



Camden Select Board Meeting May 19, 2015

Minutes

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

A. **Call to Order**

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

B. **Communications, Presentations, and Recognitions**

1. Presentation by Construction Manager (Ledgewood Construction) and Project Team Re: Ragged Mountain Redevelopment (Phase 2)

The Town Manager introduced Pete Pelletier of Ledgewood Construction. She said they had been selected by the Redevelopment Team and the Construction Committee after interviewing 8 teams, and that Ledgewood would be the construction manager for lodge construction and site work. She reviewed how the project is in three phases: storm water improvements, erosion management, and lodge construction.

Pete Pelletier introduced other members of his team and said that Ledgewood had been in business for 37 years. Their function is to serve as an agent of the owner, he said, and they will have a manager in the field every day working with engineers and contractors. Pelletier said Ledgewood has direct experience in erosion control and they have worked well with the project architect, Stephen Blatt.

Pelletier described how Ledgewood functions as a "Construction Manager at-risk", meaning there is a guaranteed maximum price (GMP) for their work that will not be exceeded. During pre-construction they'll get competitive bids and will hire sub-contractors. They will be working with Will Gartley's team to identify any extra projects not included in the original contract.

Will Gartley reviewed the order of work, saying that mountain work will be done first, followed by the parking lot.

Don White asked what effect the projects would have on the public use of the mountain this summer. Pelletier said they're flexible around events and that they'll complete the toboggan area first so that access can be provided to the public from that side of the mountain.

Leonard Lookner asked about the bid process and the Select Board's role. Pat explained that the Select Board had authorized Ledgewood to manage the project and as the Construction manager, they bid out each facet of the project. They have to stay within the agreed upon Guaranteed Maximum Price (GMP). French asked if the Select Board should

approve any change orders over a certain amount. Lookner suggested anything above a \$25K cap come before the Board. Gartley requested that the Select Board keep progress on the mountain on schedule once underway, expressing concern regarding the change order process that had been suggested. Pelletier explained how they operate under a daily schedule planned out 2-3 weeks in advance that is updated weekly.

French asked if there had been any DEP concerns with the snow melt. Gartley replied that the DEP has been pleased with the Snow Bowl's plan and sequencing of events.

Dana Strout spoke to the board regarding the construction management contract.

Steve Gold asked about the drainage work in anticipation of the lodge, and Gartley said that the setup was designed so that the lodge could connect right in.

Lookner made a motion to approve the amount of \$483,783 for Ledgewood Construction to work for the Snow Bowl as a construction manager during phase two of construction. and that any amount for additional costs greater than \$25,000 would come before the Select Board. Don White seconded the motion.

Lookner amended his motion to show the figure of \$573,378 awarded to Ledgewood Construction along with the \$25K cap for additional expenditures to come before the board. Don White seconded the amendment and the motion was approved unanimously.

2. Presentation of preliminary Snow Bowl year-end financials

Pat Finnigan circulated a revenue and expense statement for the Camden Snow Bowl to date.

General Manager Landon Fake summarized by saying that overall expenditures came in under budget and revenues missed their target by around \$105,000. With the unexpended balance at \$23,000 the projected net loss for the season was approximately \$80,000. Landon noted that some additional revenues are expected before June 30, but they will not be significant.

On the revenue side, Fake reported that day ticket sales were \$36,000 higher than last year even though the Snow Bowl had been closed for 20 days at the start of the season. He noted that further emphasis on marketing had paid off with the increase in day ticket sales. Finnigan reiterated that the large increase in day tickets bodes well for the future when multiplied by the normal number of days in the season. She also noted that Toboggan Nationals had contributed \$97,000 to the bottom line.

Fake distributed graphs showing daily revenue during the 2015 season as compared to the previous winter. Figures showed seven of the eight weeks surpassing the previous year, with revenue staying on par for the 8th week and doubling in 4 of the 8 weeks. Fake reported that season pass revenue had stayed equal to the prior season at around \$200,000 even though the Snow Bowl has refunded close to \$40,000 as a good will gesture

due to the late opening.

Landon completed his report by saying that over the winter the Snow Bowl's flagship 4th grade program had served twelve middle schools in the area and had provided free skiing and instruction for 422 children. 100 local kids raced in the Snow Bowl's program and the middle school team earned the designation as the best team in the state. Landon thanked the Ragged Mountain Ski Club for donating \$20,000 to the Snow Bowl's bottom line. He also thanked and congratulated the Toboggan Nationals committee for raising more money than ever before which helped close the budget gap this year.

French asked about mountain vehicles and equipment. Fake said that they are short two vehicles since an ATV and snowmobile were no longer working. Lookner asked about utilities and the manager responded that CMP rates went up significantly over the course of the season. Finnigan said they would be talking with CMP to be sure that we're getting the best possible rates.

French and Cates noted that the anticipated loss at \$80,000 is much less than anticipated. Pat said that since the Snow Bowl operates under a proprietary fund, the deficit would be carried forward on the books and spread out over three years. French stated that he'd heard nothing but good things about the high quality of the skiing, and that the performance level after the ski area opened was excellent. Pat added that with far more visitors and daily tickets sold than in the past, the future for the Snow Bowl is looking good.

Don White noted it will be important to offer marketing information to hotels and B&B's for their websites and general promotion.

3. **Proclamation setting May 24 as Arbor Day in Camden**

A proclamation was read regarding Arbor Day. Lookner suggested that citizens pick up trash around their community on Arbor Day.

Don White made a motion to set May 24 as Arbor Day in Camden. Jim Heard seconded the motion. It was unanimously approved.

4. **Request to use the Public Landing to hold the "Pocket Cruiser Palooza" June 12-13**

Harbormaster Steve Pixley told the Board about a new event called the Pocket Cruiser Palooza planned for June 12-13. He said the purpose was to bring people into Camden Harbor and fill the floats during a time when they've traditionally not been full.

Don White made a motion to approve the use of the Public Landing on June 12-13 for the Pocket Cruiser Palooza. Jim Heard seconded the motion. John French amended the motion to approve free dockage for participants. Don White seconded this and the motion was unanimously approved.

C. Citizen Comments

Gene McKeever and Steve Gold talked about their plan to offer free rides to citizens to go out and enjoy Curtis Island on the date of June 20th.

The Chair opened the floor to comments from the Board.

Don White talked about how Memorial Day honors those who currently serve and have served their country. He also alerted residents to watch out for kids on the streets.

D. Approval of Select Board Minutes dated April 28, 2015 and May 5, 2015

Don White made a motion to approve the minutes of the Select Board meetings dated April 28, 2015 and May 5, 2015. John French seconded the motion. It was unanimously approved.

E. Select Board Member Reports

Don White said that the Planning Board had discussed a proposed noise ordinance at their last meeting and reported that the Downtown Network Board is implementing their reorganization. Historic Resources had also met and discussed the Village Green, as well as the expansion of the historic district.

F. New Business

There was a motion by John French to take up the last item of New Business out of order. White seconded the motion and it passed unanimously.

1. Public hearings: renewal of Liquor Licenses

Martin Cates opened a public hearing.

French and Cates commended Smokestack owner Zach Cohn on his hard work to satisfy complaints of neighbors and requests of the Board.

b. Application of Zach Cohn d/b/a Smokestack Grill located at 43 Mechanic Street for a Class XI Restaurant/Lounge Spirituous, Vinous and Malt Liquor License

c. Application of Zach Cohn, d/b/a Smokestack Grill at 43 Mechanic Street for a special Amusement Permit

John French made a motion to approve the application of Zach Cohn d/b/a Smokestack Grill located at 43 Mechanic Street for a Class XI Restaurant/Lounge Spirituous, Vinous and Malt

Liquor License, and a special Amusement Permit. Don White seconded the motion. It was unanimously approved.

a. Application of Schooner Exploration Associates, LTD, d/b/a/ Schooner Appledore for a Class I Spirituous, Vinous, and Malt Liquor license

d. Application of Quarry Hill, d/b/a Anderson Inn at 30 Community Drive for a Class I Spirituous, Vinous, and Malt Liquor License

e. Application of Anita Zeno, d/b/a Belmont Inn at 6 Belmont Avenue for a Class I Spirituous, Vinous, and Malt Liquor License

John French made a motion to approve items a), d), and e). Jim Heard seconded the motion. It was unanimously approved.

The public hearing was closed.

- 2. Approval of application from Wayfarer Marine for an Assembly Permit for Saturday, June 6, 2015 from 3:00 pm to 7:00 pm for a Celebration of Life for Ben Cashen at 59 Sea Street.**

Leonard Lookner made a motion to approve the application from Wayfarer Marine for an Assembly Permit for Saturday, June 6, 2015 from 3:00 pm to 7:00 pm for a Celebration of Life for Ben Cashen at 59 Sea Street. Don White seconded the motion. It was unanimously approved.

- 3. Consideration of application from Keith McCurdy to use the Village Green on Saturday, May 30, 2015 from 12:00 pm to 2:00 pm for a Rosary Rally.**

Don White made a motion to approve the application from Keith McCurdy to use the Village Green on Saturday, May 30, 2015 from 12:00 pm to 2:00 pm for a Rosary Rally. Jim Heard seconded the motion. It was approved by a vote of 3-0-2 (Lookner and French abstaining).

- 4. Consideration of recommendation by the Community and Economic Development Committee to amend its by laws to allow for a Vice Chair, and to expand the Committee to 7 regular members and 2 alternates.**

Jim Heard made a motion to approve the recommendation by the Community and Economic Development Committee to amend its by laws to allow for a Vice Chair, and to expand the Committee to 7 regular members and 2 alternates. Don White seconded the motion. It was unanimously approved.

- 5. Approval of corrected 2015 Town Meeting Warrant**

Town Manager Pat Finnigan described the modifications necessary in the Town Warrant.

The Budget Committee had recommended expenditures of \$7,154,969 and the Select Board had approved an amount of \$7,151,110.

John French made a motion to approve the corrections to the Town Meeting Warrant. Don White seconded the motion. It was unanimously approved.

6. **Approval of the following Victualer's License renewals: Atlantica, Birchwood Motel, Boynton McKay, Camden Cone, Camden Deli, Camden Harbour Inn, Camden Hideaway Inn, Captain Swift Inn, Free Street Inn, Grand Harbor Inn, Harbor Dogs, Hartstone Inn, Lodge at Camden Hills, Lord Camden Inn, Mt. Battie Takeout, River Ducks Ice Cream, Scott's Place, Smokestack Grill, Smoothie Shack, Swan House, Timbercliffe Cottages, and Waterfront Restaurant.**

John French made a motion to approve the above Victualer's licenses. Jim Heard seconded the motion. It was unanimously approved.

7. **Approval of the following Lodging Establishment License renewals: Beloin's Motel, Birchwood Motel, Camden Harbour Inn, Camden Hideaway Inn, Captain Swift Inn, Cedar Crest Motel, Free Street Inn, Grand Harbor Inn, Hartstone Inn, Lodge at Camden Hills, Lord Camden Inn, Maine Stay Inn, Swan House, and Timbercliffe Cottages.**

Don White made a motion to approve the above lodging establishment license renewals. John French seconded the motion. It was unanimously approved.

8. **Approval of renewal license agreement with Maine Media Workshops, Inc. for filming on public ways and town properties.**

Town Manager Finnigan described the renewal license agreement with Maine Media Workshops for permission for filming by students on public ways and town properties.

Leonard Lookner made a motion to renew the license agreement with Maine Media Workshops giving permission for filming by students on public ways and town properties. Jim Heard seconded the motion. It was unanimously approved.

G. **Town Manager Report**

Town Manager Pat Finnigan commended Nancy Caudle-Johnson and Doug Johnson for their work on Arbor Day as well as the new brochure they'd created describing the Heritage Tree and Treescapes Walking Tour.

She recognized Dave Eaton of Maine Stoneworks for his work on the Village Green pavers. She said that the Parks and Rec crew is currently painting the benches and had sandblasted the memorial wall.

Pat noted that Chief Gagne had invited Veteran Kermit Ingraham to sit in the lead vehicle in the Memorial Day parade.

During Business is Blooming weekend, the installation of Camden's postmaster Steve Dalessandro had been held, she said. She thanked the CDBG and others for their work in producing the event.

Lastly, the Town Manager discussed the new sewer line installed at the Mountain Arrow subdivision. She said the project had been completed in one night and thanked Wastewater Superintendent Dave Bolstridge and Chief Randy Gagne, both of whom worked overnight to ensure the project went well.

H. Discussion and Review of future meeting and workshop topics

The Select Board agreed on a date of May 26th for a joint meeting with the Planning Board, as well as a short Select Board meeting to approve lodging licenses.

I. Select Board Closing Comments

Don White asked about the hoist, the Tannery Committee and the applications for Community Development Director.

Adjourn

Don White made a motion to adjourn the meeting. Jim Heard seconded this motion. The motion passed unanimously and the board adjourned at 8:50pm.

Respectfully submitted,

Karen Brace
Recording Secretary