



Town of Camden
Minutes of the Select Board Meeting
September 18, 2012
6:30pm

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

ABSENT: Leonard Lookner

1. Call to Order

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

2. Convene as Board of Assessors

John French made a motion to convene as Board of Assessors. Donald White seconded the motion. It passed unanimously.

A. Consideration of the following documents to establish the annual tax commitment: Municipal Tax Rate Calculation Form, Certificate of Assessment to Municipal Treasurer, Assessor's Certification of Assessment, and the County Assessors

Assessors' Agent Wes Robinson reviewed the comparison between this year and last year in real estate valuations. Robinson told that Board that the valuation of the property in Camden is currently \$1.1 billion which is a reduction of \$652,700 from last year. He said that the Town of Camden has to raise \$14.9 million from local property taxes, representing an increase of \$257,000 over last year, with the largest change being an increase of about \$200,000 in the area of the school budget. Robinson added that there had been a decrease of about \$37,000 in the County budget.

Robinson summarized by saying that the \$14.9 million that must be raised is an increase of 1.75% over last year. He discussed the range of tax rates that would be possible to cover the Town budget that the voters had approved, with the minimum rate being \$13.53 and the maximum at \$14.21.

The Town Manager said that the Town wants to keep tax rates as close as possible to the previous year, but that we are also dealing with a weak economy and a reduction in overall assessed value. In addition, she said, non-property tax revenues are lagging, and the schools are receiving less money from the state which places more burden on the community. Finnigan said that in order to be fiscally responsible and to cover what was approved by the voters at the Town Meeting, as well as allow for some overlay to take into account cases where there may be adjustments in people's assessments, this will mean a 22-cent tax rate increase.

Donald White made a motion to set the FY13 tax rate at \$13.68 with an overlay of \$161,562.80. John French seconded the motion.

French noted that residents who have concerns about their assessments have 185 days from the date of the meeting to file with the Assessors' Agent to start the process for review.

The motion was approved by a vote of 4-0.

Adjourn

Donald White made a motion to adjourn the meeting of the Board of Assessors. James Heard seconded the motion. It was unanimously approved and the Board of Assessors adjourned at 6:41pm.

Convene as Select Board

1. Call to Order

The meeting of the Camden Select Board was called to order at 6:42.

2. Citizen Comments

Rick Knowlton reminded the group that there is still a vacancy on the Board of Assessment Review.

The Chair opened the floor to Board comments.

Donald White congratulated the Camden Public Library and Dave Jackson for progress toward having the Bok Amphitheatre named a National Historic Landmark by the United States Department of Interior. White said the application will be considered for its next step by the National Park Service on November 8th.

James Heard reported on the Parks and Recreation Committee meeting, saying that Ed Libby and Pete Brown have done a great deal of work in mapping our town's parks. A rise in rental rates for the Snow Bowl lodge was considered at the meeting, he said, and on the 25th the committee was planning to meet at Shirttail Point to look at the sidewalk project.

Martin Cates encouraged residents to go to the Town of Camden's website and find the link to vote for Camden as the coolest small town in America. He said that currently Camden is in 5th place and we need to remain in the top ten to be a contender.

Communications, Presentations, and Recognitions

A. Ragged Mountain Redevelopment Committee

Bob Gordon, Co-Chair of the Ragged Mountain Redevelopment Committee, presented a progress report from the Committee. He said the campaign has raised \$2.7 million of its \$4.5 million goal. A \$400,000 challenge grant had been announced, he told the Board, which could bring the total raised to \$3.5 million once the grant is matched. Gordon described elements of the campaign including an artisan's auction, the "Fund a Chair" campaign, and others.

Rick Knowlton, Co-Chair of the Ragged Mountain Redevelopment Committee, spoke about the on-hill improvements and overall project development. The committee is currently working on the sustainability plan, he said, which outlines the full scope of the project. The Select Board thanked the Ragged Mountain Redevelopment Committee for their work.

B. MMA 's "Superior Award" for the 2012 Camden Annual Report

The Town Manager told the Board that Camden had been recognized by the Maine Municipal Association for its 2012 Annual Report. The report had earned MMA's "Superior Award" and Finnigan thanked the staff, particularly Janice Esancy, who had worked very hard to include graphics and photos in the report in an effort to strengthen the Town staff's connection with the community.

C. Windjammer Festival Committee letter of thanks

The Town Manager said that they had received a letter of thanks from Emily Lusher, the chair of the Windjammer Festival for the assistance Town employees had provided to make the event a success. Finnigan said it takes a lot of volunteers to put the event on and that we are thankful to the volunteers.

3. Approval of Board Minutes dated September 4, 2012

Donald White made a motion to approve the Select Board minutes dated September 4, 2012 as presented. John French seconded the motion and it was unanimously approved.

4. Select Board Member Reports

Donald White reported that the Planning Board had met as the Comprehensive Planning Committee on September 6th and had finalized an initial outline for the upcoming work on the Comprehensive Plan.

White said he had also attended a meeting of the Opera House Committee on Sept. 10th where they had discussed ticketing, price structure, and a series to be sponsored by the Camden Harbor Inn.

Lastly, White reported that the Historic Resources Committee had talked about the demolition of the private residence on Chestnut Street that is scheduled to be demolished, along with other topics, at their Sept. 12th meeting. The Committee plans to discuss a possible Demolition Ordinance at their next meeting.

Martin Cates said that he had attended the first meeting of the newly-formed Downtown Network Board. The purpose of this Board, he said, will be to work with the Downtown Master Plan and to identify priorities as directed by the Select Board. Cates noted that there was energetic discussion at the meeting and that the cooperation among this diverse group of people remains very strong.

6. Town Manager's Report

Pat Finnigan reported that the Harbor Committee had met to recap the season and will be

undertaking a number of tasks including updating the harbor ordinance. She said that the Committee is also looking at ensuring that the town's marina works in concert with neighboring marine operations and is not in competition with them.

The Town Manager reported that Firefly Restoration and volunteer firefighters had cleaned and restored the department's antique firetruck, and that their efforts were greatly appreciated. She also noted that the fire department had held training recently to review techniques for assisting people who may get lost on one of the mountains.

Lastly the Town Manager said that there would soon be a meeting to wrap up season of the healthy beaches initiative. She noted that Brian Hodges had obtained a grant for this work, part of which was to educate those who use the harbor about the pump-out boat and to encourage them to help keep our waters as clean as possible.

7. Old Business

There was no old business.

8. Licenses

A. Application of Kipp Wright and Elizabeth O'Connor d/b/a/ Abigail's Inn at 8 High Street for or a renewal Victualer's License & Lodging Establishment License

John French made a motion to approve the Victualer's License & Lodging Establishment License for Abigail's Inn. Donald White seconded the motion. It was unanimously approved.

B. Application by Colin Sullivan Stevens of Camden for a Hawking and Peddling License on the Public Landing

The Select Board discussed the implications of hawking and peddling in town. John French reviewed the history of how unpopular this activity has been in the business community. The Town Manager noted some instances where the Board might want to allow this activity under certain circumstances. Chairperson Cates suggested that they ask the Planning Board to advise on this.

Donald White made a motion to ask the Planning Board to investigate the hawking and peddling ordinance and to offer a recommendation to the Select Board. James Heard seconded the motion.

John French suggested that the Select Board first offer some thoughts about where peddling might be allowed. There was discussion on considering this issue further after the November vote.

White withdrew the previous motion.

Donald White made a motion that the Select Board study the Hawking and Peddling issue further at their second meeting in November. James Heard seconded the motion. The motion passed unanimously.

John French suggested that after the ordinance was studied Colin Stevens could re-apply but

that at this point there are no existing grounds for denying hawking and peddling on the public landing.

John French made a motion to deny the application by Colin Sullivan Stevens of Camden for a Hawking and Peddling License on the Public Landing. Martin Cates seconded the motion. It was unanimously approved.

9. New Business

A. Authorize the Town Manager to submit a Maine Coastal Program Planning Grant Application to develop a Master Plan for a pedestrian walkway (River to Harbor Walk)

Brian Hodges detailed the two planning grant applications under consideration. He said that one grant would be to create a plan for a River to Harbor Walk running from Shirrtail Point Park to Camden Harbor. The other, he said, would be to create a plan for the Public Landing to determine whether the current design is its best use. Hodges noted that both projects are connected to recommendations contained within the Downtown Master Plan. He also said that the Downtown Network Board had unanimously supported the idea of submitting planning grants for these projects at their September 10th meeting.

Hodges told the Board that each of the Maine Coastal Program Planning Grant applications would be for \$15,000, and each would require a Town share of \$5,000, totaling \$20,000 for each planning project. Hodges proposed that the match for the River to Harbor Walk Plan be supported by the Sidewalks and Pathways Reserve Fund, and that the Town's share of the Public Landing planning grant be funded by the Economic Development Reserve Fund.

Donald White made a motion to authorize the Town Manager to submit a grant application to the Maine Coastal Program to develop a River to Harbor Walk plan. John French seconded the motion.

French suggested that the residents of the Knox Mill be kept apprised of the riverwalk development.

The motion was unanimously approved.

B. Authorize the Town Manager to submit a Maine Coastal Program Planning Grant Application to develop a Master Plan for the Public Landing

(The details of this grant proposal were outlined by Brian Hodges in conjunction with Item A.)

Donald White made a motion to authorize the Town Manager to submit a grant application to the Maine Coastal Program for a master plan for the Public Landing. James Heard seconded the motion. It was unanimously approved.

C. Consideration of the FY 2013 Snow Bowl budget

Jeff Kuller told the Board that the last ski season had been a challenging one for the Snow

Bowl, ending with an operating deficit following the worst snow year in two decades. He said that the good news, however, was that there was a \$100,000 fund balance on the books to offset the +/--\$79,000 deficit.

Kuller said that the budget being proposed for the coming year was reasonably conservative and would show a surplus at end of year if things go well. He noted that they plan to hold prices where they are for the coming season. Season ticket discounts, which currently just apply to Camden residents, were briefly discussed as were summer chairlift and mountain bike tickets.

Donald White made a motion to approve the FY13 Snow Bowl budget. John French seconded the motion. It was unanimously approved.

D. Consideration of the Snow Bowl rental fee rates

Kuller outlined the proposed increases in Snow Bowl facility rental rates. There was discussion on how the fees that are charged balance with the costs in terms of staff time and other associated expenses. Board members expressed interest in making sure that fees paid would cover all Snow Bowl expenses for hosting an event, whether the renter is a group, a business or a non-profit organization.

Donald White made a motion to adopt the new rental rate schedule for the Snow Bowl as recommended by the Parks and Recreation Committee. James Heard seconded the motion.

John French recommended that the motion include tracking event costs during the coming year.

John French made a motion to include an amendment asking for analysis next year at this time on the Snow Bowl's costs for putting on an event. Donald White seconded the motion. The motion to include the amendment was unanimously approved.

The amended motion was then unanimously approved.

E. Request to approve the Ragged Mt. Redevelopment Committee's purchase of snow guns for the Camden Snow Bowl

Kuller said that part of the Ragged Mtn. Redevelopment Committee's plan was to purchase more efficient snowmaking equipment. In keeping with this plan, Kuller requested permission to purchase ten new high efficiency snowmaking guns and fifteen additional hydrants, to be added to existing snowmaking pipe, for an estimated total cost is \$54,250. He said the Town had applied for an Efficiency Maine grant which would provide a rebate of between 25% and 75% of the cost of this equipment and would lower the cost of purchasing the guns. Kuller explained that the Ragged Mountain Recreation Area Foundation will purchase the snow guns for the Snow Bowl regardless of whether we receive the Efficiency Maine Grant. He added that the grant might not be an option in the future.

Donald White made a motion to authorize the purchase of snow guns for the Camden Snow Bowl which will be funded by the Ragged Mountain Recreation Area Foundation. in an amount not to exceed \$55,000. Martin Cates seconded the motion. It was unanimously approved.

F. Request to approve a lease purchase of a Piston Bully snow grooming machine

The Parks and Recreation Director said that the Snow Bowl is requesting to enter into a three-year lease purchase agreement to buy the snow grooming machine for \$101,500 after the trade-in value of the used equipment, to be funded from the Capital Improvement budget. Kuller described the life of the Piston Bully machines and said they are looking at a 2008 model with 4700 hours. Kuller said that new machines run upwards of \$270,000.

Donald White made a motion to approve the lease purchase of a Piston Bully snow grooming machine in an amount not to exceed \$101,500. James Heard seconded the motion. It was unanimously approved.

G. Consideration and award of bid to provide concession services at the Snow Bowl

Kuller told the Board that French and Brawn Catering was the only respondent to the request for proposals to provide concession services at the Snow Bowl. He said that they have provided this service for several years and have done a good job. This year he said that French and Brawn Catering is proposing to pay 6.5% of gross sales of food to the Snow Bowl, which is down slightly from the 7.5% of sales last year.

Donald White made a motion to award the bid to provide food service at the Snow Bowl to French & Brawn. John French seconded the motion. It was unanimously approved.

Kuller told the Board that they had received notice of approval for a grant that the Parks and Recreation Department had applied for last fall. This was a recreational trails program grant, he said, and the award will be for \$18,400 to fund the construction of the riverwalk on the tannery property. There is a matching component of \$4600 which Kuller explained would be primarily in-kind, in terms of time for public works personnel and the Parks and Recreation Director's time.

H. Consideration of bid award for the installation of dolphin and pilings for the new float system in Camden Harbor

The Town Manager reviewed the process that the Town had gone through to obtain new pilings for improvements to Camden harbor marina. Due to a delay in the shipping of the pilings, she said that the proposal had to be released and re-bid. Finnigan said that staff's recommendation was for the new bid to be awarded to the low bidder: Art Tibbetts Marine Contractor in the amount of \$18,800.

John French made a motion to award the bid for the installation of dolphin and pilings in Camden Harbor to Art Tibbetts Marine Contractor in the amount of \$18,800 plus \$1200 for float installation. Donald White seconded the motion. It was unanimously approved.

I. Authorize the Town Manager to enter into a contract with Prock Marine to Dredge the Inner Harbor

The Town Manager explained the need to dredge the harbor about every ten years. She said that this will be able to take place as part of the same permit as when the project was done almost ten years ago.

James Heard made a motion to contract with Prock Marine Company of Rockland to dredge Camden's inner harbor for an amount not to exceed \$90,000. John French seconded the motion. It was unanimously approved.

J. Consideration of bid award for 2013 Sand and Salt Bids in collaboration with the County

The Town Manager explained that the Knox County works with the communities to put out a bid for salt and sand. She said that five bids had been received this year.

John French made a motion to accept the Knox County sand bid awarded to Hartland, Inc. in the amount of \$7.90/ton and the salt bid awarded to Harcros Chemicals of Westbrook, ME in the amount of \$57.67/ton. Donald White seconded the motion. It was unanimously approved.

K. Approval of the Warrant for the Special Town Meeting on November 6, 2012

John French made a motion to approve the Warrant for the November 6 Special Town Meeting. Donald White seconded the motion. It was unanimously approved.

L. Confirmation of the appointment of Deborah Dodge as Election Warden for the November 6, 2012 General Referendum Election and Special Town Meeting

James Heard made a motion to approve the appointment of Deborah Dodge as Election Warden and Frank Stearns as Deputy Warden for the November 6 General Election and Special Town Meeting. John French seconded the motion. It was unanimously approved.

M. Consideration of setting the Registrar's office hours for the upcoming November 6, 2012 General Referendum Election and Special Town Meeting

John French made a motion to set the Registrar's office hours Monday through Friday from 8:00 a.m. to 3:30 p.m. and the 1st & 3rd Tuesdays from 8:00 a.m. to 4:30 p.m. James Heard seconded the motion. It was unanimously approved.

N. Authorize the Town Manager to enter into an Agreement to designate Camden First Aid Association as the Town's Primary EMS and Transport service provider

John French made note of the fact that the services provided to the Town by the Camden First Aid Association are extremely valuable and that, in comparison with what some municipalities must pay for EMS services, the cost for their services is very low.

Donald White made a motion to authorize the Town Manager to enter into an agreement with Camden First Aid Association to serve as the Town's Primary EMS and Transport service provider. John French seconded the motion. It was unanimously approved.

O. Decision to rent or lease any of the commercial passenger vessel float space or berthing slips and fisherman's floats for the upcoming year

John French made a motion to seek applications to lease commercial passenger vessel float space and fisherman's floats for 2013. James Heard seconded the motion. It was unanimously approved.

P. Consideration of request from Chamber of Commerce to use the Village Green on Friday, September 28, 2012 from 7:30 am to 5:00 pm to provide visitor information to the passengers of the cruise ship Jewel of the Seas arriving by bus

John French made a motion to permit the Chamber of Commerce to use the Village Green on September 28, 2012 from 7:30 am to 5:00 pm to provide visitor information to the passengers of the cruise ship Jewel of the Seas arriving by bus. Donald White seconded the motion. It was unanimously approved.

10. Select Board Closing Comments

There were no closing comments.

Adjourn

Donald White made a motion to adjourn the meeting. John French seconded this motion. The motion passed unanimously.

Respectfully submitted,

Karen Brace
Recording Secretary