

## **Kevin Beal**

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**From:** John Root <jroot@ci.rockland.me.us>  
**Sent:** Friday, May 01, 2015 6:57 AM  
**To:** Chaousis James; Audra Bell  
**Subject:** FW: Yesterday's phone calls

Also Rick Rockwell: Restoration of multiple buildings in the Downtown area.

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**From:** John Root [<mailto:jroot@ci.rockland.me.us>]  
**Sent:** Friday, May 01, 2015 6:49 AM  
**To:** Chaousis James; Audra Bell  
**Subject:** Yesterday's phone calls

Yesterday I spoke by telephone to the following:

Rod Mason FMC

Jason Constantine: COO at Back Cove Yachts 594-8821

Elliot Lowe Lowe Hardware Industrial Park 593-7405

John Morris: owner Harbor Plaza

Peter Kriensky: owner Rockland Plaza

Bob Liberty: Tradewinds & Navigator motels

Stuart Smith; Owner/developer of BFDS (former MBNA) building & multiple other properties

Tyler Smith: Stuart's son, engineer

Joe Ricchardi: contractor for OSJL & Dollar Tree (will contact the owners).

David Johnson: Head of plant maintenance (will talk with his superiors)

Eric Allyn: Architect for numerous construction projects including the proposed Darling Walsh building

Brad Carter: Local resident, Main Street building owner and realtor

Doug Erickson: Commercial real estate (many contacts for potential developers in Rockland)

All supported the City Council further exploring options for bring natural gas and steam to the Rockland area. All also agreed to send you an email. I don't know if they did or not, but their support could be noted. Some said they might attend the meeting.

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**From:** Frank Isganitis <frankisganitis@gmail.com>  
**Sent:** Friday, May 01, 2015 6:42 AM  
**To:** Maggie Trout  
**Cc:** Stuart Sylvester; Louise MacLellan-Ruf; Will Clayton; pritchet@midcoast.com; Valli Geiger - City Council; James Chaousis; Kevin Beal  
**Subject:** Re: Charter violation regarding special meeting, May 1st  
**Attachments:** 5-1-15MeetingNotice.JPG

Thank you for your concern in this regard. Attached is the meeting notice which indicates the meeting has been ordered by the Mayor. I hope this alleviates your concern.

Best,  
Frank Isganitis

On Thu, Apr 30, 2015 at 10:35 PM, Maggie Trout <[pegtrout2001@yahoo.com](mailto:pegtrout2001@yahoo.com)> wrote:  
The notice for reconsideration of Wednesday night's vote does not indicate that the meeting was ordered by the Mayor, nor any member of the City Council. That is required, as you know, both for "Special Meetings," and "Emergency Special Meetings," and is not within the scope of a City Manger, according to the City Charter. The notice also indicates that Wednesdays vote was not "definitive." There were sufficient Council members present to have a quorum, and that is a definitive vote.

There is nothing to prohibit the City from continuing to discuss the matter over time. Should the 9 AM Council meeting proceed, I request an official statement regarding the deviation from the Charter-required procedure regarding Council meetings, and the validity of quorum votes, so that I, and anyone else who might not understand what looks to be a deviation in procedure, might understand what has, and is, occurring.

Thank you.

Sincerely,  
Maggie Trout

## Kevin Beal

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**From:** Michael Hall <mhall@hallfuneralhomes.com>  
**Sent:** Thursday, April 30, 2015 11:43 PM  
**To:** frankisganitis@gmail.com; larrypritchett.council@gmail.com; William Clayton;  
ldmaclellan5@hotmail.com; valli.citycouncil@gmail.com; jchaousis@ci.rockland.me.us  
**Subject:** Economic Development

Dear Rockland City Council Members,

An important aspect of the Penobscot Bay Regional Chambers mission is to support economic development in our region. This is also part of our current strategic plan. The power plant is an economic development matter. The Chamber is not stating whether it is "for or against" a natural gas plant in Rockland. The Chamber is simply stating that, "We can, and should support economic development, either profit or non-profit, as long as it benefits the region by providing new or better jobs, a broader tax base and overall growth to our region. The Chamber would be in favor of supporting the Rockland City Council as they continue their due diligence, and as they explore future opportunities for economic development in Rockland.

Sincerely,

Michael Hall, President  
Penobscot Bay Regional Chamber of Commerce

## Kevin Beal

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**From:** Maggie Trout <pegtrout2001@yahoo.com>  
**Sent:** Thursday, April 30, 2015 10:36 PM  
**To:** Stuart Sylvester; Frank Isganitis - Council Business; Louise MacLellan-Ruf; Will Clayton; pritchet@midcoast.com; Valli Geiger - City Council; James Chaousis; Kevin Beal  
**Subject:** Charter violation regarding special meeting, May 1st

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Thank you.

Sincerely,  
Maggie Trout

## Kevin Beal

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**From:** Mary Sheeline <sheeline@myfairpoint.net>  
**Sent:** Thursday, April 30, 2015 10:21 PM  
**To:** jchaousis@ci.rockland.me.us  
**Subject:** Vote Yes

Dear Mr. Chaousis,

I would like my voice to reflect a "yes" vote regarding the approval of the option to discuss the sale of City Hall acreage to the energy company, with all the ensuing protocols for fact-finding and information-dissemination to remain INTACT.

Thank you.  
Mary Sheeline

*Licensed Massage Therapist  
Masters in Special Education  
Rockland resident  
Self-employed as a Massage Therapist, 18 years  
Employee at Pen Bay Medical Center, 24-36 g*

21 Frederick Street  
Rockland, ME 04841  
207-596-6181  
[sheeline@myfairpoint.net](mailto:sheeline@myfairpoint.net)



This email has been checked for viruses by Avast antivirus software.  
[www.avast.com](http://www.avast.com)

## Kevin Beal

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**From:** Susanne Ward <sward@rockcitycoffee.com>  
**Sent:** Thursday, April 30, 2015 9:55 PM  
**To:** jchaousis@ci.rockland.me.us  
**Subject:** Potential sale of City Hall property

Dear Mr. Chaousis: Thank you for the Facebook posting about the council meeting and the vote on Order 30. I was relatively new to town when City Hall was moved from the downtown to its present location. Everyone grumbled about it in part, I think, because it made access more difficult, but also because it just didn't seem right to move it from the center of town. Then the police department was moved to prime waterfront property, which seemed even less sensible.

As a local business and property owner, I can attest to the struggle we all share to pay our city taxes and fees. Although I am happy to welcome CMCA to town and I'm happy The Strand has found a way to remain viable through its new not-for-profit status, we need to encourage more for-profit development within the city limits. If City Hall can relocate downtown to property already owned by the city and we have a potential buyer for the Pleasant Street property, it makes sense to explore the option of selling it.

Thank you for your time,  
All the best,  
Susanne Ward  
55 Masonic Street  
Rockland

Sent from my iPad

## Kevin Beal

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**From:** Will Moss <will.moss1@gmail.com>  
**Sent:** Thursday, April 30, 2015 9:40 PM  
**To:** jchaousis@ci.rockland.me.us  
**Subject:** Emergency meeting Friday

Dear Mr. Chaousis,

Thank you for your note, which I saw [and shared] on facebook, about the inconclusiveness of the vote last Monday on the energy company's proposal. I wholeheartedly agree, and feel that the city should go ahead and carefully and thoughtfully consider the proposal, in all its' aspects without rushing to judgement. The stakes are very high here, and while there are possible hazards, they should be thoroughly and thoughtfully explored, rather than passing a knee-jerk "no" vote and cutting off all debate prematurely.

Yours,

-will moss

Rockland resident since 2001

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"Or we may find, when all the rest has failed, hid in ourselves the key of perfect change."

-Sri Aurobindo



## Kevin Beal

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**From:** Erin Quirie Colwell <equirie@hotmail.com>  
**Sent:** Thursday, April 30, 2015 8:37 PM  
**To:** jchaousis@ci.rockland.me.us  
**Subject:** Natural Gas Idea

Hi,

I'm a Rockland citizen and have heard about the proposal for natural gas in our area. I understand that it was voted down last night after a council member decided against it in the face of a bunch of people not wanting pollution and nuclear meltdowns. I think it would be extremely foolish to not at least discuss the idea.

From what I understand, and that's not a lot, it could mean lower taxes and lower electricity costs for Rockland citizens. That's a huge deal. Our CMP bills this winter were astronomical. I'm not saying that it's the greatest idea ever, just to set it aside when there could be some real benefits for our town is a mistake.

Please get it back on the table so that we can all learn about it before making any decisions about it.

Thanks you for your time!

Harley (and Erin) Colwell

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Thanks you for your time!

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**From:** Joan Smith <joanlois4@gmail.com>  
**Sent:** Thursday, April 30, 2015 8:27 PM  
**To:** Annie Mahoney  
**Cc:** sam; Valli Geiger; joan wright; Rose Willson; Mary Alice Bird; Anna Jennings; Rockland City Manager  
**Subject:** Re: Fw: URGENT: ANOTHER power plant MEETING TOMORROW @ 9AM

Dear Amy and others,

I trust our city council and new city manager will include an opportunity for public comment at the appropriate time. I for one am pleased there will be another council meeting and vote as soon as possible, as something of this importance should be discussed and voted on by the entire council. Good for them.

I think your immediate call to alarm is unnecessary and request to wear black is overly dramatic and prejudicial.

This property is already zoned industrial. It may be beneficial to this area to have natural gas easily available. As someone who pays \$350 month for oil, sure sounds worth looking into.

Also, the establishment of energy plants is subject to a multi step process of fact finding and public discourse.

Look into the entire permitting process Amy. I doubt that the interests of this city would want it's council to dismiss this out of hand, without the learning process that is ahead.

Joan smith  
42 masonic street

On Apr 30, 2015 7:26 PM, "annie mahoney" <[annie31@gwi.net](mailto:annie31@gwi.net)> wrote:  
joan... are you going???

**From:** [Amy Files](#)  
**Sent:** Thursday, April 30, 2015 4:38 PM  
**To:** [Amy Files](#)  
**Subject:** URGENT: ANOTHER power plant MEETING TOMORROW @ 9AM

Hello friends and neighbors,

I apologize for the mass email and if this is a repeat for you.

If you are getting this — I am asking a favor that you please share a message about this meeting on Facebook and with your email list — please make sure that your friends and neighbors know what is going on.

Tomorrow morning there will be a Special Meeting held by Council. It was only announced today and it will happen at 9AM tomorrow when most people are not able to make it.

It is EXTREMELY important that as many people who can come -- come. And as many people are able -- speak. If you want to just be present and show your support, please do—in order to clearly show solidarity -- PLEASE consider wearing ALL BLACK.

Even if you may have wanted to see a "yes" vote at yesterday's meeting—please consider what it will mean to live in a City where every time a vote is made—we won't be able to trust that it will stand for more than a day.

This may somehow be legal or within the rules—but it isn't democratic.

Rockland voters need to trust that when a meeting is held, and they show up and voice their concerns, that the vote will not be overturned a day or so later through abuse of the "rules."

I appreciate your support and please know that I wouldn't be sending this email if I didn't think it was EXTREMELY important to our public process and the protection of our community -- please consider attending this meeting tomorrow morning at 9am — even if to show your support.

More info below if you haven't been following the events...

Thank you,

Amy

542-4858

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If you don't know what this is about:

- Yesterday a Special Meeting was held by Council to vote on Order #30 which would open discussions to sell our City Hall and adjacent property to Energy Management Inc who proposes to build a Natural Gas Combined (with Steam) Power Plant at that location
- This land is located a 1/2 mile from our schools and within a mile of every single most densely populated neighborhood in Rockland
- Over 40 people showed up -- about 15 spoke and all but 1 spoke against this vote. You can watch the meeting here: <https://rocklandmainemeetings.wordpress.com/2015/04/30/rockland-energy-center-discussion-4-29-15/>
- there were two councilors missing, so Council needed all three councilors to vote yes -- a "super majority" in order to pass the vote.
- but Will Clayton stated that he changed his mind and voted "no", after hearing the speakers
- everyone who was there sighed a big sigh of relief and went home—thinking we had at least a little while until this came up again; this article was published: <http://bangordailynews.com/2015/04/29/business/rockland-council-denies-option-for-200-million-power-plant/?ref=comments>

- not 24 hours later our town Manager has called for council to have ANOTHER VOTE -- tomorrow morning at 9am; a new article was published: <http://bangordailynews.com/2015/04/30/news/midcoast/rockland-to-reconsider-land-option-for-200-million-natural-gas-plant/>
- this meeting was given less than a day's notice and is occurring at a time when most people will not be able to attend
- the City Manager states in his announcement that he didn't feel that the 2-1 vote was definitive enough; BUT -- he knew going into this meeting that there would only be three councilors present—what changed was that he thought he had his 3 votes; so when Will changed his mind that upset the conclusion that he had expected
- he is using very thin excuses for this revote: 1) that the 2-1 shouldn't count because it's not definitive—but tomorrow one councilor will still be missing, so in effect he's only looking to gain the "yes" vote that he needs; 2) that the people who spoke out at yesterday's meeting didn't represent popular opinion but he's requested that people call or email him with their opinions (if they oppose the view that was represented yesterday)
- in his statement he states that he didn't feel that that the people who spoke yesterday well-represented the opinion of the people who live here—if you watch the meeting, you'll see that the people who showed up vary from being locals - to transplants - to the retired fire chief - to former councilors; I would imagine that it would be difficult for him to know who the people represented given he's only been here for a month or two (HIS STATEMENT IS ATTACHED)
- he then requested to hear more opinions, but only " If you don't share the consensus opinion of participants last night, I want to know."
- the bid process to sell our City property began without first answering the questions of 1) how much is the property worth? 2) does it make sense to sell it? 3) Can we afford to move City Hall? and 4) Does Rockland want a Power Plant like this?
- instead we are forced into opening up an option to sell this specific property to this specific company who wants to put a power plant on Pleasant Street
- the bid process was begun because of this one company's request -- and it was cut short because of this specific company's request (only open for 2 weeks) -- it was also kept secret because this company was afraid that another company might come in and out bid them (I know -- it doesn't make sense why we'd agree to this but this is what was explained to us by Councilor Isganitis at the meeting last night) -- and we ended up with only their one bid; and now the reason that a vote is happening tomorrow is the company is telling us they must meet this deadline -- a deadline by PUC which they could request to extend
- if a "yes" vote happens -- you can imagine how fairly residents will be heard over this company if this is how we are starting out the process

Please email or call if you'd like more info.

Thank you for your time and support!

Amy Files

Contact info:

**City Clerk: Stuart H. Sylvester**

[ssylvester@ci.rockland.me.us](mailto:ssylvester@ci.rockland.me.us)

**James D Chaousis II, City Manager**

City of Rockland

270 Pleasant Street

Rockland, ME 04841

Phone (207)593-0636

[www.ci.rockland.me.us](http://www.ci.rockland.me.us)

[jchaousis@ci.rockland.me.us](mailto:jchaousis@ci.rockland.me.us)

**Mayor Frank Isganitis**

96 Limerock St.

Rockland, Maine 04841

207-5429300

Term Expires: 2015



**Councilor Larry Pritchett**

39 Brewster St./PO Box 126

Rockland, Maine 04841

207-594-8806

Term Expires: 2016



**Councilor Louise Maclellan  
Ruf**

51 Pacific St.  
Rockland, Maine 04841  
207-596-6618  
Term Expires: 2016



**Councilor Will Clayton**

95 Acadia Dr.  
Rockland, Maine 04841  
207-691-2707  
Term Expires: 2017

**Councilor Valli Geiger**

186 Broadway  
Rockland, Maine 04841  
207-596-0558  
Term Expires: 2017



**City Council Agendas**

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Amy Files

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[ssylvester@ci.rockland.me.us](mailto:ssylvester@ci.rockland.me.us)

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- > James D Chaousis II, City Manager
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- > City of Rockland
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- > 270 Pleasant Street
- >
- > Rockland, ME 04841
- >
- > Phone [\(207\)593-0636](tel:(207)593-0636)
- >
- > [www.ci.rockland.me.us](http://www.ci.rockland.me.us)
- >
- > [jchaousis@ci.rockland.me.us](mailto:jchaousis@ci.rockland.me.us)
- >

Mayor Frank Isganitis  
96 Limerock St.  
Rockland, Maine 04841  
[207-5429300](tel:207-5429300)  
Term Expires: 2015

Councilor Larry Pritchett  
39 Brewster St./PO Box 126  
Rockland, Maine 04841  
[207-594-8806](tel:207-594-8806)  
Term Expires: 2016

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51 Pacific St.  
Rockland, Maine 04841  
207-596-6618  
Term Expires: 2016

Councilor Will Clayton  
95 Acadia Dr.  
Rockland, Maine 04841  
207-691-2707  
Term Expires: 2017

Councilor Valli Geiger  
186 Broadway  
Rockland, Maine 04841  
207-596-0558  
Term Expires: 2017

City Council Agendas  
City Council Minutes

**Kevin Beal**

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**From:** PJ Walter <pj@limerockinn.com>  
**Sent:** Thursday, April 30, 2015 8:10 PM  
**To:** Frank Isganitis; larrypritchett.council@gmail.com; williamclayton79@gmail.com; ldmaclellan5@hotmail.com; valli.citycouncil@gmail.com; jchaousis@ci.rockland.me.us  
**Subject:** In support of order #30 for tomorrow morning's meeting

Dear Councilors,

I am writing in support of order #30 to be discussed at the emergency meeting tomorrow morning and urge you to vote in favor of the order. The potential for economic development this project could bring is staggering and I fear that if we turn our noses we will never see an opportunity like this again. I also believe it will send a bad message to any future developers that may look at Rockland. If you vote no tomorrow, we will never be given the opportunity to even hear the proposal and it will take away the ability to make an informed decision as a community.

Regards,

PJ Walter  
LimeRock Inn  
207-701-1312  
[www.LimeRockInn.com](http://www.LimeRockInn.com)

## Kevin Beal

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**From:** Devin Fairfield <devinjfairfield@gmail.com>  
**Sent:** Thursday, April 30, 2015 7:53 PM  
**To:** jchaousis@ci.rockland.me.us  
**Subject:** Natural gas project

Good evening,

I am writing you to tell you that I support considering the natural gas project. It concerned me that there is no plan on where you would be going with the city hall, but knowing from experience if there is an offer on the table that you should at least explore and go from there.

I live at 111 pleasant st and own property at 375 Broadway and 90 Thomaston st as well so I am pretty invested in this city. Please make the right choice so I can continue investing in this great city.

Devin Fairfield  
Universal Properties  
Keller Williams Realty  
207-370-0257  
[Devin@universalpropertiesmaine.com](mailto:Devin@universalpropertiesmaine.com)  
[www.FindMaineHomesNow.com](http://www.FindMaineHomesNow.com)

Devin Fairfield  
Universal Properties  
Keller Williams Realty  
207-370-0257  
[Devin@universalpropertiesmaine.com](mailto:Devin@universalpropertiesmaine.com)  
[www.FindMaineHomesNow.com](http://www.FindMaineHomesNow.com)

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**From:** Josh Callahan <buckhuntah@gmail.com>  
**Sent:** Thursday, April 30, 2015 7:25 PM  
**To:** frankisganitis@gmail.com; larrypritchett.council@gmail.com; williamclayton79@gmail.com; idmaclellan5@hotmail.com; valli.citycouncil@gmail.com; jchaousis@ci.rockland.me.us  
**Subject:** Voting option on natural gas plant

Good evening

I am writing as a tax payer in the city of Rockland. I am writing to encourage all of you to vote in favor of looking into the natural gas plant further.

I am unable to think of one good reason to not explore this opportunity. This cities tax burden has done nothing but go up in the almost 10 years we have been here and without any increase in services especially out here on the Bog road. If you have 4 wheel drive check it out sometime. It shows what 3600 a year in taxes can get you. We pay extra to send our kids to a private school to ensure a quality education. Through the years there has been no end in site to the lack of leadership and planning on how to balance revenue with spending. Families and business are and will continue to leave unless the leadership changes our path and starts looking for ways to lower the tax burden and increase the reasons for business to be here.

Do I want an environmental hazard in Rockland or an eye sore or something that will negatively impact the city. Of course not, and no one does. But without investigating this further we will not know the facts.

Please attend this meeting and cast a vote in favor of the city getting to look into this further.

Thanks

Josh

## Kevin Beal

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**From:** ALLAN TOUBMAN <aatoubman@msn.com>  
**Sent:** Thursday, April 30, 2015 7:21 PM  
**To:** Will Clayton; larry pritchett; valli.citycouncil@gmail.com; louisemaclellanruf@gmail.com; frankisganitis@gmail.com  
**Cc:** jchaousis@ci.rockland.me.us  
**Subject:** Rush to Reconsider

I request the City Council not act on Friday May 1 on the option to sell City property to Rockland Energy Center.

First, there is the unseemly lack of notice to the public. Twelve hours is insufficient notice. It displays an arrogance in disregarding the importance of public input. This undermines residents' confidence in the management and leadership of the City government.

Second, this is yet another example of Rockland reacting rather than being proactive. If Rockland Energy Center was serious about the electrical generating plant why did it wait to the last minute to bring this to the attention of the City. The PUC issued its RPF on February 2, 2015. Why should the City be forced into making important decisions, violating the public interest because Rockland Energy Center failed to promptly indicate its interest?

Third, if a gas powered electrical plant in the mid coast is financially viable, market forces will make it happen. Rockland City Council does not have the ability to change market forces.

Fourth, the City needs to look to the Comprehensive Plan on whether a gas electrical plant at the City Hall location is consistent with its long term interests.

Allan



## Kevin Beal

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**From:** gretchen kuhn <gmkuhn007@gmail.com>  
**Sent:** Thursday, April 30, 2015 7:11 PM  
**To:** James D. Chaousis II  
**Subject:** RE: Opposed to Development of Power Plant in Rockland.

Thank you for your response email,  
Gretchen

On Apr 30, 2015 6:55 PM, "James D. Chaousis II" <[jchaousis@ci.rockland.me.us](mailto:jchaousis@ci.rockland.me.us)> wrote:

Thank you. I will make sure the Council gets your comments.

Jim Chaousis, City Manager

**From:** gretchen kuhn [mailto:[gmkuhn007@gmail.com](mailto:gmkuhn007@gmail.com)]  
**Sent:** Thursday, April 30, 2015 5:23 PM  
**To:** Frank Isganitis; [LarryPritchett.Council@gmail.com](mailto:LarryPritchett.Council@gmail.com); Louise MacLellan-Ruf; [jchaousis@ci.rockland.me.us](mailto:jchaousis@ci.rockland.me.us); William Clayton; [ssylvester@ci.rockland.me.us](mailto:ssylvester@ci.rockland.me.us); [Valli.CityCouncil@gmail.com](mailto:Valli.CityCouncil@gmail.com)  
**Subject:** Opposed to Development of Power Plant in Rockland.

Dear Councilors, City Manager, City Clerk,

Please understand that I fully support the majority opinion expressed during the public comment time at Wednesday evenings meeting to discuss the City Property/Power Plant proposal.

I am deeply concerned that if such a business were to locate on said property, this would be a grave error.

I understand the desire to further the discussion on this topic. However, I feel strongly this would be wasted time. The people of Rockland will speak out firmly against such a measure.

Thank you for listening. Respectfully,

Gretchen Kuhn

15 Robinson St

594-2920