you take it from elsewhere in the budget?

Ginny – it is better to just overdraw the line item. We know that next year the county tax will be increasing \$72,000 and we could use the extra \$20,000 to offset some of that increase. You have already asked voter approval in June to overdraw the line.

Kerry – it is an opportunity to save money over time.

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Geoff – in a snapshot the timing to finish the product is May 25<sup>th</sup>?

Kerry – that is correct. This means that we will have the new values for the 2015-16 tax bills.

Ginny – you can just authorize the Town Manager to overdraw that line. The money is available in the overlay.

Tracy – that is great that the new numbers will be in place for the new tax year. The Board agreed to allow the expenditure.

i. Discussion and vote regarding closing the town offices on Friday, December 26

**Tracy Murphy moved to approve the Town Manager's request to close the Town Office on Friday December 26<sup>th</sup> as an employee appreciation day and to publically thank them for their many years of dedicated work and service to the community. Kenneth McKinley seconded the motion. VOTE: 5 FOR – 0 OPPOSED**

j. Re-Appoint Linda M. Greenlaw as Registrar of Voters effective January 1, 2015 through December 31, 2016

**Kenneth McKinley moved to reappoint Town Clerk, Linda Greenlaw as Registrar of Voters effective January 1, 2015 through December 31, 2016. Geoffrey Parker seconded the motion. VOTE: 5 FOR – 0 OPPOSED**

k. Appoint James Francomano as Alternate Code Enforcement Officer and Assistant Public Health Officer

**Tracy Murphy moved to appoint James Francomano as Alternate Code Enforcement Officer and Assistant Public Health Officer. Geoffrey Parker seconded the motion. VOTE: 5 FOR – 0 OPPOSED**

l. Appoint Scott Bickford as Public Health Officer

**Tracy Murphy moved to appoint Scott Bickford as Public Health Officer. Geoffrey Parker seconded the motion. VOTE: 5 FOR – 0 OPPOSED**

Took a five minute break to change the tape.

m. Set the date and time for the annual Ordinance Review Committee planning workshop

Ken – suggested the 9<sup>th</sup> of December at 5:30 p.m. at the town office for the workshop

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- n. Authorize the town manager to join the managers and administrators of Camden, Hope and Lincolnville in negotiating the renewal of a contract with Northeast Ambulance for the coming 2-year period.

Rick – Lincolnville and Camden have both voted to do the same.

**Geoffrey Parker moved to authorize the town manager to join the managers and administrators of Camden, Hope and Lincolnville in negotiating the renewal contract with Northeast Ambulance to be brought back to the Select Board for final approval. Kenneth McKinley seconded the motion. VOTE: 5 FOR – 0 OPPOSED**  
o. (added item, see agenda changes)

Bill – we should have a workshop for TIF planning as well. We should have it on January 21<sup>st</sup> or February 5<sup>th</sup>. It was suggested that it be January 21<sup>st</sup> at 5:15 p.m., with a snow date of February 5<sup>th</sup>.

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

VI. WASTEWATER COMMISSIONERS

- a. Commitment of Commercial Sewer User Rates for the period of October 2014

**Kenneth McKinley moved to commit the October 2014 Wastewater User/Debt Fees totaling \$30,716.17 to the Treasurer for collection. Kenneth McKinley amended the motion to be seven cents (.07) instead of seventeen cents (.17). Tracy Murphy seconded the motion. VOTE: 5 FOR – 0 OPPOSED**

- b. (added item, see agenda changes)

There was discussion about an engineering study for the Route 1 intersection at Route 90 north to Tropical Nails as presented by Woodward & Curran. (See attached.)

- c. (added item, see agenda changes)

Rick – The animal hospital has also requested being allowed to hook into the sewer as their system is failing. You could meet next week.

Tracy – should we table these items until next month?

The Board decided to take no action.

**Tracy Murphy moved to leave as Wastewater Commissioners and reenter as Select Board. Geoffrey Parker seconded the motion. VOTE: 5 FOR – 0 OPPOSED**

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VII. LIAISON REPORTS

Bill – Reminder that the Knox County Commissioners will be meeting on December 10<sup>th</sup> at 6:00 p.m. to discuss their budget.

Tracy – the Planning Board is holding a workshop next week. MCSW is working on their budget. The budget will be about the same as last year. They have some good reserves. Single stream is what is coming up in the near future with the transfer station. This will replace recycling. It will help reduce space and manpower that is currently needed.

Charlton – the Parks Committee is taking a break. Bob Kennedy from the Water Quality Committee is getting information to enter into the GIS system. Legacy Rockport will have a meeting soon.

Bill – the Library Committee is meeting on Monday. The Investment Committee will also be meeting. The Putnam Funds are looking good. We will need to withdraw some money for the Cemetery software.

Ken – the Cemetery Committee met and had a great presentation (Helen Shaw) on the Glen Cove Cemetery. It was very informative. We talked about the cleaning and leaning project at the Glen Cove Cemetery. MOCA will hopefully provide this service on the old stones where they will straighten and clean some of the old stones. Pathways invited Owen Casaś to join its group and he has accepted. The ORC workshop will be tomorrow night. Steve Smith will be submitting his application to join that committee. NE Ambulance is talking about a healthy increase in fees. The town managers will negotiate with them. They need to increase their call volume.

Geoff – was absent when the meeting was held for the NE ambulance discussion. The Harbor Committee did not have a quorum so did not meet. The ZBA who knows. The Opera House will be meeting this week. John Viehman is assisting with possible uses of this room (the meeting room at the Opera House). Within the next two months we will be furnishing streaming from here.

Tom Goodwin, our cameraman will be moving on to others things in his real life. He has written and directed a film called “DEAD OF WINTER”. It is scheduled to be released during the summer of 2015.

Fiber Optic will be available at the town office in a couple of weeks. There will be a private and a public network.

Bill – Bob Duke is our Knox County Budget representative. They are proposing a 7.2% increase. They are talking about a possible 18 month budget to change their fiscal year.

VIII. EXECUTIVE SESSION

a. No Executive Session

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IX ADJOURNMENT

**Tracy Murphy moved to adjourn the meeting at 11:10p.m. Kenneth McKinley seconded the motion. VOTE: 5 FOR – 0 OPPOSED**

Respectfully submitted,

LINDA M. GREENLAW  
TOWN CLERK as RECORDING SECRETARY