

Kevin Beal

From: paul budd <pbmusic2014@gmail.com>
Sent: Thursday, April 30, 2015 6:26 PM
To: jchaousis@ci.rockland.me.us
Subject: rockland energy

sir,

just a couple of thoughts----you and the town have dug yourselves a hole from which you will first have to climb in regards to the process to this point. this will require considerable energy and effort. good will needs to be re-established before you can move forward, once this is done then the populace can begin to trust you again.

i believe this project will be good for the town in the long run but in order for it to be successful there needs to be more transparency in the process than has been shown to this point. clumsy is the word that comes to mind for now, i would hope that smart, efficient and savvy are adjectives that can be used in the future to describe the process.

thank you,

paul budd
23 chestnut
rockland

Kevin Beal

From: Frank O'Hara Jr <foharajr@oharacorporation.com>
Sent: Thursday, April 30, 2015 6:22 PM
To: jchaousis@ci.rockland.me.us
Subject: Natural gas possibility

Dear Janes,

I am contacting you about my interest in learning more about the possibility of a natural gas project for the Rockland area. This is something we should look at very closely and once we have done so a decision to move forward or pull back will be much easier with everyone educated on the topic.

Frank O'Hara Jr.
(207) 542-1877
O'Hara Corporation

F/T Enterprise
F/T Constellation
F/T Defender

Kevin Beal

From: Lynne Fernands <lfernands25@gmail.com>
Sent: Thursday, April 30, 2015 5:36 PM
To: jchaousis@ci.rockland.me.us
Subject: A chance for Rockland to help its residents

After reading the extremely upsetting news stating the council's poor choice of action, I strongly urge them to help their city by supporting this amazing opportunity to provide us with natural gas and all that will accompany the facility. After having lived in many other states and had access to natural gas, I welcome the chance to once again utilize the clean and less expensive fuel to heat my home.

This can only be a win win situation for Rockland!

Lynne Fernands
310 Limerock ST
Rockland
214-4635

Kevin Beal

From: Jason Constantine <jconstantine@backcoveyachts.com>
Sent: Thursday, April 30, 2015 5:27 PM
To: jchaousis@ci.rockland.me.us
Subject: Further investigation into Natural Gas in Rockland

Mr. Chaousis,

It was a pleasure meeting you this morning. Please accept my comments concerning our desire for the continued investigation into a natural gas alternative for Rockland, Maine. North End Composites and Back Cove Yachts currently occupies a 240,000 sf facility in the Industrial Park. We employ just under 200 Associates and produce fiberglass yachts throughout the year. The nature of our manufacturing process requires that shop temperatures be kept above 70 degrees. This requires a significant quantity of energy.

In 2013 we replaced our oil furnace with a propane unit in an effort to create cleaner and more efficient heat within our facility. This decision was also made with the realization that natural gas may one day be available within our community, at which time we would then be able to easily make the transition.

I would hope that any decisions regarding natural gas availability in Rockland be made only after thorough investigation and input from all members of the community. Thank you for your time and please know that you are always welcome to visit our facility.

Sincerely,

Jason

Jason Constantine
President / Chief Operating Officer
Back Cove Yachts

23 Merrill Drive
PO Box 548
Rockland, Maine 04841
P: (207) 594-8821 x314
F: (207) 594-4281

Kevin Beal

From: Amy Files <amy@wilderbydesign.com>
Sent: Thursday, April 30, 2015 5:28 PM
To: jchaousis@ci.rockland.me.us
Cc: 'Valli Geiger'; 'Louise MacLellan-Ruf'; 'Larry Pritchett'; 'Frank Isganitis'; 'William Clayton'
Subject: Re: 9AM MEETING

Dear Jim,

You came into this position stating your desire for better communication with residents — to instill trust in this process.

It is very clear that you absolutely understand how to work the rules and legality of our system.

But just because something is legal or within the rules does not make it right.

If you insist on having this vote tomorrow, you—and any members of Council who participate—will single handedly destroy what confidence residents had in their council and political process.

What's the point of coming to a meeting if, as you have insinuated, the opinions of the people who speak aren't valid enough to sway council decisions?

What's the point of having a vote if it's so easy to overturn?

Residents need to trust that when they come out to a meeting and a vote is made — that that vote will stand. We need to be able to take a breath and not feel that we need to be up-at-arms because a moment later, that decision could be overturned.

You stated in your notice that you didn't feel the 2-1 vote was definitive. The problem is that you went into the meeting knowing full well only 3 councilors would vote. What you didn't know was that one would change their mind.

It's not right to use your power to ask for a re-vote just because you didn't like the outcome. It might be legal. But it's not right.

And I noticed in your letter that you also stated that you didn't feel that the opinions voiced last night really represented the community. But how is it that you already feel you have a close enough relationship with this community to know who was speaking and what those voices represented?

Instead you asked to hear from more people -- but you only asked to hear from people, and this is a direct quote: "If you don't share the consensus opinion of participants last night"

How is requesting to only hear from people who agree with you an appropriate way to run this town?

It has come to my attention that this deadline -- the whole reason we are in this mess -- occurs annually. If this is really about having a larger conversation—which will take a minimum of many months—then we should be able to have that same conversation outside of the pressure of a sales option for a property that we haven't even

decided we should sell yet. If we decide, after real input and public discourse that this is a good idea, the company can reapply again next February.

I seriously hope that you re-consider your request for this meeting tomorrow. I don't think that this is how you want to start your time here in Rockland. And if you think that my opinions are only my own and I'm a lonely island—you would be very wrong. I have had residents contacting me all day long—some who I've never heard from before—expressing outrage with your actions and incredulous that a vote can just be done-over like this.

Maybe these people aren't informed as you of the political process. But they know right from wrong.

Amy Files

On Apr 30, 2015, at 5:01 PM, James D Chaousis II wrote:

Mrs. Files,

I'm sorry that this issue has risen during my short tenure here. I'm also sorry that you have taken to question my judgement a few times during that period. You will not see me insult your education, decision making process, or the fairness of your actions. I have deep respect for all opinions but I disagree.

The rules and laws that we are executing are the direct result of the democratic process. I'm afraid I have studied the democratic process more than most. If it is within the framework of the law it is naturally democratic.

Reconsideration is also legal and well used in governmental practices. Your objection is noted and hope your lobbying rewarding.

Thank you.

Jim C

James D Chaousis II, City Manager
City of Rockland
270 Pleasant Street
Rockland, ME 04841
Phone (207)593-0636
www.ci.rockland.me.us
jchaousis@ci.rockland.me.us

From: Amy Files [mailto:amy@wilderbydesign.com]
Sent: Thursday, April 30, 2015 1:39 PM
To: Jim Chaousis
Cc: Valli Geiger; Louise MacLellan-Ruf; Larry Pritchett; Frank Isganitis; William Clayton
Subject: 9AM MEETING

Dear James,

On the phone when we discussed this town and your needing to better understand the wants and needs of the residents—you professed wanting to hear the will of residents and better understand their desires.

We had a meeting last night -- though with only a couple of days notice -- and a considerable amount of residents showed up and asked council to vote "no" on this issue.

You and council explained that a "yes" vote only means further discussion on this topic.

But the residents who were at last night's meeting expressed pretty clearly that they don't want further discussion on this topic under the context of an option for a sale.

Your notice states that:

"A 2-1 vote with two absent Councilors and the one dissenting vote claiming support is not definitive. "

It is my understanding that Councilor Pritchett will still be absent.

It is very clear that you are bussing back in the one vote you need for a "yes" while we will still not know what Councilor Pritchett would have voted. That makes tomorrow's vote only faintly more definitive than yesterday's.

But it will make it decidedly more derisive, hurtful and dishonest in regards to our political process.

The only thing that a "yes" vote from tomorrow will define is that staff and council will work the rules in order to create an end result that they want, even if it means cutting the process short and ignoring the voices of residents

This may be within the "rules" -- but it is not a fair or democratic way to proceed with these kinds of discussions.

I am so very disappointed to see that this is how council and staff is choosing to operate.

I didn't attend Harvard Kennedy School of Government. But I know how very difficult it is to get residents to attend a meeting. And to have 40+ residents show up to a meeting, from all different walks of life and professions, and hear them all voicing to Council to vote "no" is not something that should be ignored.

What I do know is that the oil & natural gas industry is powerful. They have PR firms. They'll have our governor throwing his weight behind them.

I don't need to attend Harvard to know that any discussions moving forward will not be fair or equal. Resident concerns will be shadowed by glossy advertisements and commercials.

I wish that your voicing wanting to operate fairly and develop a positive relationship with residents was inline with your actions. If you want to respect Rockland voters — respect that we had meeting and the meeting shouldn't be repeated only a day later in order to change the vote.

I respectfully urge you to cancel this meeting or reschedule it to a time that residents can attend. I realize that you won't because this whole bid process and now democratic process is being catered to this one business's interest. Again — not a good sign of the state of our democracy.

Amy Files

39 Pleasant Street
542-4858

wilderbydesign.com 207.200.5151 facebook.com/wilderbydesign

Kevin Beal

From: gretchen kuhn <gmkuhn007@gmail.com>
Sent: Thursday, April 30, 2015 5:23 PM
To: Frank Isganitis; LarryPritchett.Council@gmail.com; Louise MacLellan-Ruf; jchaousis@ci.rockland.me.us; William Clayton; ssylvester@ci.rockland.me.us; 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

Kevin Beal

From: James D Chaousis II <jchaousis@ci.rockland.me.us>
Sent: Thursday, April 30, 2015 5:05 PM
To: Frank Isganitis; Larry Pritchett; Louise MacLellan-Ruf; Valli Geiger; William Clayton
Subject: FW: Rockland Energy Center

FYI

From: Elliot Lowe [<mailto:elliott@lowe-hardware.com>]
Sent: Thursday, April 30, 2015 1:19 PM
To: jchaousis@ci.rockland.me.us
Subject: Rockland Energy Center

James,

I would like to write this email in support of the city pursuing options for power generation fueled from a high pressure natural gas pipe line. Although Energy Management Inc of Boston is offering to buy city properties to do this, I believe the city should also pursue other companies to work with.

Thank you for your consideration.

Regards,

Elliot Lowe
Lowe Hardware
5 Gordon Drive
Rockland, ME 04841
Shop: 207-593-7405
Cell: 207-542-9328
Fax: 207-226-2033



Kevin Beal

From: James D Chaousis II <jchaousis@ci.rockland.me.us>
Sent: Thursday, April 30, 2015 5:05 PM
To: 'Elliot Lowe'
Subject: RE: Rockland Energy Center

Thank you. I will pass this information to the Council.

James D Chaousis II, City Manager
City of Rockland
270 Pleasant Street
Rockland, ME 04841
Phone (207)593-0636
www.ci.rockland.me.us
jchaousis@ci.rockland.me.us

From: Elliot Lowe [<mailto:elliott@lowe-hardware.com>]
Sent: Thursday, April 30, 2015 1:19 PM
To: jchaousis@ci.rockland.me.us
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Regards,

Elliot Lowe
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Shop: 207-593-7405
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Kevin Beal

From: James D Chaousis II <jchaousis@ci.rockland.me.us>
Sent: Thursday, April 30, 2015 5:03 PM
To: Frank Isganitis; Larry Pritchett; Louise MacLellan-Ruf; Valli Geiger; William Clayton
Subject: FW: Power Generation Plant

FYI

From: Doug Erickson [<mailto:erickson@soundvest.com>]
Sent: Thursday, April 30, 2015 4:52 PM
To: jchaousis@ci.rockland.me.us
Subject: Power Generation Plant

Jim:

I was hoping to be present Friday morning to present my thoughts to the city councilors but now find myself tied up with meetings and not able to attend after all.

I would like to offer the following as my thoughts concerning the issue on the natural gas power plant being discussed today:

It is my understanding the city would like to enter into an option agreement with Rockland Energy Center, LLC. If this is a true "option agreement" then I would be in support of the city entering into such an agreement providing the agreement has a paragraph to the effect "either party hereto shall have the unconditional right and option to terminate this option agreement and all obligations to either party shall immediately cease". While I'm not an attorney, over the course of a year I find myself offering option agreements between buyers and sellers periodically which allow both parties the opportunity of doing their due diligence prior to entering into a purchase and sale agreement. As part of my support I would request the following items be addressed as part of the City's due diligence before it decides to enter into and purchase and sale agreement.

- 1) I would like the public to be advised of what potential safety issues there might be by having such a plant in the city and what steps and plan of action would be in place to address these issues;
- 2) I would like the public to be advised of what environmental issues might there be by having the plant on the site and how would any negative impact be addressed;
- 3) I think it would be important the city councilors provide several ideas on where the city government would be relocated to and what would the financial impact be for the taxpayers;
- 4) I recognize having a two hundred million dollar project on the tax rolls might draw an additional \$1,000,000 to \$1,500,000 in tax revenues annually which is a good thing, however I would like to know what costs might the city experience by the move of city hall, building a new facility and public works building and what would the costs be for those items.

I would suggest that a committee be established of eight or maybe ten individuals which would have a few city employees and individuals from the public to look into these various items. It would be my hope that those serving would agree to keep an open mind on the process and explore various options that would support the data they arrive at for a final conclusion.

Once this has been done I would then hope the committee, city councilors and general public have a meeting to go over the findings of the committee. If there are some issues that can be addressed by a meeting with Rockland Energy Center, LLC I would think it appropriate to have a meeting with them to see what they might offer to address the issues raised. If there is not a meeting of the minds and/or the public is not offering its final support then the option agreement can be terminated at that time.

In summary, I feel it very important that we look at the entire issue before we jump to a conclusion or resolve. No one wins in that case. It should be noted the salability of real estate in Rockland is beginning to be impacted by the increase in the real estate taxes. As an example, yesterday I received an e-mail from someone advising they've decided against buying a home in Rockland because they were afraid of the real estate taxes and what they might be in the immediate future.

Sincerely

Douglas M. Erickson, CCIM
Realtor Emeritus



SoundVest Properties

147 Park Street
Rockland, ME 04841
P: (207) 596-7478
C: (207) 446-3333
F: (207) 596-5548
www.soundvest.com
www.facebook.com/soundvest

Kevin Beal

From: James D Chaousis II <jchaousis@ci.rockland.me.us>
Sent: Thursday, April 30, 2015 5:03 PM
To: 'Doug Erickson'
Subject: RE: Power Generation Plant

Thank you. I will pass this information to the Council.

James D Chaousis II, City Manager
City of Rockland
270 Pleasant Street
Rockland, ME 04841
Phone (207)593-0636
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Sincerely

Douglas M. Erickson, CCIM
Realtor Emeritus



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www.soundvest.com

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Kevin Beal

From: James D Chaousis II <jchaousis@ci.rockland.me.us>
Sent: Thursday, April 30, 2015 5:02 PM
To: 'Glenn Billington'; 'Larry Pritchett'; 'Will Clayton'; 'Valli Geiger'; 'Louise MacLellan-Ruf'; 'Fr'
Cc: 'Work Beal'; 'STUART SYLVESTER SYLVESTER'
Subject: RE: \$200 Million Dollar Natural Gas Plant Proposal

Thank you.

James D Chaousis II, City Manager
City of Rockland
270 Pleasant Street
Rockland, ME 04841
Phone (207)593-0636
www.ci.rockland.me.us
jchaousis@ci.rockland.me.us

-----Original Message-----

From: Glenn Billington [<mailto:glenn@freepressonline.com>]
Sent: Thursday, April 30, 2015 4:57 PM
To: Larry Pritchett; Will Clayton; Valli Geiger; Louise MacLellan-Ruf; Fr
Cc: jchaousis@ci.rockland.me.us; Work Beal; STUART SYLVESTER SYLVESTER
Subject: \$200 Million Dollar Natural Gas Plant Proposal

Dear City Leaders,

Please count me among the many Rockland Tax Payers that are curious and want to know more about Energy Management's proposal for Rockland.

Our answer to Energy Management's overture last night , should have been "Tell Me More" instead of " No Thanks"

Tomorrow's meeting is shaping up to be a circus. Remember the business at hand. Our councilors are to represent all the citizens , not just the vocal ones who appear at the podium.

" God Gives a Reward to Industry"

Glenn Billington
Senior Sales Representative
The Free Press
207 542 3937

Kevin Beal

From: Joanne Billington <jbillington@AllenIF.com>
Sent: Thursday, April 30, 2015 5:01 PM
To: frankisganitis@gmail.com; 'Councilor Pritchett'; William S. Clayton; Idmacellan5@hotmail.com; Valli Geiger
Cc: jchaousis@ci.rockland.me.us
Subject: reconsideration

I am very unhappy with the outcome of last nights meeting . At this point I am neither for or against the project, However I want to know more so I can make an educated decision ...Please pass the purchase and sale agreement tomorrow morning...

Thank you for your consideration
Joanne

Joanne Billington
Allen Insurance and Financial
P.O. Box 749
Rockland, ME 04841

207-230-5702 Phone
800-439-4311 Toll Free
207-230-5752 Fax
AllenInsuranceAndFinancial.com

2014 Best Places to Work in Maine

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Kevin Beal

From: Kevin Beal <kbeal@ci.rockland.me.us>
Sent: Thursday, April 30, 2015 5:00 PM
To: 'Stuart Sylvester'; 'Frank Isganitis'; 'Jim Chaousis'; 'Larry Pritchett'; 'Louise MacLellan-Ruf'; 'Tom Luttrell'; 'Valli Geiger'; 'Will Clayton'
Subject: RE: To the City Councilors and City Manager, please.

Folks:

To comply with PUC's RFP, the application "must demonstrate a sufficient level of site control." RFP Sec. 5.1(d), (f). According to the applicant, the proposed option agreement should satisfy that criteria.

Kevin

From: Stuart Sylvester [<mailto:ssylvester@ci.rockland.me.us>]
Sent: Thursday, April 30, 2015 4:21 PM
To: Frank Isganitis; Jim Chaousis; Kevin Beal; Larry Pritchett; Louise MacLellan-Ruf; Tom Luttrell; Valli Geiger; Will Clayton
Subject: FW: To the City Councilors and City Manager, please.

From: Maggie Trout [<mailto:pegtrout2001@yahoo.com>]
Sent: Thursday, April 30, 2015 3:57 PM
To: Stuart Sylvester
Subject: To the City Councilors and City Manager, please.

To the Council and City Manager:

I spoke with Christine Cook of the Maine Public Utilities Commission this morning regarding the conditions of the RFP submissions that have the May 1 deadline. It is my understanding that there is definitely no need to make any agreement whatsoever with any potential developer by the May 1 deadline.

I see that another meeting has been scheduled for Friday, May 1. It seems to have been called by the City Manager, and I must ask if that isn't a deviation from procedure. In any event, it is not a requirement that any developer secure any municipal or private agreements by May 1. That is not going to effect PUC decisions on May 1, which, most definitely, will not, ultimately, occur for quite some time.

Here is the entire PUC RFP docket information: <http://www.maine.gov/mpuc/electricity/rfps/longterm2015/longterm2015.html> There's a lot there, but for the initial paperwork - not much is required.

I request that City Administration not proceed with the May 1, meeting; but, rather, demand more information from the developers, as well as clarify city procedure regarding special meetings.

Sincerely,

Kevin Beal

From: Glenn Billington <glenn@freepressonline.com>
Sent: Thursday, April 30, 2015 4:57 PM
To: Larry Pritchett; Will Clayton; Valli Geiger; Louise MacLellan-Ruf; Fr
Cc: jchaousis@ci.rockland.me.us; Work Beal; STUART SYLVESTER SYLVESTER
Subject: \$200 Million Dollar Natural Gas Plant Proposal

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