ROCKPORT SELECT BOARD
MEETING MINUTES
MONDAY, NOVEMBER 13, 2017
7:00 P.M.
ROCKPORT OPERA HOUSE
GEOFFREY C. PARKER MEETING ROOM
Streamed at http://livestream.com/Rockportmaine

Present: Chair Kenneth McKinley, Vice-Chair Owen Casas, Douglas Cole, and Thomas Gray. Mark Kelley was absent. Also present: Richard C. Bates, Town Manager; Department Heads: Jamie Francomano, Director of Community Development & Planning; Ben Blackmon, Library Director; Abbie Leonard Harbormaster, and members of the public.

I. CALL MEETING TO ORDER – Chair Kenneth McKinley called the meeting to order at 7:00 p.m.

II. PUBLIC HEARING –
   a. Application for a new Malt and Vinous Liquor License for 47 West, LLC (d/b/a 47 West) (David Geelman and Theola Sullivan) at 47 West Street, Rockport, ME

   The Chair opened the Public Hearing at 7:01 p.m.

   In favor – None
   In Opposition – None
   Neither for nor Against – None

   The Public Hearing was closed at 7:02 p.m.

III. MINUTES, MEETINGS AND ANNOUNCEMENTS

   a. Approval of the minutes of the previous meetings:
      • Monday, September 11, 2017, meeting of the Select Board
      • Monday, September 25, 2017, meeting of the Select Board
      • Tuesday, October 10, 2017, meeting of the Select Board

      This item was tabled as there were no minutes available for approval.

   b. Announcements of upcoming Select Board meeting(s)
      • Regular Select Board Meeting on Monday, December 11, 2017, 7:00 p.m., (the date for this meeting may change) (See agenda below for possible date change) Geoffrey C. Parker Meeting Room, Rockport Opera House to be streamed at http://livestream.com/Rockportmaine

   c. Announcements of upcoming Select Board workshop(s): - See agenda

   d. Announcements: - See agenda
e. Committee Openings: – See agenda

f. Agenda Changes – None this meeting

g. Public Comments - None this meeting

IV. TOWN MANAGER’S REPORT – See attached

Owen – regarding the dangerous building Public Works will remove the building and we will bill the property owner.

Jamie – all of the paperwork has been signed and we are ready to go.

Board – discussed that the priority is to get it done now and not wait until spring.

V. UNFINISHED BUSINESS

a. Update on establishing Keep Rockport Beautiful as an advisory committee to the Select Board.

Ken – I don’t like section 8 on waivers and amendments. It needs a stronger threshold. It looks like it can be waived if the committee doesn’t like it.

Tom – agreed.

Doug – I would like to draw attention to the mission statement.

Owen – what happens to the existing committee?

Doug – I think that it will roll into one committee.

Owen – will the present committee dissolve?

Ken – the group is now rather large.

Doug – the group will merge into one.

Owen – I think that this is great and the bylaws are good except number eight.

The Board talked about the terms and slate of members.

Doug – we already have two people who have applied.

Tom – it sounds like you have done a lot of research, maybe the Select Board should be part of the waivers.
Ken – recommended striking number eight.

Owen Casas moved to create a Keep Rockport Beautiful Advisory Committee and approve the draft by-laws for the Keep Rockport Beautiful Advisory Committee as amended by striking section number eight. Thomas Gray seconded the motion. VOTE: 4 FOR – 0 OPPOSED

V. NEW BUSINESS

a. Vote to approve application for a new malt and Vinous Liquor License for 47 West, LLC (d/b/a 47 West) (David Gelerman and Theola Sullivan) at 47 West Street, Rockport, Maine

David & Theola – we looked at the place and bought it. We will be roasting our own coffee beans. It will be a fun place to sit and have a glass of wine in the evening.

Owen - I wish you all the best. I am worried about the odor of the beans.

David & Theola – the grinder is electric and we will only grind six pounds of coffee at a time. It will be properly vented. We plan on opening by the end of December.

Douglas Cole moved to approve the application for a new Malt and Vinos Liquor License for 47 West, LLC (d/b/a 47 West) (David Gelerman and Theola Sullivan) at 47 West Street, Rockport, Maine. Thomas Gray seconded the motion. VOTE: 4 FOR – 0 OPPOSED

b. Acknowledgement of Gifts to the Town: None this meeting

c. Committee Resignation(s):
   • Kate McClellan, Planning Board

Thomas Gray moved to regretfully accept the resignation of Kate McClellan from the Planning Board as she is moving out of Town. Owen Casas seconded the motion. VOTE: 4 FOR – 0 OPPOSED

d. Committee Application(s):
   • Peter Ralston - Harbor Committee

Peter – I am a long-time resident of Rockport. It would mean a lot to me to be on the committee and to put some time back into the Town. I have a pleasure boat that I have out in the harbor.

Doug Cole moved to approve the appointment of Peter Ralston as an alternate on the Harbor Committee with a term expiration of June 30, 2019. Owen Casas seconded the motion. VOTE: 4 FOR – 0 OPPOSED

e. Committee Presentation(s):
   • Camden-Rockport Pathways Committee
Geoff Scott and Leni Gronros gave the presentation

Leni – We have furnished you with a paper copy (see enclosure) of our report.

Geoff – thank you for the reserve funding opportunities. We are applying for a lot of grants even though we often lose. Discussed the double and tripling of funding for the Hannaford Route.

Doug – thank you for your work. I am curious and don’t want to be a Debbie downer, but when you get together, do you consider the cost of maintenance of these projects?

Geoff – yes

There was discussion about the sidewalks on Routes 17 and 90.

Doug – you guys do great work.

Owen – I really appreciate the commitment and the work that they do. They are a grounded committee.

f. Hear a presentation from the group that restored the Rockville Community Chapel

Diane Perry – gave a history of a group of people volunteering and working on the Rockville Chapel.

John Titus – there are no major problems with the building. It does need a paint job. They just put in a heating system. There are no gutters on the building. They will be having a Christmas program in December. The acoustics are great. They are worried about the future of the building.

Ken – how would you like us to get involved?

Diane - we are happy to continue maintaining the building but are worried what will happen to the church when we are all dead. We want to ensure that the Town will take it on. Our youngest member is sixty years old. We cannot seem to get younger members to join us.

Owen – how do you raise funds and how will the Town benefit?

Diane – we did take out a loan to repair the roof. The problem with grants is that we are non-denominational. We are named the “Community Chapel.” We have had generous benefactors. The Chapel is a great place to hold a number of events.

The Board – talked about Legacy Rockport and how to help raise money. They are presently helping Simonton Corner Community Building.

g. Discuss the offer from the Tolman Park Association to donate land to the Town including the Tolman Pond Dam
Jamie F. - I have run this by the Coastal Mountain Land Trust to see what the conservation or social value is. Does the Town want a liability?

The owners want to give the Town 123 acres along with the dam. It is beyond the Homeowners Association to assume the financial liability. They are looking for a new owner. They are willing to donate it to the Town. Anyone can have the 123 acres, but no one wants the dam. The land has recreational value. The dam does need repairs.

There was Board discuss with the applicants, Will Gartley, Michael Miller, the president of the association and Ryan Seeley.

h. Consideration of conveying our Rescue Fire Truck to the Washburn (ME) Fire Department when it is retired from service

Jason – first I would like to wish Allen Mitchell a happy birthday.

Washburn has been looking for a rescue vehicle. In July or August Unit 25 will be decommissioned. It leaks and has a lot of issues. They think that it is a gold mine. They have $1,000 to spend. They need to know soon.

Doug Cole moved to approve the sale of the 1995 Freightliner rescue truck to the Washburn Fire Department for the sum of $1,000 with the sale to take place after our new truck is in service after July 1, 2018 or earlier if circumstances permit. Thomas Gray seconded the motion. VOTE: 4 FOR – 0 OPPOSED.

The Board discussed lowering the fee. Thomas Gray withdrew his second, but Doug said no to withdrawing his motion.

Ken – they will come and get it.

Owen – I would feel comfortable reducing the fee to $500.00

Thomas Gray moved to amend the motion to reduce the sum to $500.00 for the sale of the 1995 Freightliner. Owen Casas seconded the motion. VOTE: 4 FOR – 0 OPPOSED.

i. Presentation of options for improving the West Rockport Fire Station

Jason deferred to Allen Mitchell and let him make the presentation. He talked about two options that he is presenting. The cost for the first option would be $160,000 and will be smaller. They will add an addition to the back of the building and raise the roof to allow for a taller door to be installed and they will reroof the entire structure. The second option would cost $400,000 and be much larger and would serve the Town for the next 25 years.

j. Next steps for the Rockport Library.
Ken – key points why there was a no vote are as follows: 74% of the voters said that the library is important to them; cost; and location.

Tom – why not put several options on the ballot?

Owen – if we have learned anything, it will split the vote 1/3, 1/3, 1/3.

Tom – a survey provides no mandates. It makes no sense. I don’t think we should let the location be the factor. I don’t want to prolong this process any longer.

Owen – the previous Board already went through this process.

Ken – if we give them three options, we will not get a winning vote. I am wary of several options.

Tom - disagreed.

Ken – we will have to check with legal and see if this is an option.

Rick – the Bond Counsel does not recommend several options.

Tom & Owen went back and forth about the RES site versus 1 Limerock.

Doug – I have given this a lot of thought and I feel that the major reason it failed was that the voters are disappointed in the inability of this Board to make a decision. I wanted the library located at 1 Limerock.

Mark – I feel that we should keep it at 1 Limerock.

Doug - It is time to make a decision. The Board has had several hearings. I am ready to make a motion.

Ken – read a statement for Ames Curtis.

Tom – I have a few more things to say. Doug you are missing the point. The biggest problem is the toxicity. We have a clear indication that the Town is split. My goal is only to bring up the will of the Town. I think that it is arrogant to bring a proposal to the Town with a location.

Ben Blackmon – many of you know that my job is to bring the best services to the Town. I truly believe that it will not pass until everyone thinks they get the library they want. I am fine going forward with reducing the size and the cost. I will push for one floor. My goal is being able to give the residents the best service possible.

Geoff Parker- I would like to build on what Ben said. The challenge you have is to have the Town get a new library. It is okay for you to change your mind. The question that you haven’t
asked is to what level would Tom and the residents have to be at before a vote is taken. Possibly educate yourselves some more so you can make a better decision.

Owen – you have sat through this process and the question is if we do this is there some other potential there.

Geoff – I would like to point out that the Board took an educated leap of faith.

Doug – this is how we got to where we are now. You are talking about it again. I feel confident that we can move ahead. Ben you will be a long time at Commercial Street if we don’t do this.

Tom – I don’t feel that my personal preference is worth much here. I am truly one opinion on where it will go. The Town is split.

Sally Cook – the answer is that the Town is split. Only one third of the residents responded to the last survey. The silent majority has not spoken.

Bill Leone – Tom you are coming into this late. The question is on expansion. Rockland built a basement with footings to make their expansion in the future. The new library will have a ground level basement and it will be no higher than the elevation. Your opposition is to 1 Limerock Street.

Tom – I don’t oppose 1 Limerock Street.

Owen – I think that this is a good starting place, but I cannot support it.

Doug – I hope that you are comfortable being on Commercial Street.

Tom – is it an option to move ahead.

Ken – Dick Reed has bowed out of the project after seeing the survey.

Ben – as far as moving the process forward, there is some prep work I could do with an architect. It does depend on the time frame. I need to have a cost.

The Board asked about asking the finalist to do an RFP with square footage.

Ken – I would advise against that. Give them a budget number.

Tom – I would support it. I am sorry that this is so difficult. I know that everyone is doing their best.

**Thomas Gray moved that the Select Board set a $2.5 million maximum gross cost for a new library construction, not including road design or parking and for the new library cost of $2.5 million be split 50% municipal bond and 50% private fundraising and that the**
Rockport Select Board direct the Town Manager to contact the previous architects. Kenneth McKinley seconded the motion.

Thomas Gray moved to amend the motion to $3 million. Kenneth McKinley seconded the motion.

Doug – I am curious what the Town Manager would say to them.

Rick – we need to recognize the elephant in the room, the location. We are not going to get very far without picking a site. We are looking to after the first of the year to have all the information. They will need a month with Ben.

Tom – a lot could change for me.

Rick – you need to pick a site. Whenever talking about moving a library, it is never easy.

Ken – there is a motion on the floor.

The Board asked Linda to read back.

Thomas Gray moved that the Select Board set a $3 million maximum gross cost for a new library construction, not including road design or parking and for the new library cost of $3 million be split 50% municipal bond and 50% private fundraising and that the Rockport Select Board direct the Town Manager to contact the previous architects. Kenneth McKinley seconded the motion. VOTE: 4 FOR – 0 OPPOSED

Owen – we need a meeting to discuss this.

k. Appoint a Select Board liaison to the Comprehensive Plan Review Committee.
   Rockport Opera House Meeting Room

Owen Casas moved to appoint Douglas Cole as liaison to the Comprehensive Plan Review Committee. Thomas Gray seconded the motion. VOTE: 4 FOR – 0 OPPOSED

1. Consider holding the December Select Board meeting one week earlier than normal on Monday December 4

Thomas Gray moved to hold the December Select Board Meeting on December 7th rather than December 11th. Owen Casas seconded the motion. VOTE: 4 FOR – 0 OPPOSED

VII. WASTEWATER COMMISSIONERS – None the meeting

VIII. LIAISON REPORTS
Owen – we already heard from Pathways Committee earlier this evening. The Recreation Committee is still floundering a little bit. Marge Jones Recreational Park is locked up and will not be opened until weather conditions improve.

Tom – I have not attended a lot of the Library meetings as I am at work during the time of their meetings. The Opera House has had new railings installed. They have repeated that they be consulted when changes are made as they are an advisory committee. There is still an issue with seating. We have to remove twenty-six seats from the balcony. They want to use money to purchase a genie lift. We are discussing having a Folk Festival.

Ken – Legacy Rockport has been reenergized with the new co-chairs David Jackson and Charlton Ames. The ORC will meet after the first of the year.

Doug – the Harbor Committee cancelled their last meeting at the last minute. The Investment Committee and the Planning Board have not met. The Comprehensive Plan is working on the Land Use Ordinance.

IX. EXECUTIVE SESSION – None this meeting

X. ADJOURNMENT

Owen Casas moved to adjourn the meeting at 10:40 p.m. Thomas Gray seconded the motion. VOTE: 4 FOR – 0 OPPOSED

Respectfully submitted,

LINDA M. GREENLAW
TOWN CLERK as RECORDING SECRETARY