

Kevin Beal

From: Sandy Billington <sbillington@ci.rockland.me.us>
Sent: Thursday, April 30, 2015 2:30 PM
To: jchaousis@ci.rockland.me.us
Subject: Phone call: Jennifer Woodman

She attended Wednesday night's meeting and was shocked to see so few Councilors in attendance for such an important vote and wonders why tomorrow's meeting can't be postponed until Larry is available as his work on the Energy Committee might make him an important person to include. Her number is 617-777-4949.

Thanks,
Sandy

4/30/15
2:25 PM

Kevin Beal

From: Stuart Sylvester <ssylvester@ci.rockland.me.us>
Sent: Thursday, April 30, 2015 2:19 PM
To: Frank Isganitis; Jim Chaousis; Kevin Beal; Larry Pritchett; Louise MacLellan-Ruf; Tom Luttrell; Valli Geiger; Will Clayton
Subject: FW: FW: Please share my thoughts with the Councilors, if you would like

Will asked me to forward the below email from Charlie Jordan.

From: William Clayton [<mailto:williamclayton79@gmail.com>]
Sent: Thursday, April 30, 2015 1:55 PM
To: Stuart Sylvester
Subject: Fwd: FW: Please share my thoughts with the Councilors, if you would like

Stuart please forward Charlie's email below to all councilors this afternoon if you would. Thank you sir!~

Will

From: Charles Jordan [<mailto:cjordan@mainevaluation.com>]
Sent: Thursday, April 30, 2015 12:57 PM
To: Will Clayton
Subject: Please share my thoughts with the Councilors, if you would like

Will:

I offer the following and hope that you might share these with the other Councilors and the City Manager, if you wish:

I would like to see that cogeneration facility locate in Rockland and on the City Hall/Public Services land

I do not have any safety concerns as these facilities are HIGHLY REGULATED in terms of construction AND operation. The majority of natural gas problems come from dated infrastructure, which this will not have, and from excavation after failing to call Dig Safe.

On the real estate front, I think good quality appraisals of each property are needed in order to allay fears that a City asset is being sold at a price below market value.

In terms of the relocation of City Hall and Public Services, a plan needs to be put in place which shows that we can accomplish this on a near revenue neutral basis. Purchase, new construction, leasing?

I am pleased you are rethinking on a more prudent and deliberative timeframe - I believe it will give the project its best chance at ultimate success as much of the opposition, but certainly not all of it, was due to the compressed schedule.

Best,

Charlie

Kevin Beal

From: Peter Kriensky <kriensky@rcn.com>
Sent: Thursday, April 30, 2015 2:17 PM
To: jchaousis@ci.rockland.me.us
Subject: Rockland Plaza feedback to a natural Gas plant in Rockland

Hello Jim,

I haven't had the pleasure of meeting you, but wanted to introduce myself, and comment on the proposed study for a natural gas plant in Rockland.

I'm the manager, and owners representative for Rockland Plaza on Maverick Street in Rockland. Rockland Plaza has been in our ownership group since the early 1960's. I don't live in the area, I manage it from my office outside of Boston, but feel very much a part of the business community in Rockland, and am always looking for ways to improve our business.

I know this is just a preliminary step, but I think having access to piped natural gas in mid-coast Maine would be a benefit to local businesses, and the community, and would help improve the infrastructure for future economic development.

I think it would be worth it, to at least do further investigate the issue.

I'm in town every month or two. I'll stop in some time, introduce myself, and say hello.

Please let me know if you have any questions, or would like to discuss it further.

Thanks,

Peter Kriensky
Rockland Plaza Realty Corporation
200 Boylston Street, Unit 1 #14
Chestnut Hill, MA 02467
Tel: 617-244-1700
Fax: 617-244-1975
Email: kriensky@rcn.com

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Kevin Beal

From: Barbara Moran <barbaramoran1@gmail.com>
Sent: Thursday, April 30, 2015 2:16 PM
To: jchaousis@ci.rockland.me.us
Subject: Tomorrow's meeting

Please include in your presentation tomorrow the following:

1. Was this initiated by FMC?
2. Why was this pursued without a formal process of including Development, and ad campaign and competitive bidding?
3. By exercising an option with REC are we discouraging other interested parties?
4. Is this the highest and best use of this property? Will someone else pay \$1.5M or more to locate retail or housing or other light industrial there?

Pretty sneaky calling another vote for tomorrow, to try to get this passed. This is not involving the community OR being transparent.. The council can not complain about taxpayers" complaints about transparency when you do this.

See you tomorrow.

Barbara Moran

Kevin Beal

From: John Shattuck <shattuck.office@gmail.com>
Sent: Thursday, April 30, 2015 2:04 PM
To: James Chaousis; Audra Caler
Subject: 2d vote

JIM & AUDRA: Since I was shocked and depressed to learn of last night's vote, I can't begin to image your reactions! But I'm pleased to learn that you're getting a second vote tomorrow. If you think it might be helpful, I'd be pleased to attend tomorrow and speak in support of the project from a regional perspective. Please let me know your thoughts. Thanks, John

--

John Shattuck
Director, Economic & Community Development
Town of Topsham
Certified Business Friendly Community
100 Main Street
Topsham ME 04086

Mobile: (207) 650-0012
Office: (207) 373-5097
Email: jshattuck@topshammaine.com

Topsham because: http://youtu.be/Y_luU6wJMOU

Per 1 MRSA § 402(3), correspondence to/from municipal officers/officials (with limited exceptions) is a public record and available for review by any interested party.

Kevin Beal

From: Amy Files <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

Kevin Beal

From: Kelly Woods <kellyawoods28@gmail.com>
Sent: Thursday, April 30, 2015 1:33 PM
To: Frank Isganitis; Larry Pritchett; William Clayton; Louise MacLellan;
valli.citycouncil@gmail.com; jchaousis@ci.rockland.me.us
Subject: Special council meeting vote

I'm unable to attend tomorrow's meeting but wanted to let the council know that we are in favor of the council voting to grant a nonbinding option to the company interested in building a \$200 million natural gas plant on property currently occupied by City Hall and the city's public works garage. We'd like more information about the project so residents can make an informed decision and this is the first step for that to happen.

Thank you,
Kelly Woods

--
Trackside Station
4 Union St., Rockland, Maine
207-594-7500
www.TracksideME.com
www.facebook.com/TracksideStation

Kevin Beal

From: Elliot Lowe <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: Richard C. Bates <townmanager@town.rockport.me.us>
Sent: Thursday, April 30, 2015 1:13 PM
To: jchaousis@ci.rockland.me.us
Cc: Audra Bell
Attachments: DOC043015.pdf

Kevin Beal

From: Glenn Billington <grassranch29@gmail.com>
Sent: Thursday, April 30, 2015 1:11 PM
To: jchaousis@ci.rockland.me.us
Subject: Last night

i do feel that a vocal minority took away the opportunity to consider an important opportunity. 42 people should not have that kind of power.

Will Clayton made a big mistake last night.

I greatly appreciated your efforts last night to get things back on track.

--
Glenn C. Billington
Home on the Grassranch

Kevin Beal

From: James D Chaousis II <jchaousis@ci.rockland.me.us>
Sent: Thursday, April 30, 2015 10:29 AM
To: Frank Isganitis; Larry Pritchett; Louise MacLellan-Ruf; Valli Geiger; William Clayton
Cc: Audra Caler-Bell; Kevin Beal; Stuart Sylvester; Sandy Billington
Subject: PR Reconsider Order 30
Attachments: PR Reconsider Order 30 FINAL.pdf

To all,

I haven't been able to touch base with Councilor Geiger yet but I am asking the Clerk to call a meeting tomorrow at 9 am to reconsider Order #30. Councilor MacLellan-Ruf will be available to vote as well if reconsidered.

The attached press release is going out with the meeting notice.

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

"God gives reward to Industry"

Kevin Beal

From: James D Chaousis II <jchaousis@ci.rockland.me.us>
Sent: Thursday, April 30, 2015 10:26 AM
To: Stuart Sylvester
Cc: Audra Caler-Bell; Sandy Billington
Subject: PR Reconsider Order 30 FINAL.docx
Attachments: PR Reconsider Order 30 FINAL.docx

For immediate release with the public notice of the meeting.

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

Kevin Beal

From: Audra Bell <abell@ci.rockland.me.us>
Sent: Thursday, April 30, 2015 10:22 AM
To: jchaousis@ci.rockland.me.us
Subject: RE: PR Reconsider Order 30 (3).docx

This is great...I think it's more than ready to go.

Audra

From: James D Chaousis II [<mailto:jchaousis@ci.rockland.me.us>]
Sent: Thursday, April 30, 2015 10:13 AM
To: Sandy Billington; Audra Caler-Bell
Subject: PR Reconsider Order 30 (3).docx

Please review

Kevin Beal

From: James D Chaousis II <jchaousis@ci.rockland.me.us>
Sent: Thursday, April 30, 2015 10:13 AM
To: Sandy Billington; Audra Caler-Bell
Subject: PR Reconsider Order 30 (3).docx
Attachments: PR Reconsider Order 30 (3).docx

Please review

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To: Sandy Billington; Audra Caler-Bell
Subject: PR Reconsider Order 30 (3).docx
Attachments: PR Reconsider Order 30 (3).docx

Please review

Kevin Beal

From: jkoski1@comcast.net
Sent: Thursday, April 30, 2015 9:21 AM
To: valli@midcoast.com; williamclayton79@gmail.com; louisemaclellanruf@gmail.com; larrypritchett.council@gmail.com; frankisganitis@gmail.com; jchaousis@ci.rockland.me.us
Subject: City hall

Good Morning,

Very disappointing news on another missed opportunity. Why would you not want to see a formal presentation on this project? It absolutely sends a negative message to business. Personally, I don't know either if this is was a good fit for the city but it would have made sense to hear what the project really consisted of. Do you think the project would have attracted media coverage? That would have been a great way to market land the city of Rockland owns. You cannot have lower taxes without change and progress in the city. It's all idle conversation at this time but, the short answer is we'll never know - I think this quote from Valli sums up the situation and it would have been interesting to see what the silent majority really thinks.

"We need to expand the tax base, we need jobs and we need economic development. Why is there this automatic assumption in capital letters that this is a bad thing? Rockland is one of the few towns in Maine that is moving forward, where people want to make things happen. Be glad while also being careful. We could be Millinocket, looking to the past while the future is bleak".

Valli Geiger

Jon Koski

10 Franklin Street

Kevin Beal

From: James D Chaousis II <jchaousis@ci.rockland.me.us>
Sent: Thursday, April 30, 2015 8:54 AM
To: Sandy Billington
Subject: PR Reconsider Order 30.docx
Attachments: PR Reconsider Order 30.docx

Sandy,

Can we send out this press release?

Jim C

Kevin Beal

From: James D Chaousis II <jchaousis@ci.rockland.me.us>
Sent: Thursday, April 30, 2015 8:41 AM
To: Sandy Billington; Audra Caler-Bell
Subject: PR Reconsider Order 30.docx
Attachments: PR Reconsider Order 30.docx

Kevin Beal

From: James D Chaousis II <jchaousis@ci.rockland.me.us>
Sent: Wednesday, April 29, 2015 5:12 PM
To: 'Audra Bell'; 'Kevin Beal'
Subject: RE: Changes to Option Agreement

I like May 1st. We will use this to pay for analysis of moving.

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

From: Audra Bell [<mailto:abell@ci.rockland.me.us>]
Sent: Wednesday, April 29, 2015 5:05 PM
To: 'Kevin Beal'; 'James D Chaousis II'
Subject: RE: Changes to Option Agreement

What do you think Jim?

Audra

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

From: Kevin Beal [<mailto:kbeal@ci.rockland.me.us>]
Sent: Wednesday, April 29, 2015 5:00 PM
To: 'Audra Bell'
Subject: RE: Changes to Option Agreement

Is the change to the start payments acceptable? I know that's what they proposed, but we put May 1 because the City is investing time and energy in their project.

Please advise.

-k

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

From: Audra Bell [<mailto:abell@ci.rockland.me.us>]
Sent: Wednesday, April 29, 2015 4:53 PM
To: 'Kevin Beal'
Subject: FW: Changes to Option Agreement

Hi Kevin,

For some reason Evan got cut out of this but these are some additional minor changes.

Audra

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

From: ecoleman@clear-energy.us [<mailto:ecoleman@clear-energy.us>]
Sent: Wednesday, April 29, 2015 4:47 PM
To: Audra Bell
Subject: Changes to Option Agreement

Hi Audra,

Sorry we got disconnected - on the option we only need the following three changes to be made:

1. Rockland Energy Center LLC (REC) is a Delaware, not a Maine Limited Liability Co.
2. Option payments would start August 1st as that is when we would know if we are going to be awarded the bid.
3. The term of the option would be through 2019 in case we ran into any permitting barriers.

Best,

Evan

Sent from my Verizon Wireless BlackBerry

Kevin Beal

From: Audra Bell <abell@ci.rockland.me.us>
Sent: Wednesday, April 29, 2015 5:05 PM
To: 'Kevin Beal'; 'James D Chaousis II'
Subject: RE: Changes to Option Agreement

What do you think Jim?

Audra

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

From: Kevin Beal [<mailto:kbeal@ci.rockland.me.us>]
Sent: Wednesday, April 29, 2015 5:00 PM
To: 'Audra Bell'
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Best,

Evan

Sent from my Verizon Wireless BlackBerry

Kevin Beal

From: Kevin Beal <kbeal@ci.rockland.me.us>
Sent: Wednesday, April 29, 2015 4:50 PM
To: 'Mitchell Jacobs'; 'Craig Olmsted'
Cc: jchaousis@ci.rockland.me.us; 'Audra Bell'; 'Evan Coleman'; 'Wendy DeWolf'
Subject: RE: Rockland Option Agreement

Yes: once authorized by the City Council, the City Manager will sign the option. The Council is meeting today at 5:30 for that purpose. We can e-mail it to you in the morning, once it is acknowledged and stamped by the City Clerk. If you require the original, we can overnight it, to arrive on Friday.

Kevin

From: Mitchell Jacobs [<mailto:jacobs@emienergy.com>]
Sent: Wednesday, April 29, 2015 4:48 PM
To: Craig Olmsted
Cc: Kevin Beal; jchaousis@ci.rockland.me.us; Audra Bell; Evan Coleman; Wendy DeWolf
Subject: Re: Rockland Option Agreement

Can we get a signed copy of the Option Agreement with the extended term?

Mitchell H. Jacobs
Energy Management, Inc.
Suite 320
20 Park Plaza
Boston, MA 02116
617-904-3100
Fax: 617-904-3109
Cell: 617-462-2850

On Apr 29, 2015, at 4:35 PM, Craig Olmsted <colmsted@emienergy.com> wrote:

Thanks Kevin.

Craig

=====
Craig Olmsted – Vice President – Projects
+1 617 904 3100 x119 – office
+1 617 943 9743 - mobile

On Apr 29, 2015, at 4:30 PM, Kevin Beal <kbeal@ci.rockland.me.us> wrote:

Craig:

I understand you have requested that the option period extend to July 31, 2019. That change is acceptable to the City Manager, and is shown in the attached.

Thanks.

Kevin Beal
City Attorney

From: Craig Olmsted [<mailto:colmsted@emienergy.com>]
Sent: Tuesday, April 28, 2015 4:42 PM
To: Kevin Beal
Cc: jchaousis@ci.rockland.me.us; Audra Bell
Subject: Re: Rockland Option Agreement

Hi Kevin,

Thank you. We will be reviewing.

Regards,
Craig

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Craig Olmsted – Vice President – Projects
+1 617 904 3100 x119 – office
+1 617 943 9743 - mobile

On Apr 28, 2015, at 4:21 PM, Kevin Beal
<kbeal@ci.rockland.me.us> wrote:

Dear Craig:

Please see draft option agreement and explanatory letter, attached.

Regards,

Kevin Beal
City Attorney
Rockland City Hall
270 Pleasant Street
Rockland, ME 04841
kbeal@ci.rockland.me.us
(207) 594-0305

<City Atty to Energy Mgmt - Option Agreement - 04-28-15.pdf><Option Agreement - 2014-04-28 - City Draft.docx>

<Option Agreement - 2014-04-29 - Revised.docx>

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<Option Agreement - 2014-04-29 - Revised.docx>

Kevin Beal

From: Craig Olmsted <colmsted@emienergy.com>
Sent: Wednesday, April 29, 2015 4:36 PM
To: Kevin Beal
Cc: jchaousis@ci.rockland.me.us; Audra Bell; Evan Coleman; Mitchell Jacobs; Wendy DeWolf
Subject: Re: Rockland Option Agreement

Thanks Kevin.

Craig
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Craig Olmsted – Vice President – Projects
+1 617 904 3100 x119 – office
+1 617 943 9743 - mobile

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