

Kevin Beal

From: Doug Erickson <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: Terry <terrym5@yahoo.com>
Sent: Thursday, April 30, 2015 4:48 PM
To: jchaousis@ci.rockland.me.us
Subject: Power plant

SHAME ON YOU

You were already planning to subvert the will of the people, before the ink was dry Will all such counsel votes be treated the same way.....ano

Sent from my iPad

Kevin Beal

From: Sherrie Schmitt <ss@ohtm.org>
Sent: Thursday, April 30, 2015 4:39 PM
To: jchaousis@ci.rockland.me.us
Subject: Natural Gas Plant

I think you should approve the purchase option for the Natural Gas Plant and at least open the discussion.

Sherrie Schmitt

10 Mechanic Street

Rockland, ME 04841

(207) 701-7771

Kevin Beal

From: Audra Bell <abell@ci.rockland.me.us>
Sent: Thursday, April 30, 2015 4:33 PM
To: jchaousis@ci.rockland.me.us; 'Alan Hinsey'
Cc: 'Nancy Nickerson'
Subject: RE: Olmsted contact info?

The representative from EMI who is attending the meeting tomorrow will be Evan Coleman. I'll ask him if he has the time to be on the show.

Thank you,
Audra

From: James D Chaousis II [<mailto:jchaousis@ci.rockland.me.us>]
Sent: Thursday, April 30, 2015 4:07 PM
To: 'Alan Hinsey'
Cc: 'Nancy Nickerson'; Audra Caler-Bell
Subject: RE: Olmsted contact info?

Alan,

EMI will have representatives at the meeting but because of the short notice of the meeting I'm not sure who. I'll pass the invitation on but Audra might be better at arranging contact.

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: Alan Hinsey [<mailto:alan@achproductions.com>]
Sent: Thursday, April 30, 2015 4:04 PM
To: James Chaousis
Cc: Nancy Nickerson
Subject: Olmsted contact info?

Jim - thanks for agreeing to come on the show tomorrow at 11:30 to talk about the natural gas plant process (either way it turns out). Do you by any chance have contact info (phone/email) for Craig Olmsted - I'd like to invite him to be on the show too. Do you know if Olmsted (or others from EMI) will be at the Council meeting to reconsider tomorrow? Alan

Alan Hinsey
General Mgr/Exec Producer
www.VStv.me
207 691 3227



Kevin Beal

From: Brad Carter <bcre@midcoast.com>
Sent: Thursday, April 30, 2015 4:26 PM
To: jchaousis@ci.rockland.me.us
Subject: Bring in the Gas

Hi Jim

Not sure that we can make it to a meeting tomorrow so I wanted to send an Email encouraging the City Council to continue pursuing the "Natural Gas Option" and commend you for getting it on the table to begin with.

Thanks

Brad & Ilmi Carter

139 Rankin St

Rockland

Kevin Beal

From: James D Chaousis II <jchaousis@ci.rockland.me.us>
Sent: Thursday, April 30, 2015 4:23 PM
To: Frank Isganitis; Larry Pritchett; Louise MacLellan-Ruf; Valli Geiger; William Clayton
Subject: FW: Comment on Council vote

FYI

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

From: Kelly Dinsmore Athearn [mailto:dinsmoreka@gmail.com]
Sent: Thursday, April 30, 2015 2:59 PM
To: jchaousis@ci.rockland.me.us
Subject: Comment on Council vote

Mr. Chaousis,

I am a resident and property owner in Rockland, along with my husband Brian. I read today on the Pen Bay Pilot website that you have asked the city council to reconvene on the topic of selling land to Rockland Energy Center with the possibility of a natural gas plant. We strongly support the idea to further the discussion about the land sale and the possible natural gas plant, and we thank you for requesting that the Council reconsider this proposal and for not allowing a 2-1 vote with two absent councilors kill the proposal.

Several of our friends and acquaintances who made their opinions known on Facebook comments on news stories on this have agreed that deciding against further discussion was a poor decision, and they all also support revisiting the potential land sale in the hopes of having this plant built. We also have several friends who have recently bought homes in the surrounding towns not because they do not want to live in Rockland, but because of high property taxes brought about by continuously poor, short sighted decisions by the Council such as this. Industries that could bring stable, good paying jobs and much needed tax revenue to the city of Rockland are being cut off before they can even begin because of certain residents' unfounded fears and clear distaste for certain types of businesses --- anything that's not an art gallery or some sort of organic, specialty boutique for tourists to fawn over, so it seems to us

I agree entirely with your comment in the PenBay Pilot article on the popular opinion usually being the opposite of the opinion of the most vocal parties --- especially when the parties present at the meeting, such as the president of our local oil company, have such a clear conflict of interest regarding natural gas in midcoast Maine. That comment lead me to write to you today -- I never write letters to town or state leadership, but felt that you should have the feedback that revisiting the council vote is a good idea for our city.

Thank you for your time, and have a good day,

Kelly Athearn
12 Littlefield St
Rockland, ME

Kevin Beal

From: James D Chaousis II <jchaousis@ci.rockland.me.us>
Sent: Thursday, April 30, 2015 4:23 PM
To: 'Kelly Dinsmore Athearn'
Subject: RE: Comment on Council vote

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

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Sent: Thursday, April 30, 2015 2:59 PM
To: jchaousis@ci.rockland.me.us
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Thank you for your time, and have a good day,

Kelly Athearn
12 Littlefield St
Rockland, ME

Kevin Beal

From: James D Chaousis II <jchaousis@ci.rockland.me.us>
Sent: Thursday, April 30, 2015 4:22 PM
To: Frank Isganitis; Larry Pritchett; Louise MacLellan-Ruf; Valli Geiger; William Clayton
Subject: FW: Rockland Energy

FYI

From: Tyler Smith [mailto:tyler@bayviewmanagement.net]
Sent: Thursday, April 30, 2015 3:17 PM
To: jchaousis@ci.rockland.me.us
Cc: jroot@ci.rockland.me.us
Subject: Rockland Energy

Jim,

As business owners in Rockland (Rockland Harbor Park, Breakwater Marketplace, Multiple Residential houses) we believe that it would make sense for the city to continue the discussion with Rockland Energy Center, LLC with regard to their development interests in the area. I am sure that there are many concerns from the community with regard to this but the fact is that eventually a natural gas pipeline will be brought into the Midcoast area. I would be interested if this development would speed up this infrastructure and/or reduce costs borne by the local community.

As a side note, I also see this as a smart environmental development for the following reasons:

- Less transmission losses (power development closer to consumption)
- Reduction of emissions (cleaner than coal, which still makes up large percentage of current power production)
- Less environmental impact for leaks (natural gas leak better than oil/fuel oil)

Thanks,

TYLER SMITH, P.E.

Director of Property Management & Development
Bayview Management

P.O. Box 812
Camden, ME 04843
P: 207-236-0040
C: 207-230-9206
F: 207-236-2479

Kevin Beal

From: James D Chaousis II <jchaousis@ci.rockland.me.us>
Sent: Thursday, April 30, 2015 4:22 PM
To: 'Tyler Smith'
Cc: jroot@ci.rockland.me.us
Subject: RE: Rockland Energy

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: Tyler Smith [<mailto:tyler@bayviewmanagement.net>]
Sent: Thursday, April 30, 2015 3:17 PM
To: jchaousis@ci.rockland.me.us
Cc: jroot@ci.rockland.me.us
Subject: Rockland Energy

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Thanks,

TYLER SMITH, P.E.

Director of Property Management & Development
Bayview Management

P.O. Box 812
Camden, ME 04843
P: 207-236-0040

C: 207-230-9206
F: 207-236-2479

Kevin Beal

From: Stuart Sylvester <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,
Maggie Trout

Kevin Beal

From: Stuart Sylvester <ssylvester@ci.rockland.me.us>
Sent: Thursday, April 30, 2015 3:44 PM
To: Frank Isganitis; Jim Chaousis; Kevin Beal; Larry Pritchett; Louise MacLellan-Ruf; Tom Luttrell; Valli Geiger; Will Clayton
Subject: FW: gas generation plant proposal

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

From: Joan Wright [mailto:jwright3813@gmail.com]
Sent: Thursday, April 30, 2015 3:26 PM
To: ssylvester@ci.rockland.me.us; James Chaousis
Subject: gas generation plant proposal

To the city Manager and the Council,

I don't think projects like this should be voted on by the council until the proposals have been viewed in the local papers and people have had time to respond in writing and also be invited to a workshop on the topic. Lots of people in town did not even know that the property was for sale! As to whether we should be for it or not that is still a question. The no vote at least allowed time for other developers to submit proposals which I think is only fair. Let the gas co go thru PUC, etc. we still have time. No need to rush? . If the installation will lower electricity costs I am all for it. A 150 foot tower does not bother me either as it will line up nicely with the cement works. It will be cleaner than that too.

It must be hard for you to judge just how aware or unaware your citizens are.

Regarding last weeks front page Free Press. I think we need to review the 2011 plan. There seems to be no thought to open spaces. If this city grows at all we will notice how meager our parks and open space really are. I would hope that there would be some open space as part of Harbor Trail or otherwise on Commercial Street that would balance out Sandy Beach on the other side of town. - at least places to sit and a picnic bench or two. Please focus on the north side of Tilson for a while and see how that goes. There is a lot that can be done there and we still don't know if the population of Maine will ever grow. One project here, one project there seems to be the typical development model. Don't think this is the time to go big. Except for a 3-4 story parking garage across from the post office.

Thanks for listening.

Joan

--

Joan A. Wright 13 Claremont St Rockland, ME 04841 www.joanwrightphotography.com 207 594-1990 207 863-4396

Kevin Beal

From: Jeff Kobrock <jkobrock@mceddme.org>
Sent: Thursday, April 30, 2015 3:43 PM
To: jaimie.logan@maine.gov; egdavis414@adelphia.net; townadministrator@westbath.org; Audra; betjohnson@tidewater.net; wblodgett@roadrunner.com; wgiroux@cityofbath.com; billhahn@countryinnmaine.com; whitten@cumberlandcounty.org; bwillard@sweetser.org; carminepecorelli1777@fairpoint.net; editor@thecryeronline.com; David Greer; tadmin@town.lincolnvile.me.us; drnwisc@midcoast.com; duartman@lycos.com; dmeans@lincoln.midcoast.com; Donald Corcoran; Dorothy Meriwether; ealudwig@roadrunner.com; Elaine Clark; evitelli@maine.edu; Fran McBrearty; jack@johnlfrench.com; Marion L Anderson; Jeff Jordan; Jim Chaousis; John Arnold; jdoutside@aol.com; John Eldridge; jgibbons@tidewater.net; jwjamesiv@gmail.com; shattuck.office@gmail.com; jsstorck@gmail.com; admin@hopemaine.org; kwarren@vinalhavenschool.org; keiane@town.harpswell.me.us; kpoland@tidewater.net; techdoconthego@gmail.com; Linda Smith; Linda-Jean Briggs; Lynn Maloney; malcarey@tidewater.net; townmanager@wiscasset.org; mlutkus@damariscottame.com; townmanager@damariscottame.com; phipps@phippsburg.com; nbriand@bowdoinham.com; administrator@sagcounty.com; unionpot@roadrunner.com; the5nelsons@myfairpoint.net; peter.dalton52@gmail.com; rrrrrrrr@gmail.com; satcove@gmail.com; Rich Roedner; rmoody@knoxcountymaine.gov; roskari@gmail.com; Staci Coomer; Stephen Staples; Steve Eldridge; greersinmaine@aol.com; tluttrell@ci.rockland.me.us; director@richmondmaine.com; wlongley@cumberlandmaine.com; wpost@bowdoinham.com; pfinnigan@camdenmaine.gov; townmanager@town.rockport.me.us; vblastow@midcoast.com; BAshey@northportmaine.org
Subject: Natural Gas in the Midcoast
Attachments: RECFactSheet.docx

TO: MCEDD Board of Directors, General Assembly and Other Municipal Officials

A proposed natural gas fired electrical power plant for Rockland has the potential for bring natural gas to large portions of the Midcoast. Last night the Rockland City Council took action that would substantial hinder the power plant development and thereby gas availability elsewhere in the Midcoast. However, the Rockland City Council has scheduled a meeting for **9 am Friday (tomorrow)** to reconsider this issue. If you are interested in additional detail concerning this situation there has been media coverage – the Bangor Daily News is one source.

Natural gas availability in the Midcoast could have a dramatic effect upon the regional economy. This email is an advisory message about an issue of significant impact to the regional economy of the Midcoast and of considerable interest to the MCEDD constituency. Although there are important local considerations to be weighed, there are equally meaningful regional issues to be considered. Should you care to express your thoughts, the meeting is at Rockland City Hall, or you could write to the Rockland City Council c/o City Manager Jim Chaousis (jchaousis@ci.rockland.me.us).

I have attached a fact sheet widely circulated by the power plant developer that provides some background.

Kind regards,

Jeff Kobrock
Executive Director

P: (207) 370 6045 (6049 direct) | **C:** (207) 315 5969
A: 165 Main Street, Suite 2D (P.O. Box 62)
Damariscotta, ME 04543

jkobrock@mcaddme.org | www.mcaddme.org



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Kevin Beal

From: David Johnson <djohnson@fisherplows.com>
Sent: Thursday, April 30, 2015 3:41 PM
To: jchaousis@ci.rockland.me.us
Cc: Rachel Gray; Jim Tobin
Subject: Natural gas

As a manufacturing facility in Rockland, we favor the City of Rockland further exploring natural gas options for this area.

David Johnson
Facility Supervisor
Fisher Engineering

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Kevin Beal

From: Logan, Jaimie <Jaimie.Logan@maine.gov>
Sent: Thursday, April 30, 2015 3:38 PM
To: jchaousis@ci.rockland.me.us; Audra Caler Bell; frank@limerockinn.com
Subject: Friday Meeting - Unable to Attend

Hi Jim, Audra and Frank,
Thank you all for coming to Augusta this afternoon!
Just wanted to let you know that I unfortunately will not be able to attend Friday morning's meeting as I had originally thought.
Audra, I will try to check in with you sometime Friday.
Thanks again, talk soon.

Jaimie

Jaimie K. Logan
Governor's Account Executive
Dept. of Economic and Community Development
59 State House Station, Augusta, ME 04333-0059
Office: 207.624.7485
Mobile: 207.215.0302
jaimie.logan@maine.gov
[Twitter](#) | [Facebook](#) | [Web](#)

Kevin Beal

From: aimee@tradewindsmaine.com <aimeetwmi@aol.com>
Sent: Thursday, April 30, 2015 3:29 PM
To: jchaousis@ci.rockland.me.us
Subject: Natural Gas

Dear Mr Chaousis,

As a large tax payer in the city, we are very interested in having the town of Rockland continue to explore the potential of having the natural gas facility in Rockland.

Thank you

Robert Liberty and
Aimee Liberty Hunt
President of Operations
Liberty Hospitality of Maine
2 Park Drive
Rockland, Me 04841
aimee@tradewindsmaine.com
207-596-6661 ext. 620

Kevin Beal

From: Joan Wright <jwright3813@gmail.com>
Sent: Thursday, April 30, 2015 3:26 PM
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Director of Property Management & Development
Bayview Management

P.O. Box 812
Camden, ME 04843
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C: 207-230-9206
F: 207-236-2479

Kevin Beal

From: Kelly Dinsmore Athearn <dinsmoreka@gmail.com>
Sent: Thursday, April 30, 2015 2:59 PM
To: jchaousis@ci.rockland.me.us
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Kelly Athearn
12 Littlefield St
Rockland, ME

Kevin Beal

From: John Morris <jmorris@johnmorrisarchitects.com>
Sent: Thursday, April 30, 2015 2:52 PM
To: jchaousis@ci.rockland.me.us
Subject: Consideration of natural gas power plant

Dear Mr. Chaousis,

I read with concern about the City Council's decision to not proceed with further consideration of a proposal for a natural gas-fired power plant in the City. As owner of Harbor Plaza, a 170,000 Square-foot shopping center that significantly contributes to Rockland's retail activity, employment base and tax revenue, I find this an odd thing to do. Collectively, the Center and its tenants pay very substantial sums for the electrical power its operation requires. Given the radically changed dynamics of today's electricity generation, it would seem that we all should be looking at environmentally responsible ways to grow and sustain our local economy. Given today's strong projections for an abundant, long term supply of natural gas would suggest careful consideration of this option.

Invested in Rockland, and recognizing the potential benefits of the preliminary proposal on the table, we strongly support further exploration of the gas-to-electricity option being proposed.

Thanks for your consideration.

Sincerely,

John Morris
Harbor Plaza LLC

Kevin Beal

From: Stuart Sylvester <ssylvester@ci.rockland.me.us>
Sent: Thursday, April 30, 2015 2:30 PM
To: Frank Isganitis; Jim Chaousis; Kevin Beal; Larry Pritchett; Louise MacLellan-Ruf; Tom Luttrell; Valli Geiger; Will Clayton
Subject: FW: A CLOSED MEETING?

From: Amy Files [<mailto:amy@wilderbydesign.com>]
Sent: Thursday, April 30, 2015 12:25 PM
To: Stuart Sylvester; Valli Geiger; William Clayton; Frank Isganitis; Louise MacLellan-Ruf; Larry Pritchett
Subject: A CLOSED MEETING?

Hi Stuart,

Please see that City Council members receive this.

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Dear Council members,

You may have your beliefs about how best to move forward with town decisions. But having another meeting after a vote has already been made with little to no notice at 9AM in the morning IS NOT DEMOCRACY.

I've heard all of you speak about transparency, representing residents and communication. This kind of action flies in the face of all those statements and will set you down a track of permanently damaging your relationship with your constituents.

If you want to invite industry to town—please don't do it under these contentious and extremely divisive circumstances.

Not only should you not be reconsidering this vote -- YOU SHOULD NOT BE HAVING THIS MEETING.

Please cancel it.

Thank you,

Amy Files

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