



Town of Camden
Minutes of the Select Board Meeting
September 3, 2013
6:30pm

PRESENT: Chairperson Martin Cates, John French, Jr., James Heard, Leonard Lookner, Donald White, and Town Manager Finnigan. Also present were members of the press and public.

1. Call to Order

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

2. Communications, Presentations, and Recognitions

3. Citizen Comments

Steve Pixley of Camden commented on a letter sent to the Select Board from his wife.

Martin Cates opened the floor to comments from the Board.

Don White spoke about the success of the Windjammer Festival, saying that it drew great crowds and was very well-run.

4. Approval of Select Board Minutes dated August 20, 2013

Donald White made a motion to approve the minutes of the Select Board meeting dated August 20, 2013. James Heard seconded the motion. It was unanimously approved.

5. Select Board Member Reports

Donald White reported on a Planning Board meeting that had been held the previous Thursday where the Fox Hill project was discussed. He noted there would be a public information session on September 19th to review the wording of a special exception in the zoning ordinance for Fox Hill.

6. New Business

A. Public Hearings

Chairperson Cates opened a Public Hearing.

1. Proposed bond question to borrow up to \$2,000,000 for improvements at the Ragged Mountain Recreation Area (Camden Snow Bowl)

Rick Knowlton, Co-Chair of the Ragged Mountain Redevelopment Project, spoke to the Board about the redevelopment of the Snow Bowl. He reviewed the \$6.5 million in improvements that has been proposed, to be funded in part by \$2 million in municipal funds that would be financed as a bond issue with a question on the November ballot. Knowlton said this would be the final piece to move the project forward toward permitting and approvals in 2014. Private funds in excess of \$4.1 million

now exist in pledges, he said, which by year end is anticipated to total \$4.5 million. Knowlton said there is a commitment to maintain the relationship between 70% private funds and 30% public, and that this ratio would not be exceeded through the construction.

Knowlton told the Board that Year 1 of the project would see Mountain, Trail, and site-based infrastructure improvements, while Year 2 would contain the construction on the new Lodge and improvements in parking and access. He said that the goal would be to complete the project by the start of the 2015 snow season.

The following residents spoke in favor of the project:

Duncan Matlack, Ski Patrol Director, said that the 30+ people who volunteer for the Snow Bowl Ski Patrol had pitched in to raise \$10,000 to purchase a chair. Matlack said that this amount represented 100% participation from the group. He noted that several of the donors live outside Camden.

Bob Gordon, Ragged Mountain Foundation Chair, noted that a \$200,000 match is underway which could bring pledges to \$4.3 million. He said that a fundraising event called "Race to the Close" would be held on September 25th at the Waterfront Restaurant.

Marty Rogers spoke about the positive impact of the Snow Bowl on the children of the community.

Peter Gross acknowledged the hard work of the committee and the Chairs Rick and Bob for their commitment over seven long years.

The floor was open to comments from the Board.

Don White echoed to congratulations to the committee as they approach the finish line for the project. He read the wording of the bond issue:

Proposed Vote to Approve a \$2 Million Municipal Bond Issue for the Ragged Mountain Redevelopment Project

Shall the Town:

(1) Approve a Capital Improvement Project to redevelop the facilities at Ragged Mountain, including all expenses reasonably related thereto;

(2) Accept donations in the approximate amount of Four Million Five Hundred Thousand Dollars (\$4,500,000) from the Ragged Mountain Recreation Area Foundation and other sources, which donations are to be applied to the costs of the Project;

(3) Appropriate the sum of Two Million Dollars (\$2,000,000) to meet the Town's share of the costs of the Project; and

(4) fund this appropriation by authorizing the Treasurer and Chair of the Select Board to issue general obligation securities of the Town of Camden, Maine in an aggregate principal amount not to exceed Two Million Dollars (\$2,000,000), including the discretion to fix the date(s), maturity(ies), interest rates, call(s) for redemption, denomination(s), form(s) and other details of said securities, and including execution and delivery of said securities on behalf of the Town, and to provide for the sale thereof?

Lastly White noted that the bond will not start to be spent until the total \$4.5 million in private funds has been raised.

Leonard Lookner inquired as to whether the current expenditures at the Snow Bowl would increase in the future due to the expansion. Knowlton said that the Foundation would continue working into the future raising money for the Snow Bowl.

Knowlton also spoke about an economic impact study that will be conducted to demonstrate the impact of the ski area on the regional economy. The current estimate, he said, is that the Snow Bowl brings in \$2.1 million per year to our region. Knowlton asked for their support in communicating that the bond is within the borrowing capacity of the community.

Donald White made a motion to place this issue on the ballot at the November 5 Town Meeting. James Heard seconded the motion. It was unanimously approved.

2. Proposed amendments to the Harbor & Waterways Ordinance

Gene McKeever, Chair of the Harbor Committee, spoke to the Board about the revised harbor ordinance. Discussion focused on the inner harbor floats and the moorings in the outer harbor, with regard to changes in the waitlist process. Sandy Welte of the Harbor Committee said that the goals of the modified waitlist policy were to have an impact on the stagnant list and to open up the use of the harbor to more boats.

Ben Ellison of the Harbor Committee told the Board that he had waited for 18 years for his float, and that he likes the new policy because those waiting would have a better chance of rising up the list at a faster rate.

The floor was open to comments from the Board. John French said he didn't approve of the fact that the policy would put prior float owners above those currently on wait list. Board members asked questions of the Harbor Committee and debated the issue. It was noted that another change could be made in the future if the new policy didn't work.

James Heard made a motion to place this issue on the ballot at the November 5 Town Meeting. Donald White seconded the motion. It was passed by a vote of 4-1-0, French opposed.

3. Proposed amendment to the Camden Zoning Ordinance, Article VIII, Section 13 Business River District, sub-section B-3 Residential Uses

Donald White offered explanations for the changes to Article 8 of the Camden's zoning ordinance, to allow single, two family, and multifamily housing on the first level provided that certain commercial space is also present in the development.

Donald White made a motion to place this issue on the ballot at the November 5 Town Meeting. James Heard seconded the motion. It was unanimously approved.

Jeff Brawn spoke to the Board about the wording that would appear on the ballot.

4. Proposed amendment to the Camden Zoning Ordinance, Article X, Performance Standards, Section 11: Accessory Storage Containers

The Board discussed the legality of storage containers. John French expressed his feeling that the intent of earlier changes was to do away with storage units, and that he was disappointed that we

aren't getting rid of them altogether. Martin Cates shared the opinion that it wouldn't be possible to go back in time and tell people that they can't do something when at an earlier date it had been allowed and they had given permission by the Town.

John French made a motion not to put this question on the ballot at the November 5 Town Meeting. Leonard Lookner seconded the motion. The motion failed 2-3-0 (Cates, Heard, and White opposed).

Donald White made a motion to place this issue on the ballot at the November 5 Town Meeting. Martin Cates seconded the motion. The motion passed 3-2-0 (French and Lookner opposed).

5. Regarding the purchase of real property located at 14 and 16 John Street (lots 25 and 26 on Tax Map 117)

The Board discussed the possible purchase of a parcel of property along John Street which could be useful in redesigning the intersection at John Street, Camden Street and Conway Road. Pat Finnigan said that due diligence is currently underway and that more would be known by September 13.

Geoff Scott of Camden asked questions of the Board about the plan. Anita Brosius-Scott also asked questions of the Board with relation to the issue.

Lookner made a motion to place this issue on the ballot at the November 5 Town Meeting. French seconded the motion.

The Board discussed its options.

Lookner withdrew his motion and French withdrew his second.

John French made a motion to table this item until the next meeting of the Select Board. Leonard Lookner seconded the motion. It was unanimously approved.

B. Acceptance of State Local Road Assistance Funds in the Amount of \$57,792 for capital improvement road projects

James Heard made a motion to accept \$57,792 from the State to help fund capital improvement road projects. John French seconded the motion. It was unanimously approved.

C. Appointment of Two Members and an ex officio member to the Emergency Medical Services Performance Review Committee.

Pat Finnigan explained that as part of the agreement with North East Mobile Health Services, the Towns agreed to establish a Performance Review Committee to ensure the services being provided meet the criteria contained in the contract such as response times, quality of care, etc. She said that each Town will be represented by two citizens along with the Town Administrator.

Leonard Lookner made a motion to appoint Martin Cates, John French, and the Town Manager to the EMS Performance Review Committee. James Heard seconded the motion. It was unanimously approved.

D. Public Hearing regarding renewal of a liquor license for Ravita, Inc, d/b/a Long Grain at 31 Elm Street

John French made a motion to approve the Class I liquor License for Long Grain Restaurant at 31 Elm Street. James Heard seconded the motion. It was unanimously approved.

E. Consideration of renewal victualers license for Blackberry Inn at 82 Elm Street and renewal victualers and lodging licenses for The Elms B&B at 84 Elm Street

Donald White made a motion to approve the renewals of victualers licenses for Blackberry Inn and renewal victualers and lodging licenses for The Elms B&B at 84 Elm Street. James Heard seconded the motion. It was unanimously approved.

F. Consideration of request from Chamber of Commerce to use the Village Green to provide visitor information to the passengers of cruise ships visiting Camden on the following dates:

1. Sunday, September 15, 2013 from 8:00 am to 5:00 pm
2. Thursday, October 3, 2013 from 8:00 am to 5:00 pm
3. Wednesday, October 9, 2013 from 8:00 am to 5:00 pm
4. Wednesday, October 16, 2013 from 8:00 am to 5:00 pm

Donald White made a motion to give permission to the Chamber of Commerce to use the Village Green to provide visitor information to the passengers of cruise ships visiting Camden on Sunday, September 15, October 3, 9 and 16 from 8:00 am to 5:00 pm. John French seconded the motion. It was unanimously approved.

7. Town Manager Report

Pat Finnigan told the group that on September 16th there would be a community meeting on the Riverwalk and Public Landing projects.

8. Select Board Closing Comments

9. Executive Session to discuss personnel matters pursuant to Title 1 MRSA §405 sub-§ 6.A

John French made a motion to go into executive session to discuss personnel matters pursuant to Title 1 MRSA section 405 sub-section 6A . Donald White seconded the motion. It was unanimously approved and the Board went into executive session.

Adjourn

A motion was made and duly seconded adjourn the meeting. The motion passed unanimously.

Respectfully submitted,

Karen Brace

Recording Secretary