



Town of Camden Select Board Meeting March 15, 2016

Minutes

Present: Select Board Chair John French and Select Board Members, Don White, Leonard Lookner, Martin Cates, James Heard, and Town Manager, Pat Finnigan.

1. Call to Order

The meeting was called to order at 6:30 pm.

2. Communications, Presentations, and Recognitions

- a) Presentation by Mid-Coast School of Technology Region 8 Board regarding Facilities Study.

Beth Fisher, Director of the Mid-Coast School of Technology, along with Ron Lamarre, Architect at Lavallee/Brensinger Architects were on hand to present a plan for the rebuilding of the MCST building. The total cost to the 19 communities it serves is 25.5 million dollars, and will be on the ballot in November, with a construction date of spring 2017. Camden Hills Regional High School sends 80 students from Camden to the Technical School on a half day basis, at present.

- b) Presentation by Camden Energy and Sustainability Committee regarding solar energy legislation.

Anita Brosius-Scott, speaking as the Chair of the Camden Energy and Sustainability Committee, asked the Select Board to write a letter of resolve to support the Maine State Legislature to find a new way to enable solar power energy in Maine. On 16 March, 2016 Anita would like to bring this resolve personally to Augusta and present it to the Committee.

Don White made a motion to approve the writing and presenting of the resolution that was requested by the Chair of the Camden Energy and Sustainability Committee, Anita Brocius-Scott. Leonard Lookner seconded this motion and it carried 5-0.

- c) Presentation by the Downtown Network Board's Design Team regarding a downtown lighting project.

Richard Bernhard, Member of the Downtown Network Board's Design Team, spoke on the Team's project regarding the brightness of the street lights in the downtown area. After doing extensive research, the Team landed upon Holophane Lighting, which uses 168 small LED lights that shine downward from inside a housing that mimics the street lights used presently. The offer from this company was for the Town to purchase 3 of the lights and the company would give two of them to the Town at no charge. Mr. Bernhard suggested to the Select Board that the idea is to place the five lights on the street in the area of the Library as a "test" placement to see if they produce a warmer light in the area

of the ground where it is needed and not up into the sky and to analyze any cost savings. The three lights would be the only purchase at \$1,500 apiece and they would be mounted on existing poles.

Leonard Lookner made a motion to spend \$4,620 in the purchase of the lights and Don White seconded this. The motion carried 5-0.

3. Citizen Comments (for items *not* on the agenda)

Tom Peaco of the Pen Bay Regional Chamber of Commerce gave an update on the property at Rt. 1 & Rt. 90 they were gifted and it has been decided that they will sell the property in order to invest the money in improvements to the Landing Building, which houses the Chamber in Camden. The plans include closing the office for 3-4 weeks in April, with work to be finished by 15 May.

Rick Siebel, of Camden's Public Works Department, spoke in favor of the Mid-Coast School of Technology. He spoke of having help from their students, in the past, as a very helpful and positive experience.

Don White said thank you and well wishes to Carol Sue Greenleaf, Finance Director, who is retiring in May and Steve Wilson, CEO who is leaving Camden on March 25 to begin working for the City of Bangor.

4. Approval of Select Board Minutes of March 1, 2016

Martin Cates made a motion to accept the minutes as presented and Leonard Lookner seconded this. The motion carried 5-0.

5. Select Board Member Reports

Don White spoke about the Short Term Rental Survey put together by the Planning Board and said that the Survey can be filled out in the Planning Office. The deadline is 31 March, 2016. John French reported on the meetings that have taken place regarding solid waste and said that there will be a Public Hearing on the 21st March, 2016 in regards to this at the Rockport Opera House.

6. Town Manager Report

Town Manager Pat Finnigan, said that Steve Wilson, the Towns Code Enforcement Officer and Planner had submitted his resignation. He was offered a job with the City of Bangor as a Code Enforcement Officer and Building Inspector. She said that although Steve is sorry to leave Camden, the much shorter commute was very appealing. She said Steve had done a wonderful job for Camden, and had made many improvements in streamlining our processes and improving our customer service. She said that she is happy for this professional opportunity for Steve, but he will be greatly missed. The Town Manager said that the good news was that the Town has a part-time building inspector, Bill O'Donnell, who has worked closely with Steve Wilson for almost 2 years; he will be able to fill in until a permanent replacement is named. Pat introduced Bill O'Donnell to the Board. The Board wished Bill well and they expressed their appreciation for Steve Wilson's efforts on behalf of the Town.

7. New Business

A. Request to correct the name of a private road located at approximately 162 Washington St to Lamphier Lane

At the March 1 meeting, the Select Board voted to approve the name as submitted (Lamptier Lane). After that action, the property owner contacted us to have it corrected to Lamphier Lane.

Don White made a motion to name a private road located at approximately 162 Washington St Lamphier Lane. James Heard seconded the motion. The motion passed 5-0.

B. Appointment of Mark Siegenthaler as an alternate member of the Planning Board.

This appointment will be in effect until committee appointments are made in June 2016.

Martin Cates made the motion to appoint Mark Siegenthaler as an alternate member of the Planning Board until the term expires in June 2016. Don White seconded the motion. The motion passed 5-0.

C. Review and approval of bids for improvements to Seabright Dam (concrete repairs and gate replacement)

The Town received six bids for the Seabright Dam concrete repairs and gate replacement. The bids ranged from \$34,000 to \$78,316. Although N.F. Luce, Inc. was the low bidder, their submittal did not meet the bid specifications.

The next lowest bid was by Atlantic Mechanical Inc. They met the bid specifications. Staff recommends awarding the bid to Atlantic Mechanical in the amount of \$41,713.

Leonard Lookner made a motion to award the bid for improvements to Seabright Dam to Atlantic Mechanical in the amount of \$41,713. James Heard seconded the motion and it carried 5-0.

D. Election of Members to the Mid-Coast Regional Planning Commission

The Mid-Coast Regional Planning Commission (MCRPG) provides land use and transportation planning services to the member communities in Knox and Waldo counties. There are 5 openings on the Mid-Coast Regional Planning Commission Board and 5 candidates. Camden is represented on the Board by Town Manager Pat Finnigan.

Don White made a motion to vote for the following people to fill vacancies on the Mid-Coast Regional Planning Commission:

- *Audra Caler- Bell of Rockland*
- *Greg Hamlin of Thomaston*
- *Daniel McCarthy of Belfast*
- *Carmine Pecorelli of Belmont*
- *David Studer of Friendship*

Martin Cates seconded this and the motion passed 5-0.

Adjourn

Board of Assessors

James Heard made a motion to adjourn as the Select Board and to convene as the Board of Assessors. Martin Cates seconded this motion and the motion carried 5-0.

1. Call to order as the Board of Assessors

- A. Consideration of abatements for the following real estate taxes as recommended by the Assessor Agent for the year 2015-2016 in the amount of \$987.99

RE 2480 756 HOPE ROAD \$45.39

As part of the Quadrennial Inspection of this property, the Assessor's Agent discovered that the information on the property card regarding the square footage of the property was incorrect.

RE 1455 94 ELM STREET \$942.60

Assessment error (The building was a different size than listed on the property card)

Note: This will bring total abatements to \$21,776.

Don White made a motion to accept the abatements as recommended by the Assessor Agent for both properties listed above, for the year 2015-2016, in the amount of \$987.99. Martin Cates seconded this and the motion carried 5-0.

Adjourn

At 8:30 pm, Don White made a motion to adjourn, to which James Heard seconded. The motion passed 5-0.

Respectfully submitted,

Nora E. McGrath, Recording Secretary