

REGULAR MEETING

AGENDA

June 8, 2015

1. Roll Call
2. Pledge of Allegiance to the Flag
3. Public Forum of not more than 30 minutes (3 min. limit each speaker)
4. Meeting Notice
5. Reading of the Record
6. Reports:
 - a. City Manager’s Report
 - b. City Attorney’s Report
 - c. Other Official’s Report
 - d. Mayor’s Report
7. Licenses and Permits:
 - a. Liquor License – Rock Harbor Pub & Brewery (Postponed from 5/11/15)
 - b. Liquor & Entertainment Licenses – Myrtle Street Tavern
 - c. Lodging House License – Berry Manor Inn
 - d. Liquor & Entertainment Licenses – In Good Company
 - e. Liquor & Entertainment Licenses – The Pearl
 - f. Application for Special Taste Testing Event – Lobster Festival Corp.
8. Resolves:
 - #27 Accepting Donations – Library City Manager
 - #28 Commendation – Dennis Camber (20 Years of Service) City Council
9. Ordinances in Final Reading & Public Hearing:
 - #14 Authorizing Quit Claim Deed – Sale of 20 Katahdin Ave. City Council
 - #15 Chapter 17, Article VIII Tillson Avenue Parking Mayor Isganitis
10. Ordinances in First Reading:
 - #16 Authorizing Reconveyance – 7 Second Street City Council
 - #17 Zone Boundary Re-Alignment – Thompson Meadow Rd. Councilor MacLellan-Ruf
 - #18 Amending Tower & Ground Space Lease – Verizon Wireless Councilor Clayton
11. Orders:
 - #39 Authorizing Bids – Sale of City Properties City Manager
 - #40 Accepting Forfeited Assets – H. Hoffman City Manager
 - #41 Authorizing Docking Fee Waiver – Windjammer Races City Manager
 - #42 Authorizing Docking Fee Waiver – Lobster Boat Races City Manager
 - #43 Authorizing Street Closure – Farnsworth Summer Gala Councilor Pritchett
 - #44 Authorizing Letter of Intent & Negotiations – Recreation Lease City Manager
 - #45 Authorizing License Agreement – Moran Insurance City Manager
12. Adjournment.

APPLICATION FOR CITY LICENSE
CITY OF ROCKLAND, MAINE
270 Pleasant Street
Rockland, Maine 04841

Name of Applicant Daniel W Pease Phone 207-593-7488

Address of Applicant P.O. Box 1594
Rockland, ME 04841

Name of Business Rock Harbor, Inc Phone 207-701-7811

Address of Business 416 Main St / P.O. Box 1594
Rockland, ME 04841

Name of Property Owner (if different) Willard + Cheryl Pease

Type of License(s): Liquor Victualer Entertainment
 Lodging House Commercial Hauler Landscape Contractor
 Billiard Room Second Hand Merchant Other (Specify) _____

Type of Business Restaurant

Expiration of Current License 5/13/15

Fee(s) Paid \$300.00 Date 5/1/15

The applicant herein agrees to conform with the provisions of the Ordinances of the City of Rockland relating to business licenses and such reasonable rules and regulations as may hereafter be adopted. The applicant hereby gives all persons and governmental agencies having information relevant to the above items permission to release the same to the City Clerk, Chief of Police, or other person(s) authorized to receive the same, and releases any claim that may be alleged to have arisen as a result of such release or disclosure.

Applicant's Signature _____ Date _____

Approved By: _____ License # _____

John A. Poirer Code Officer 6/2/15 Date
 Approved Inspected; See Report See Local Memo

Ann M. Munn Fire Inspector 5/7/15 Date
 Approved Inspected; See Report

Barbara J. Poirer Police Chief 6/2/15 Date
see attached reports

Theresa H. Poirer City Clerk 6/2/15 Date

**BUREAU OF ALCOHOLIC BEVERAGES
DIVISION OF LIQUOR LICENSING & ENFORCEMENT
8 STATE HOUSE STATION
AUGUSTA, ME 04333-0008**



Promise by any person that he or she can expedite a liquor license through influence should be completely disregarded.

To avoid possible financial loss an applicant, or prospective applicant, should consult with the Division before making any substantial investment in an establishment that now is, or may be, attended by a liquor license.

DEPARTMENT USE ONLY	
LICENSE NUMBER:	CLASS:
DEPOSIT DATE	
AMT. DEPOSITED:	BY:
CK/MO/CASH:	

PRESENT LICENSE EXPIRES 06/08/2015

INDICATE TYPE OF PRIVILEGE: X MALT X SPIRITUOUS X VINOUS

INDICATE TYPE OF LICENSE:

- | | |
|---|--|
| <input type="checkbox"/> RESTAURANT (Class I,II,III,IV) | <input checked="" type="checkbox"/> RESTAURANT/LOUNGE (Class XI) |
| <input type="checkbox"/> HOTEL-OPTINONAL FOOD (Class I-A) | <input type="checkbox"/> HOTEL (Class I,II,III,IV) |
| <input type="checkbox"/> CLASS A LOUNGE (Class X) | <input type="checkbox"/> CLUB-ON PREMISE CATERING (Class I) |
| <input type="checkbox"/> CLUB (Class V) | <input type="checkbox"/> GOLF CLUB (Class I,II,III,IV) |
| <input type="checkbox"/> TAVERN (Class IV) | <input type="checkbox"/> OTHER: _____ |

REFER TO PAGE 3 FOR FEE SCHEDULE

ALL QUESTIONS MUST BE ANSWERED IN FULL

1. APPLICANT(S) --(Sole Proprietor, Corporation, Limited Liability Co., etc.) Daniel W. Pease			2. Business Name (D/B/A) Rock Harbor, Inc.		
DOB:			DOB:		
DOB:			Location (Street Address) 416 Main Street		
Address 52 Appleton Road			City/Town Rockland	State ME	Zip Code 04841
			Mailing Address P.O. Box 1594		
City/Town Union	State ME	Zip Code 04862	City/Town Rockland	State ME	Zip Code 04841
Telephone Number 207-701-7811		Fax Number	Business Telephone Number 207-593-7488		Fax Number
Federal I.D. # 45-2099364			Seller Certificate # 11150761		

3. If premises is a hotel, indicate number of rooms available for transient guests: N/A
4. State amount of gross income from period of last license: ROOMS \$ N/A FOOD \$ 331 K LIQUOR \$ 377 K
5. Is applicant a corporation, limited liability company or limited partnership? YES X NO
- complete Supplementary Questionnaire ,If YES
6. Do you permit dancing or entertainment on the licensed premises? YES X NO

7. If manager is to be employed, give name: Molly Miller Staples

8. If business is NEW or under new ownership, indicate starting date: N/A

Requested inspection date: N/A Business hours: 11:00 am - 1:00 am

9. Business records are located at: 416 Main Street, Rockland, ME 04841

10. Is/are applicant(s) citizens of the United States? YES NO

11. Is/are applicant(s) residents of the State of Maine? YES NO

12. List name, date of birth, and place of birth for all applicants, managers, and bar managers. Give maiden name, if married:
Use a separate sheet of paper if necessary.

Name in Full (Print Clearly)	DOB	Place of Birth
Daniel W. Pease	11/09/1983	Rockport, ME
Molly Miller Staples	08/03/1984	New Haven, CT

Residence address on all of the above for previous 5 years (Limit answer to city & state)

Daniel W. Pease - Union, ME

Molly Miller Staples - Jacksonville, FL / Rockland, ME

13. Has/have applicant(s) or manager ever been convicted of any violation of the law, other than minor traffic violations, of any State of the United States? YES NO

Name: Daniel W. Pease Date of Conviction: 03/08/2015

Offense: OUI (Alcohol) Location: Knox County Superior Court

Disposition: 72 hours served through the Alternative Sentencing Program, \$500 fine, 150 day loss of license.

14. Will any law enforcement official benefit financially either directly or indirectly in your license, if issued?
Yes No If Yes, give name: _____

15. Has/have applicant(s) formerly held a Maine liquor license? YES NO

16. Does/do applicant(s) own the premises? Yes No If No give name and address of owner: _____
Willard & Cheryl Pease - 51 Rockledge Road, South Thomaston, ME 04858

17. Describe in detail the premises to be licensed: (Supplemental Diagram Required) _____
Bar with 40 Seats, Restaurant with 35 seats

18. Does/do applicant(s) have all the necessary permits required by the State Department of Human Services?
YES NO Applied for: _____

19. What is the distance from the premises to the NEAREST school, school dormitory, church, chapel or parish house, measured from the main entrance of the premises to the main entrance of the school, school dormitory, church, chapel or parish house by the ordinary course of travel? .2 Which of the above is nearest? Church

20. Have you received any assistance financially or otherwise (including any mortgages) from any source other than yourself in the establishment of your business? YES NO

If YES, give details: Loan from Camden National Bank

The Division of Liquor Licensing & Inspection is hereby authorized to obtain and examine all books, records and tax returns pertaining to the business, for which this liquor license is requested, and also such books, records and returns during the year in which any liquor license is in effect.

NOTE: "I understand that false statements made on this form are punishable by law. Knowingly supplying false information on this form is a Class D offense under the Criminal Code, punishable by confinement of up to one year or by monetary fine of up to \$2,000 or both."

Dated at: Rockland, ME on May 1, 20 15
Town/City, State Date

Please sign in blue ink



Signature of Applicant or Corporate Officer(s)

Signature of Applicant or Corporate Officer(s)

Daniel W Pease

Print Name

Print Name

NOTICE – SPECIAL ATTENTION

All applications for NEW or RENEWAL liquor licenses must contact their Municipal Officials or the County Commissioners in unincorporated places for approval of their application for liquor licenses prior to submitting them to the bureau.

THIS APPROVAL EXPIRES IN 60 DAYS.

FEE SCHEDULE

Class I	Spirituos, Vinous and Malt	\$ 900.00
	CLASS I: Airlines; Civic Auditoriums; Class A Restaurants; Clubs with catering privileges; Dining Cars; Golf Clubs; Hotels; Indoor Ice Skating Clubs; Indoor Tennis Clubs; Vessels; Qualified Caterers; OTB.	
Class I-A	Spirituos, Vinous and Malt, Optional Food (Hotels Only)	\$1,100.00
	CLASS I-A: Hotels only that do not serve three meals a day.	
Class II	Spirituos Only	\$ 550.00
	CLASS II: Airlines; Civic Auditoriums; Class A Restaurants; Clubs with catering privileges; Dining Cars; Golf Clubs; Hotels; Indoor Ice Skating Clubs; Indoor Tennis Clubs; and Vessels.	
Class III	Vinous Only	\$ 220.00
	CLASS III: Airlines; Civic Auditoriums; Class A Restaurants; Clubs with catering privileges; Dining Cars; Golf Clubs; Hotels; Indoor Ice Skating Clubs; Indoor Tennis Clubs; Restaurants; Vessels; Pool Halls; and Bed and Breakfasts.	
Class IV	Malt Liquor Only	\$ 220.00
	CLASS IV: Airlines; Civic Auditoriums; Class A Restaurants; Clubs with catering privileges; Dining Cars; Golf Clubs; Hotels; Indoor Ice Skating Clubs; Indoor Tennis Clubs; Restaurants; Taverns; Pool Halls; and Bed and Breakfasts.	
Class V	Spirituos, Vinous and Malt (Clubs without Catering, Bed & Breakfasts)	\$ 495.00
	CLASS V: Clubs without catering privileges.	
Class X	Spirituos, Vinous and Malt – Class A Lounge	\$2,200.00
	CLASS X: Class A Lounge	
Class XI	Spirituos, Vinous and Malt – Restaurant Lounge	\$1,500.00
	CLASS XI: Restaurant/Lounge; and OTB.	
FILING FEE	\$ 10.00

UNORGANIZED TERRITORIES \$10.00 filing fee shall be paid directly to County Treasurer. All applicants in unorganized territories shall submit along with their application evidence of payment to the County Treasurer.

Yes No

10. If Yes to Question 9, please complete the following: (attached additional sheets as needed)

Name: Daniel W Pease

Date of Conviction: 03/18/2015

Offense: OUI (Alcohol)

Location of Conviction: Knox County Superior Court

Disposition: 72 Hours served through the Alternative Sentencing Program, \$500 Fine, 150 day loss of license.

Signature:


Signature of Duly Authorized Person

5/1/15
Date

Daniel W Pease
Print Name of Duly Authorized Person

If you have questions regarding the legal name or assumed (DBA) name on file with the Secretary of State's office, please call (207) 624-7752. The SOS can only speak to the information on file with their office, not the filing of this supplemental information – please direct any questions about this form to our office at the number below.

Submit Completed Forms To: Bureau of Alcoholic Beverages and Lottery
Operations Division of Liquor Licensing Enforcement
8 State House Station Augusta, Me 04333-0008
Telephone Inquiries: (207) 624-7220
Fax: (207) 287-3434
Email Inquiries: MaineLiquor@Maine.gov

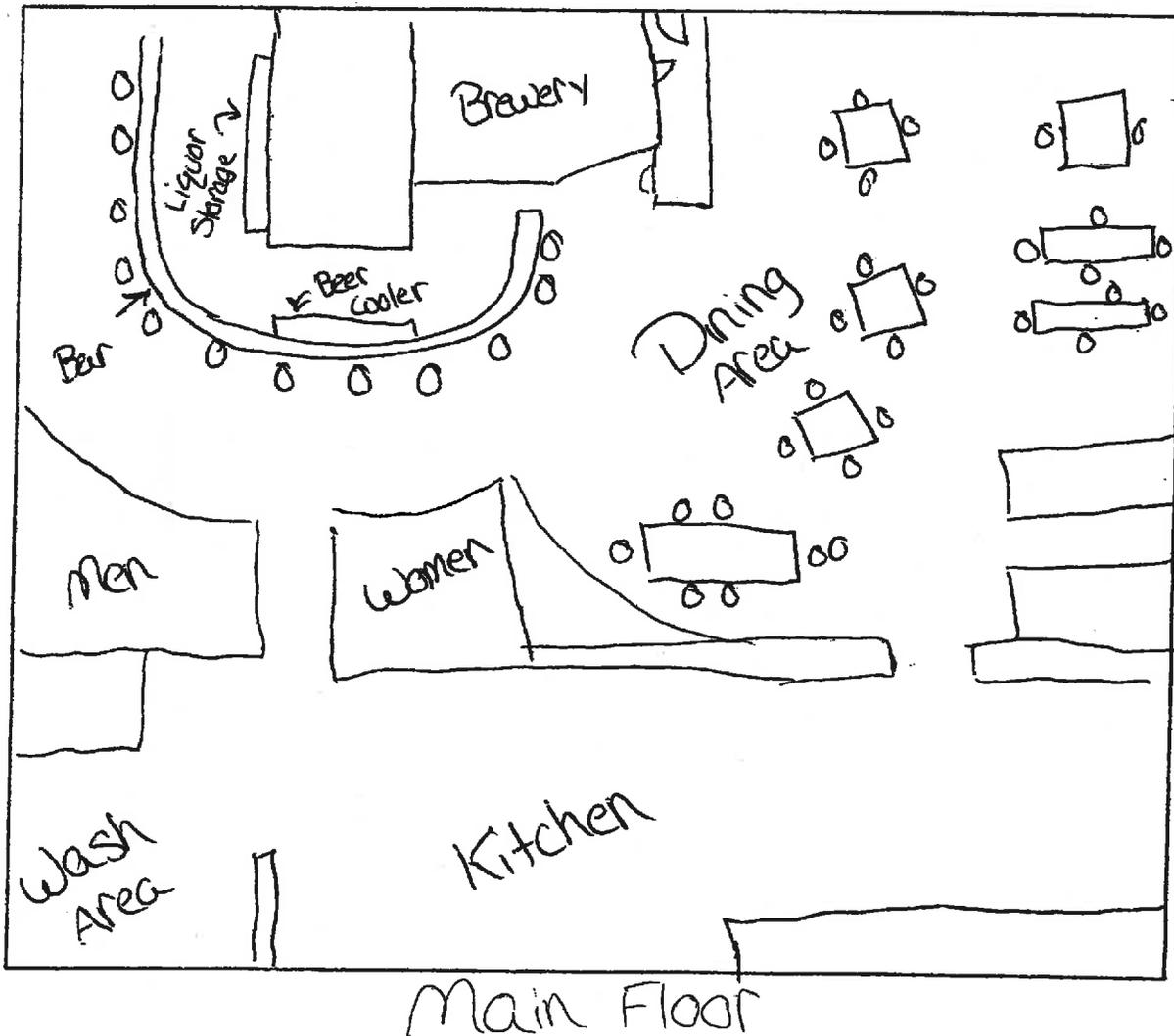


Bureau of Alcoholic Beverages
Division of Liquor Licensing & Enforcement
164 State House Station
Augusta, ME 04330-0164
Tel: (207) 624-7220 Fax: (207) 387-3424

SUPPLEMENTAL APPLICATION FORM ON-PREMISE DIAGRAM

In an effort to clearly define your license premise and the areas that consumption and storage of liquor is allowed, The Division requires all applicants to submit a diagram of the premise to be licensed in addition to a completed license application.

Diagrams should be submitted on this form and should be as accurate as possible. Be sure to label the areas of your diagram including entrances, office area, kitchen, storage areas, dining rooms, lounges, function rooms, decks and all areas that you are requesting approval from the Division for liquor consumption.



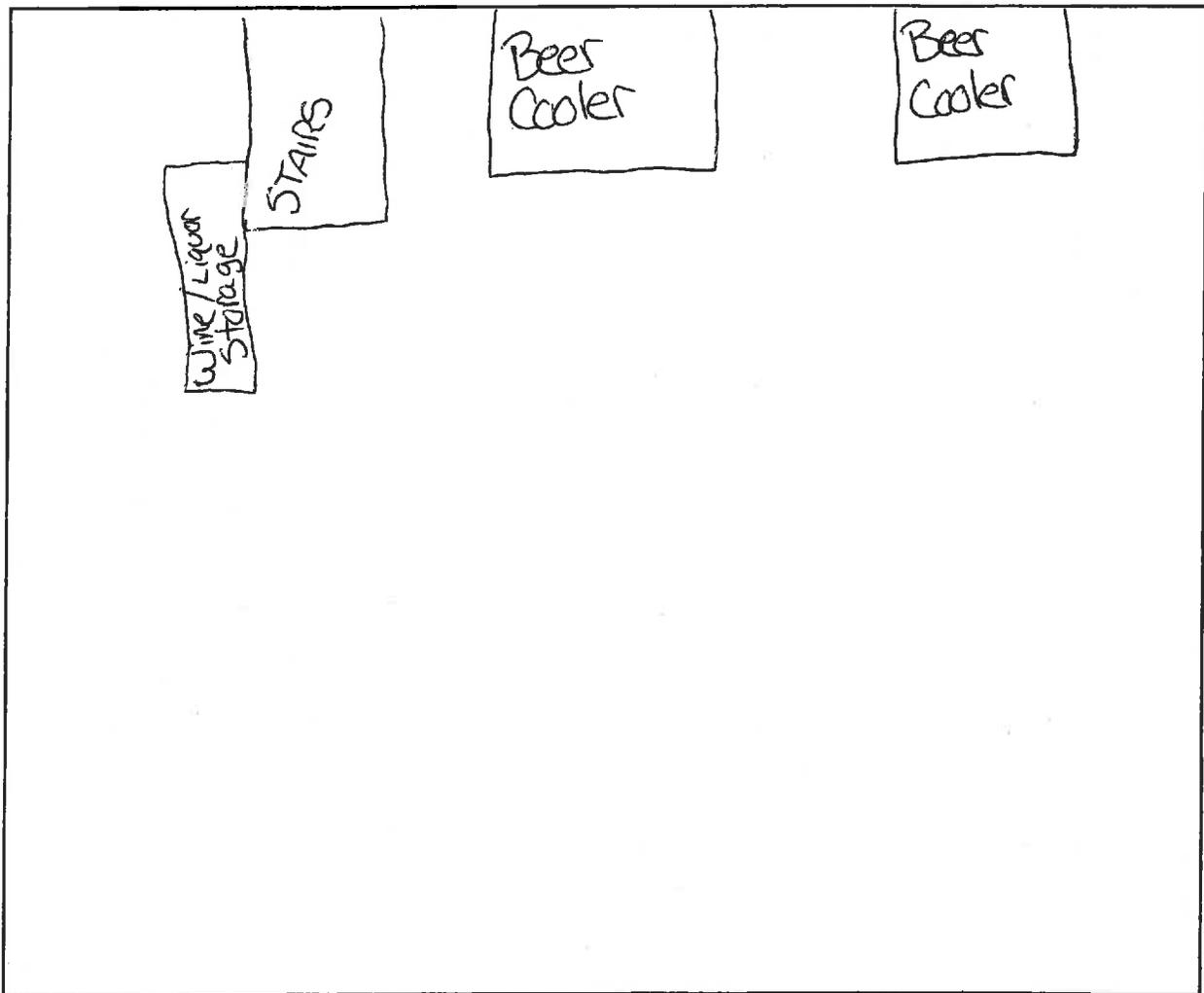


Bureau of Alcoholic Beverages
Division of Liquor Licensing & Enforcement
8 State House Station
Augusta, ME 04333-0008
Tel: (207) 624-7220 Fax: (207) 287-3434

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Basement

Stuart Sylvester

From: Kevin Beal <kbeal@ci.rockland.me.us>
Sent: Monday, June 01, 2015 9:43 AM
To: 'Frank Isganitis - Council Business'; 'Larry Pritchett - City Business'; 'Louise MacLellan-Ruf'; Valli Geiger - City Council; Will Clayton
Cc: jchaousis@ci.rockland.me.us; 'Stuart Sylvester'; 'Bruce Boucher'
Subject: Liquor Licenses

Councilors:

It has been some time since I reviewed with Councilors the statutory and local tests for granting, conditioning, and denying applications for new and renewed liquor licenses. The following are the specific applicable provisions, for your assistance. Of note is the permissive, rather than mandatory, nature of the conditions set forth in state law.

State law:

"2. Findings. In granting or denying an application, the municipal officers or the county commissioners shall indicate the reasons for their decision and provide a copy to the applicant. A license *may* be denied on one or more of the following grounds:

- A. Conviction of the applicant of any Class A, Class B or Class C crime;
- B. Noncompliance of the licensed premises or its use with any local zoning ordinance or other land use ordinance not directly related to liquor control;
- C. Conditions of record such as waste disposal violations, health or safety violations or repeated parking or traffic violations on or in the vicinity of the licensed premises and caused by persons patronizing or employed by the licensed premises or other such conditions caused by persons patronizing or employed by the licensed premises that unreasonably disturb, interfere with or affect the ability of persons or businesses residing or located in the vicinity of the licensed premises to use their property in a reasonable manner;
- D. Repeated incidents of record of breaches of the peace, disorderly conduct, vandalism or other violations of law on or in the vicinity of the licensed premises and caused by persons patronizing or employed by the licensed premises;
- E. A violation of any provision of this Title;
- F. A determination by the municipal officers or county commissioners that the purpose of the application is to circumvent the provisions of section 601; and
- G. After September 1, 2010, server training, in a program certified by the bureau and required by local ordinance, has not been completed by individuals who serve alcoholic beverages."

28-A M.R.S. § 653 (emphasis added).

"1. Character; location; operation of business. In issuing or renewing licenses, the bureau, the municipal officers or the county commissioners, as the case may be, shall give consideration to:

- A. The character of any applicant;
- B. The location of the place of business;
- C. The manner in which the business has been operated; and
- D. Whether the operation has endangered the safety of persons in or on areas surrounding the place of business.

2. Qualifications of corporations. The bureau, the municipal officers or the county commissioners, as the case may be, may refuse to issue licenses to corporations when any of its officers, directors or stockholders do not possess the qualifications required of unincorporated persons under this section."

28-A M.R.S. § 654.

The Council must act on applications for new or transferred licenses within 60 days of the filing of the application (which is the date the application is received by the municipal officers), or the application is deemed to have been approved. 28-A M.R.S. § 653(1). The Council may extend an application for renewal, so long as final action is taken within 120 days of the filing of the application for renewal. Id.

There are of course many regulations for bar owners once they obtain a license, such as prohibitions of sales of liquor to minors or visibly intoxicated persons. Violations are reported by the Police Department as part of their certification under local ordinance (below), and may serve as a basis for denial under state law, as well (28-A M.R.S. § 653(2)(e)).

Rockland Ordinance:

“In addition to the requirements for inspection and certification set for in the Rockland Code, all of the inspections listed in paragraphs A through D of this subsection shall also be performed on premises for which an application for a new on-premises liquor license, and application for a transfer of location of an existing on-premises liquor license, or an application for renewal of an on-premises liquor license has been submitted to the City Council. The standards governing inspections and findings shall be as follows:

A. Code Enforcement Officer. That the proposed operation complies with all applicable State law and local ordinances, including but not limited to the Building Code and Zoning Ordinance.

B. Fire Inspector. That the premises comply with all applicable State law and local ordinances, including but not limited to the Fire Prevention Ordinance.

C. Plumbing Inspector. That the premises in which the applicant proposes to conduct the trade, profession, business or privilege comply with all applicable State laws and local ordinances relative to plumbing.

D. Police Chief. That the applicant is of good moral character, that the safety and good order of the community will not be affected adversely by the granting of the license, permit or franchise, and, in the case of a liquor license application, that those disturbances, incidents and violations set for in 28 M.R.S., Section 653(2)(C) and (D) have not been problems at the licensed premises in the past.

2. When a license, permit or franchise application is before the City Council for approval, and the inspections in this section are not complete, or the results of the completed inspections are unsatisfactory, the Council shall take one of the following actions:

A. Table the application until the next scheduled Council meeting, or to another date certain, so that the inspections and/or certifications can be satisfactorily completed before the vote to approve is taken.

B. Deny the application.

C. Vote to grant the application, the grant to become effective only on the date when satisfactory completion of the inspections and/or certification is achieved and not before.

D. Vote to grant the application for a limited time period only, that time period to expire on the date of a regular or special Council meeting, so that if satisfactory completion of the inspections and/or certifications is not achieved by the expiration of that time, the license, permit or franchise can be denied by vote at that meeting, or if satisfactory completion is achieved, the application can be granted without conditions.

E. Vote to grant the application notwithstanding the absence of certification by the City Clerk (pursuant to Sec. 11-103 of this Article), the Code Enforcement Officer, the Plumbing Inspector, the Fire Inspector and/or the Police Chief.”

Rockland Code, Ch. 11, Art. I, Sec. 11-106 – Certifications.

ROCKLAND POLICE DEPT.
One Police Plaza
Rockland, Maine 04841

"Serving since 1854"



Bruce Boucher
Chief of Police

Christopher Young
Deputy Chief of Police

TO: Stuart Sylvester, City Clerk

FM: Christopher J. Young, Deputy Chief of Police

RE: Liquor License Renewal, Dan Pease (Rock Harbor)

Mr. Sylvester,

It has been brought to my attention that Dan Pease is up for a renewal of his liquor license for Rock Harbor which is located at 420 main St. in Rockland. On 05/02/15, Mr. Pease was found to be in violation of his liquor license by consuming alcohol after hours at Rock Harbor and by his own admission, being intoxicated at that time. Please review the attached report prepared by Officer William Smith for further details.

The Chief and I have discussed this matter and would suggest that if Mr. Pease has his liquor license renewed it is done with the condition that he attends a Tips Training class or provides documentation that he has already done so. During Mr. Pease's conversation with Officer Smith on the violation date, Mr. Pease admitted that he did not know certain rules he was required to follow in order to be compliant with his liquor license. It is our belief that should Mr. Pease attend a Tips Training, it would educate him with regards to the rules and regulations he is required to abide by.

Thank you,


Christopher J. Young
Deputy Chief of Police

05/08/15
12:06

Rockland Police Department
Officer Report

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1

Incident Number: 15-003009
Nature: Administrative

Case Numbers:

Addr: 420 Main St Area: RKL RKL
City: Rockland St: ME Zip: 04841 Contact: OFC Smith/SGT Lindah

Complainant: 2072

Lst: Rockland Police Department Fst: Mid:
DOB: [REDACTED] Adr: 1 Police Plz
Rac: [REDACTED] Tel: (207)594-0316 Cty: Rockland St: ME Zip: 04841

Reported: NC Not Classified
Observed: AOFF Alcohol Offense
Offense
Codes: AOFF Alcohol Offense

Circumstances:

Responding Officers: William Smith R8
Matthew Lindahl R5
Rspnsbl Officer: William Smith Agency: 0702
Received By: Beth Richie Last RadLog: 01:46:50 05/02/15 CMPLT
How Received: R Radio Clearance: CPR Cleared Pending Revi

When Reported: 01:46:03 05/02/15 Disposition: CLR Disp Date: 05/08/15

Occurrd between: 01:46:03 05/02/15 Judicial Sts:
and: 01:46:03 05/02/15 Misc Entry:

Modus Operandi:
Factor Description Method

INVOLVEMENTS:

Date Description Relationship

05/08/15
12:06

Rockland Police Department
Officer Report

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2

Narrative Section

Sergeant Lindahl and I conducted a bar check at Rock Harbor. Prior to making contact with owner Dan Pease who was visible from the sidewalk, I observed the following.

Pease looked visibly intoxicated while he was working on the register. I observed Pease take three partial glasses of beer and pour them into one larger glass. I then observed Pease consuming the beer.

We made contact with Pease who was visibly intoxicated. Pease admitted to being drunk and admitted that he had several beers. Pease admitted that he was working this evening. Pease told me that he thought it was okay because he owned the bar and wasn't driving. Pease claimed he had no knowledge that he wasn't allowed to be drunk inside his own bar. Pease told me he had no knowledge that he wasn't allowed to consume alcohol inside his own bar after hours.

Pease was advised he was in violation of his liquor license by consuming alcohol after hours and allowing a visibly intoxicated person inside the bar.

Responsible LEO:

Approved by:

Date

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Do not click Back-Space to leave this window



APPLICATION FOR CITY LICENSE
CITY OF ROCKLAND, MAINE
270 Pleasant Street
Rockland, Maine 04841

Name of Applicant Leslie A. Spier Phone 915-9019

Address of Applicant 13 South St.
Rockland, ME 04841

Name of Business Myrtle Street Tavern Phone 915-9019

Address of Business 12 Myrtle St
Rockland, ME 04841

Name of Property Owner (if different) SAME

Type of License(s): Liquor Victualer Entertainment

Lodging House Commercial Hauler Landscape Contractor

Billiard Room Second Hand Merchant Other (Specify) _____

Type of Business Tavern

Expiration of Current License 6-28-2015

Fee(s) Paid \$300 Date 5-28-15

The applicant herein agrees to conform with the provisions of the Ordinances of the City of Rockland relating to business licenses and such reasonable rules and regulations as may hereafter be adopted. The applicant hereby gives all persons and governmental agencies having information relevant to the above items permission to release the same to the City Clerk, Chief of Police, or other person(s) authorized to receive the same, and releases any claim that may be alleged to have arisen as a result of such release or disclosure.

Applicant's Signature Leslie A. Spier Date 5-28-15

Approved By: _____ License # _____

[Signature] Code Officer 6/5/15 Date
 Approved Inspected; See Report

[Signature] Fire Inspector 6/5/15 Date
 Approved Inspected; See Report

[Signature] Police Chief 6/2/15 Date

[Signature] City Clerk 6/5/15 Date

APPLICATION FOR CITY LICENSE
CITY OF ROCKLAND, MAINE
270 Pleasant Street
Rockland, Maine 04841

Name of Applicant MICHAEL LAPOSTA & CHERYL MICHAELSEN Phone 207-596-7696

Address of Applicant 81 TALBOT AVE
ROCKLAND ME 04841

Name of Business BERRY MANOR INN Phone 207-596-7696

Address of Business 81 TALBOT AVE
ROCKLAND ME 04841

Name of Property Owner (if different) _____

Type of License(s): Liquor Victualer Entertainment
 Lodging House Commercial Hauler Landscape Contractor
 Billiard Room Second Hand Merchant Other (Specify) _____

Type of Business B+B LODGING

Expiration of Current License 6/30/15

Fee(s) Paid \$100 Date 5/21/15

The applicant herein agrees to conform with the provisions of the Ordinances of the City of Rockland relating to business licenses and such reasonable rules and regulations as may hereafter be adopted. The applicant hereby gives all persons and governmental agencies having information relevant to the above items permission to release the same to the City Clerk, Chief of Police, or other person(s) authorized to receive the same, and releases any claim that may be alleged to have arisen as a result of such release or disclosure.

Applicant's Signature Cheryl Michaelson Date 5/19/15

Approved By: _____ License # _____

David Allen Code Officer 6/4/15 Date
 Approved Inspected; See Report

Mark Kelly Fire Inspector 6/4/15 Date
 Approved Inspected; See Report

Billie Baker Police Chief 6/2/15 Date

Steve & Janet City Clerk 6/5/15 Date

APPLICATION FOR CITY LICENSE
CITY OF ROCKLAND, MAINE

270 Pleasant Street
Rockland, Maine 04841

Name of Applicant Melody Wolfertz - / Angus Enterprises Phone 207-596-9378

Address of Applicant P.O. Box 233
Rockland Me 04841

Name of Business Angus Enterprises dba In Good Company Phone 207-593-9110

Address of Business 415 Main St
Rockland, Me 04841

Name of Property Owner (if different) Peter Sandefur

Type of License(s): Liquor Victualer Entertainment

Lodging House Commercial Hauler Landscape Contractor

Billiard Room Second Hand Merchant Other (Specify) _____

Type of Business Restaurant

Expiration of Current License ~~7-14-15~~ 7-14-15

Fee(s) Paid \$300 Date _____

The applicant herein agrees to conform with the provisions of the Ordinances of the City of Rockland relating to business licenses and such reasonable rules and regulations as may hereafter be adopted. The applicant hereby gives all persons and governmental agencies having information relevant to the above items permission to release the same to the City Clerk, Chief of Police, or other person(s) authorized to receive the same, and releases any claim that may be alleged to have arisen as a result of such release or disclosure.

Applicant's Signature Melody Wolfertz Date 5-28-15

Approved By: _____ License # _____

[Signature] Code Officer 6/1/15 Date

Approved Inspected; See Report

[Signature] Fire Inspector 6/1/15 Date

Approved Inspected; See Report

[Signature] Police Chief 6/2/15 Date

[Signature] City Clerk 6/2/15 Date

APPLICATION FOR CITY LICENSE
CITY OF ROCKLAND, MAINE
270 Pleasant Street.
Rockland, Maine 04841

Name of Applicant Linda Novak Phone 207 542 8862

Address of Applicant Po Box 373
Owls Head ME 04854

Name of Business The Oyster Bar at The Pearl Phone 207 542 8862

Address of Business 273 Main St. (Rear)
Rockland, ME 04841

Name of Property Owner (if different) Frank Ferraiolo

Type of License(s): Liquor Victualer Entertainment
 Lodging House Commercial Hauler Landscape Contractor
 Billiard Room Second Hand Dealer Other (Specify) _____

Type of Business Restaurant

Expiration of Current License New

Fee(s) Paid \$300- Date 5/29/15

The applicant herein agrees to conform with the provisions of the Ordinances of the City of Rockland relating to business licenses and such reasonable rules and regulations as may hereafter be adopted. The applicant hereby gives all persons and governmental agencies having information relevant to the above items permission to release the same to the City Clerk, Chief of Police, or other person(s) authorized to receive the same, and releases any claim that may be alleged to have arisen as a result of such release or disclosure.

Applicant's Signature [Signature] Date 5/29/15

Approved By: [Signature] License # _____

Approved Inspected; See Report Code Officer 6/5/15 Date

Approved Inspected; See Report Fire Inspector 6/5/15 Date

[Signature] Police Chief 6/5/15 Date

[Signature] City Clerk 6/5/15 Date



State of Maine
Bureau of Alcoholic Beverages and Lottery Operations
Division of Liquor Licensing and Enforcement

Application for Special Taste Testing Event License

This application is being submitted as required by Title 28-A, Section 1052-D. Please complete this application in its entirety. This application must be signed by the licensee or an agent of the licensee and the municipality where the event will be located.

Section 1: Event Information

1. Title of Event: Steins & Vines
2. Location and Address of Event: Maine Lobster Festival
Rockland Public Landing
Park Drive
Rockland, ME 04841
3. Date of Event: July 30, 2015 Time of Event: From: 4:00 PM To: 7:00 PM

(Note: By law, liquor can only be served from 5:00am to 1:00am of the next day, Monday through Saturday, and 9:00am to 1:00am the next day on Sunday. Event times cannot deviate from this statutory requirement.)

4. Describe specific area to be licensed and attach a diagram: Inside Event Outside Event

See attached.

5. Sample Size and Limit: Please indicate the type of taste testing event for which you are applying. If you select tasting C below, you must also choose C.1 or C.2:

Please note, except as otherwise provided, sample sizes and overall daily sample limits are as follows:

Spirits – ½ ounce Malt liquor/beer – 4 ounces Wine – 1½ ounces

12 samples per person per day

X

- A. Taste testing-only event. No sit down meal designed to promote food and alcoholic beverage pairings or substantial food offerings provided as part of the taste testing event.
Sample size and daily sample limit apply.

This event will be held in the North Entertainment Tent on the grounds during the Maine Lobster Festival. The tent is located in close proximity to the City of Rockland Police Department.

Patrons will receive bracelets designating that they purchased tickets and that they provided identification indicating that they are of legal age to participate in the event.

No one under 21 will be admitted into the event, all entrances & exits will be monitored as per City policy.

Participants in the event are expected to be:

Rock Harbor Brewing

Andrews Brewing

Peak Organic Brewing

Allagash Brewing

Gritty's Brewing

Monhegan Brewing

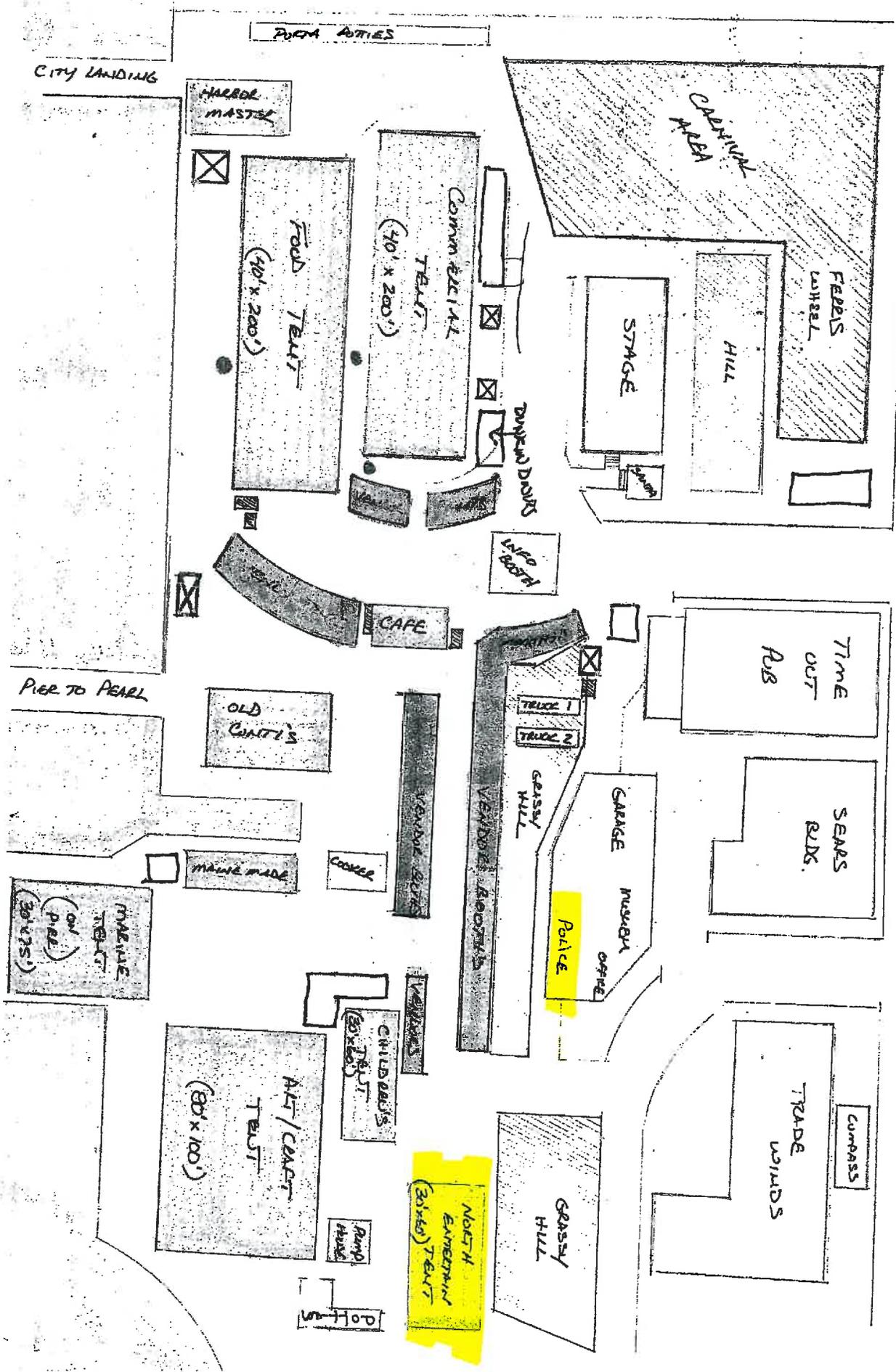
Cellardoor Winery

Savage Oakes Winery

Sweetgrass Winery & Distilling

Breakwater Winery

We have space for up to 12 Brewers/Distillers/Vintners so that would be the maximum.



CITY LANDING

PIER TO PEARL

HARBOUR MASTER

FOOD TENT
(40' x 200')

COMMERCIAL TENT
(40' x 200')

WIND BOAT

CAMPING AREA

FERRIS WHEEL

HILL

STAGE

CAFE

PIER TO PEARL

OLD CARTS

TRUCK 1
TRUCK 2

TIME OUT PUB

SEARS RIDE

MAINE MADE

COFFEE

GASSY HILL

GARAGE

MUSICAL OFFICE

POLICE

MUSIC TENT
(40' DIAMETER)
(30' x 25')

VENDOR'S BOOTH

VENDOR'S BOOTH

VENDOR'S BOOTH

CHILDREN'S TENT
(30' x 20')

ALT/CACT TENT
(80' x 100')

PUMP HOUSE

TOILETS

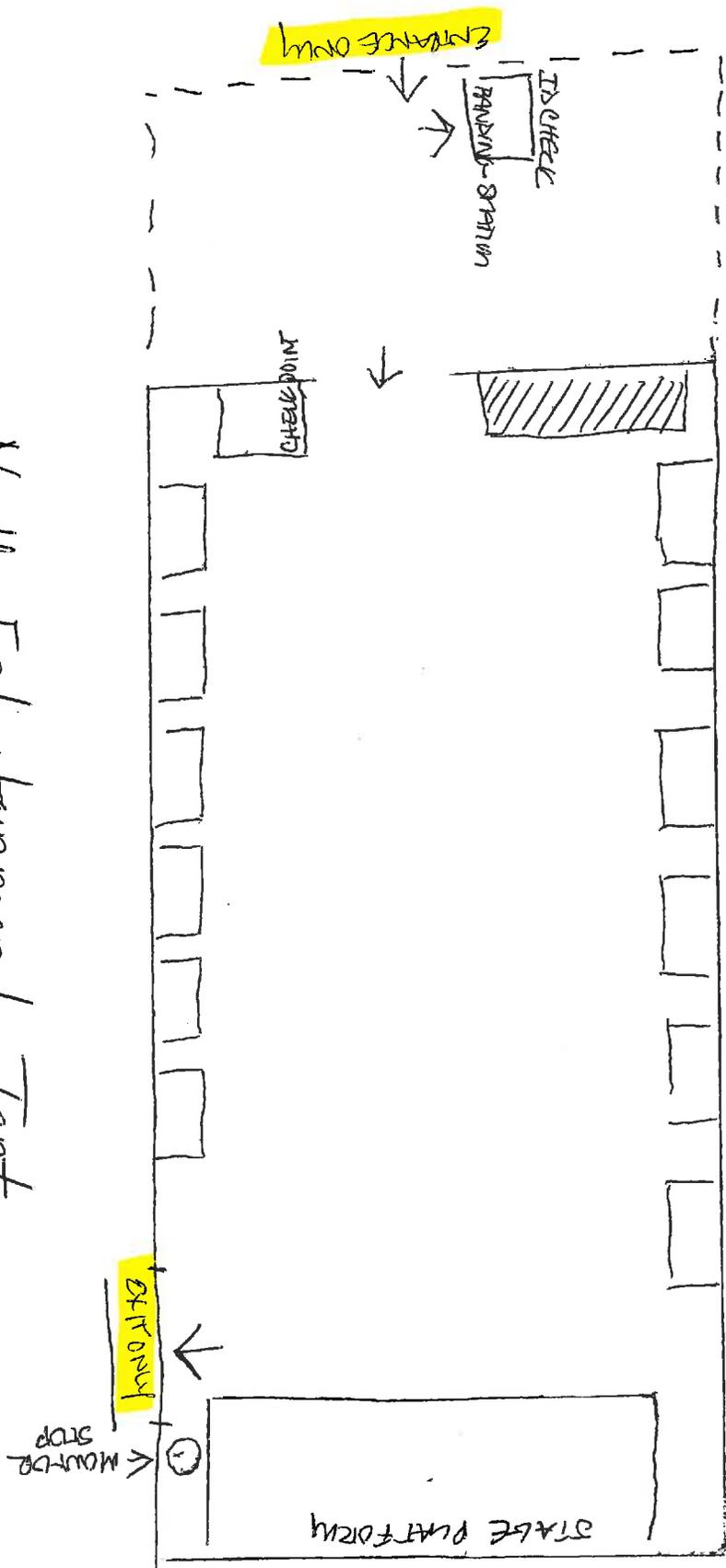
NORTH EMERGENCY
(30' x 20') TENT

GASSY HILL

CUMBRASS

TRADE WOUNDS

North Entertainment Tent



CITY OF ROCKLAND, MAINE

RESOLVE #27

IN CITY COUNCIL

June 8, 2015

RESOLVE Accepting Donations - Library

WHEREAS, the Friends of the Rockland Public Library donated \$1,753.09 for books to be added to the Library's Collection, to be receipted into the Library Revenue Donations account (#10062-03147) and the same expended from the Library Restricted Donations Expenditure account (#10062-07003); and

WHEREAS, the Rockland Public Library Endowment Association donated \$906.87 to the Rockland Public Library for periodical subscriptions, to be receipted into the Library Revenue Donations account (#10062-03147) and the same expended from the Library Restricted Donations Expenditure account (#10062-07003); and

WHEREAS, Eloise Law, Plattsburgh, New York, donated \$100 to the Rockland Public Library as a thank you for research assistance provided by staff, to be receipted into the Library Revenue Donations account (#10062-03147) and the same expended from the Library Restricted Donations Expenditure account (#10062-07003);

NOW, THEREFORE, BE IT HEREBY RESOLVED BY THE CITY COUNCIL AS FOLLOWS:

THAT the City gratefully accepts these donations and directs that a letter of thanks be sent to each donor in recognition of their generous donations.

Sponsor: City Manager

Originator: City Manager

CITY OF ROCKLAND, MAINE

RESOLVE #28

IN CITY COUNCIL

June 8, 2015

RESOLVE Commendation – Dennis Camber

BE IT HEREBY RESOLVED BY THE CITY COUNCIL AS FOLLOWS:

THAT Dennis E. Camber is hereby commended and congratulated for 20 years of service to the City of Rockland with the Fire Department.

AND, be it further Resolved that a Plaque and a Certificate of Commendation be presented to Lt. Camber as a token of the City's appreciation for his years of service to the Community.

Sponsor: City Council
Originator: City Council

**CITY OF ROCKLAND, MAINE
ORDINANCE AMENDMENT #14
IN CITY COUNCIL**

May 11, 2015

ORDINANCE AMENDMENT Authorizing Sale of City Property – 20 Katahdin Avenue

THE CITY OF ROCKLAND HEREBY ORDAINS AS FOLLOWS:

THAT the City Manager is hereby authorized to issue a municipal quit claim deed to Ryan Lawrence of Rockland, Maine, for a City-owned parcel of land and the building(s) thereon located at 20 Katahdin Avenue, Rockland, Maine (Tax Map #71-C-9) for \$32,000; said sale being subject to the execution and substantial compliance with terms and conditions set forth in a purchase and sale agreement incorporated herein by reference.

Sponsor: City Council
Originator: City Manager

First Reading 5/11/15
First Publication 5/21/15
Public Hearing 6/8/15
Final Passage _____
Second Publication _____
Effective Date _____

**CITY OF ROCKLAND, MAINE
ORDINANCE AMENDMENT #15
IN CITY COUNCIL**

May 11, 2015

ORDINANCE AMENDMENT: Tillson Avenue Parking Limits

THE CITY OF ROCKLAND HEREBY ORDAINS THAT CHAPTER 17, Traffic and Vehicles, ARTICLE VIII, Schedules, SECTION 17-802, Schedule II, Time Limits on Parking, AND SECTION 17-809, Schedule IX, Handicapped Parking Spaces, BE AMENDED AS FOLLOWS:

Sec. 17-802, Schedule II Time Limits on Parking

1. General Limitation. Parking time limited between 9:00 AM and 6:00 PM on Mondays, Tuesdays, Wednesdays, and Thursdays, and between 9:00 AM and 9:00 PM on Fridays and Saturdays, with the exception of Sundays and public holidays:

Street	Area Affected
---------------	----------------------

D. Thirty-Minute Limit

<u>2. Tillson</u>	<u>A. North side between the Thorndike Parking Lot entrance and Captain Spear Drive, one space beginning 57 feet east of the Thorndike Parking Lot entrance.</u>
-------------------	--

* * * *

Sec. 17-809 Schedule IX. Handicapped Parking Spaces

Handicapped parking spaces shall be established and clearly designated and maintained as such in the following areas:

15. Tillson Avenue – One (1) handicapped parking space, north side 40 feet east of the Thorndike Parking Lot entrance.

First Reading 5/11/15
First Publication 5/21/15
Public Hearing 6/8/15
Final Passage _____
Second Publication _____
Effective Date _____

Sponsor: Mayor Isganitis
Originator: Parking Advisory Committee

**CITY OF ROCKLAND, MAINE
ORDINANCE AMENDMENT #16
IN CITY COUNCIL**

June 8, 2015

ORDINANCE AMENDMENT Authorizing Reconveyance by Bill of Sale – 7 Second Street

THE CITY OF ROCKLAND HEREBY ORDAINS AS FOLLOWS:

THAT the City Manager is hereby authorized, on behalf of the City, to issue a Bill of Sale to Theresa Hilchey for property located at 7 Second Street, as shown on Rockland Tax Map #58-A-8-7, in substantial conformance with the terms, conditions and provisions of the Reconveyance Agreement incorporated herein by reference. If the Ms. Hilchey fails to sign the Reconveyance Agreement and comply with its requirements by August 14, 2015, the City Manager is authorized to solicit bids for the sale of said property.

Sponsor: City Council
Originator: City Manager

RECONVEYANCE AGREEMENT
7 Second Street (Tax Map 58-A-8-7)

The City of Rockland (the "City") and **Theresa Hilchey** (the "Grantee") hereby agree to the City's reconveyance of the mobile home formerly owned by Grantee (the "Property") located at **7 Second Street** in the City of Rockland, County of Knox, and State of Maine, Rockland Tax Map 58, Block A, Lot 8-7, pursuant to the City of Rockland Code of Ordinances ("Rockland Code"), Chapter 2, Article V, Section 2-509(15) as follows:

WHEREAS, on September 11, 2013, the City filed a Certificate of Lien on the Knox County Registry of Deeds in Book 4720, Page 208, to secure the payment of unpaid real property tax assessed on the Property for Fiscal Year 2013, pursuant to 36 M.R.S. § 942; and

WHEREAS, on March 11, 2015, any equitable right the Grantee may have had to redeem title to the Property by paying the overdue tax expired, and title to the Property passed to the City of Rockland pursuant to 36 M.R.S. § 943; and

WHEREAS, Maine law and Section 2-509(15) of the Rockland Code authorizes the City Council to reconvey property acquired by statutory lien foreclosure; and

WHEREAS, on July 13, 2015, by ordinance amendment effective 30 days thereafter, the City Council authorized the City Manager to enter into this Reconveyance Agreement and to issue a bill of sale to the Grantee for the Property,

NOW, THEREFORE, in consideration of the mutual promises, covenants, and agreements herein, the parties hereto agree as follows:

1. Payment of Delinquent Real Estate Taxes. Pursuant to Rockland Code, Chapter 2, Article V, Section 2-509(15)(F)(1), the Grantee shall, no later than **August 14, 2015** (the "Reconveyance Deadline"), cause to be paid to the City of Rockland all delinquent real estate taxes on the Property, as follows:

FY 2013:	\$367.93	(including lien charges and interest as of August 14, 2015, with interest accruing thereafter at a rate of <i>7% per annum</i>)
FY 2014:	\$654.34	(including lien charges and interest as of August 14, 2015, with interest accruing thereafter at a rate of <i>7% per annum</i>)
FY 2015:	\$565.32	(including interest as of August 14, 2015, with interest accruing thereafter at a rate of <i>7% per annum</i>)
Subtotal:	\$1,547.97;	

2. Payment In Lieu of Taxes. Pursuant to Rockland Code, Chapter 2, Article V, Section 2-509(15)(F)(2), the Grantee shall, no later than the Reconveyance Deadline, make a payment to the City of Rockland in the amount that Grantee would have paid in taxes for Fiscal

Year 2016, had the City not become the owner of the Property as a result of the statutory foreclosure on the City's lien:

FY 2016 (estimated): \$540.29

Subtotal: \$540.29

In the event of a an increase in the mil rate from FY 2015 to FY 2016, Grantee shall pay the difference between the payment in lieu of tax estimated herein, and the product of the new mil rate and the assessed value of the Property on April 1, 2015 divided by 1,000. In the event of a decrease in the mil rate from FY 2015 to FY 2016, the City shall pay Grantee the difference between the payment in lieu of tax estimated herein, and the product of the new mil rate and the assessed value of the Property on April 1, 2015 divided by 1,000 (Balance = \$540.29 – (mil rate x (assessed value/1,000))).

3. **Insurance.** The Grantee shall pay or cause to be paid to the City the actual cost to insure the Premises during the period of its ownership, in the amount of \$ _____, on or before the Reconveyance Deadline;

4. **Lot Rental.** The Grantee shall, no later than the Reconveyance Deadline, reimburse the City for lot rental paid by the City, and associated late charges arising from Grantee's failure timely to pay such lot rentals, on the Grantee's behalf, for the purpose of continuing the placement and use of the Property at its current location, including:

<u>Month:</u>	<u>Rent Paid by City:</u>	<u>Late Fee Paid by City:</u>
April 2015	\$345.00	\$13.80
May 2015	\$345.00	\$13.80
June 2015	<u>\$345.00</u>	<u> </u>
	\$1,035.00	\$27.60

Subtotal: \$1,062.60 (as of June 3, 2015);

5. **Repairs.** Pursuant to Rockland Code, Chapter 2, Article V, Section 2-509(15)(F)(4), and report of inspection of the Property on April 7, 2015, the Grantee shall effect the following repairs of violations of the Life Safety, Property Maintenance, and/or other applicable Codes at the Property, on or before the Reconveyance Deadline unless otherwise stated below:

- A. Repair or replace inoperable smoke detectors outside each bedroom with hard-wired, battery-backup smoke detectors (consider photoelectric combination smoke / carbon monoxide detectors);
- B. Install one carbon monoxide detector outside and in proximity to each bedroom (unless a combination smoke / carbon monoxide detector is installed pursuant to subparagraph A). Separate carbon monoxide detectors may be hard-wired or

plugged in, but must have a battery backup in either case;

- C. Install one battery-operated smoke detector inside each bedroom; and
- D. Replace rotted planks on exterior deck.

All repairs and compliance with this paragraph, and with applicable codes, are subject to inspection and approval by the Code Enforcement Officer and/or Fire Inspector. Neither this Agreement, nor compliance with this paragraph, shall relieve the Grantee and/or any subsequent owner of the obligation to repair all code issues identified by the Code Enforcement Officer on inspection, and to fully comply with the Property Maintenance Code and other codes as may be applicable following the reconveyance of the Property;

6. Reconveyance. The City shall release to the Grantee or its assign the City's right, title, and interest in the Property, without warranty or covenant, upon the payment and/or performance of the charges, fees, interest, other payments, and repairs required by this Agreement within the applicable deadline(s);

7. Extension. The City Manager may extend the Closing Date, for cause, but for no longer than sixty (60) days;

8. Representations; Indemnification. The undersigned represent that they are the former owners of the Premises; that, prior to the aforementioned statutory lien foreclosure, they or none of them encumbered, conveyed, released, alienated, or otherwise granted their interest in the Premises to any other party; and that they are authorized and have the capacity to perform the undertakings set forth in this Reconveyance Agreement. The Grantees, jointly and severally, shall defend, indemnify, and hold the City of Rockland harmless from any and all liabilities, losses, claims, demands, judgments, costs, and expenses (including reasonable attorney's fees) of any nature arising from or in connection with the occupancy, maintenance, and repair of the Property by the Grantees, their guest(s), invitee(s), or permittee(s), or by any trespasser(s), during the period of the City's ownership of the Property.

9. Remedies.

A. City of Rockland's Remedies. In the event that the Grantee shall fail to perform any term, condition, or obligation set forth in this Agreement within the deadline imposed therefor, the City shall not be obligated to reconvey the Property to the Grantee, may sell and convey the Property to another party, and shall not be obligated to repay any payment or partial payment made by or on behalf of the Grantee to the City; provided, however, that if the City shall sell the Property within one year of the effective date of this Agreement, the City shall repay to Grantee any payment to the City by or on behalf of the Grantee made during the period between the execution of this Agreement and the sale of the Property for taxes, sewer charges, finance charges, insurance coverage, or document preparation to the extent the proceeds of such sale of the Property, less any real estate broker or agent fee or charge, transaction costs, and additional carrying costs incurred by the City, permit.

B. Grantee's Remedies. In the event that the Grantee shall sign this Agreement and fully perform all obligations imposed herein, and the City of Rockland shall have authorized the reconveyance but fail to release its interest in the Property for reasons other than a breach of this Agreement by the Grantee, or the destruction of the Property, the City shall either reconvey the Property to the Grantee, or pay to the Grantee any sums realized from the sale of the Property, less any amounts owed to the City pursuant to this Agreement and/or incurred by the City with respect to the Property. Grantee shall have no such remedy, and no rights in the Property arising from this Agreement, if Grantee fails both to sign this Agreement and perform all of Grantee's obligations hereunder. Notwithstanding anything to the contrary in this Agreement or in the ordinance amendment authorizing the reconveyance, the City shall not be obligated to reconvey the Property to the Grantee in the event she and/or her guest(s) engage in any criminal activity at the Property during the period of the City's ownership.

IN WITNESS WHEREOF, the parties have executed this Reconveyance Agreement as of July __, 2015.

WITNESS:

CITY OF ROCKLAND:

by: Stuart H. Sylvester, City Clerk

by: James D. Chaousis II
its: City Manager

As to Form:

Kevin J. Beal, City Attorney

WITNESS:

THERESA HILCHEY:

Print: _____

**CITY OF ROCKLAND, MAINE
ORDINANCE AMENDMENT #17
IN CITY COUNCIL**

June 8, 2015

ORDINANCE AMENDMENT Authorizing Zone Boundary Re-Alignment – 22 Thompson Meadow Road

THE CITY OF ROCKLAND HEREBY ORDAINS AS FOLLOWS:

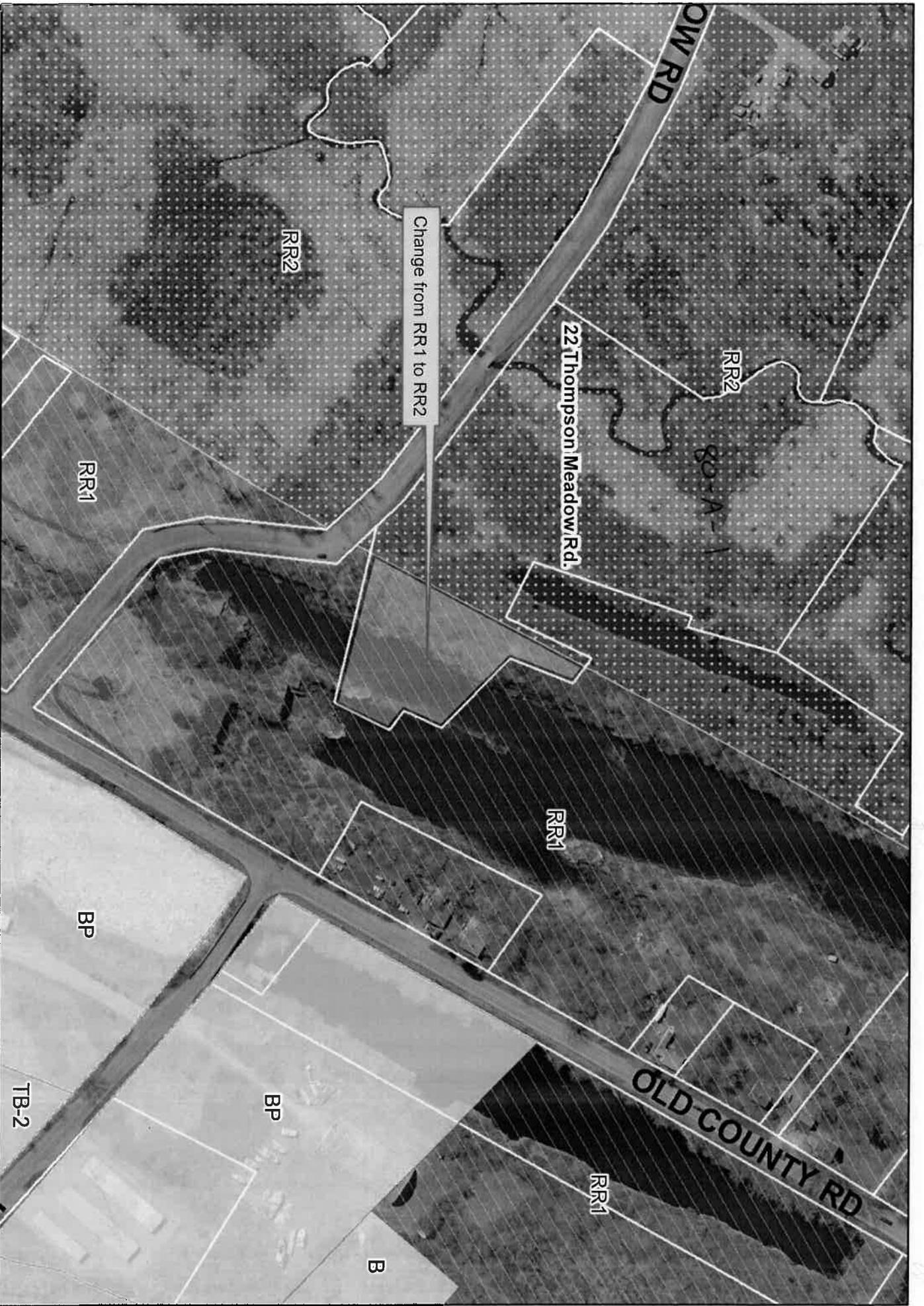
THAT that the Official Zoning Map of the City of Rockland is hereby amended by realigning the zone boundary line currently dividing the Rural Residential 1 and Rural Residential 2 Zones at the parcel located at 22 Thompson Meadow Road (Tax Map #80-A-1) to follow the easterly boundary line of said lot at 22 Thompson Meadow Road.

Meaning and intending to include the entirety of the lot located at 22 Thompson Meadow Road (Tax Map #80-A-1) in the Rural Residential 2 Zone.

Sponsor: Councilor MacLellan-Ruf
Originator: Code Office



CITY OF
ROCKLAND
KNOX COUNTY
MAINE



Change from RR1 to RR2

Printed: 6/1/2015



DISCLAIMER

Tax maps are compiled from aerial photography, existing surveys, deeds, and landowner's descriptions. They are to be used for assessment purposes only, and not for conveyance.

Stuart Sylvester

From: John Root <jroot@ci.rockland.me.us>
Sent: Monday, June 01, 2015 7:46 AM
To: Stuart Sylvester
Subject: FW: Zone Boundary shift, 22 Thompson Meadow Rd.,
Attachments: Zone boundary shift.pdf, 22 Thompson Meadow Road Zone Change Request.pdf

[Guess I should have included you, although it was too late for printing.](#)

From: John Root [<mailto:jroot@ci.rockland.me.us>]
Sent: Friday, May 29, 2015 3:28 PM
To: Chaousis James; 'Frank Isganitis '; Geiger Valli (Valli.citycouncil@gmail.com); 'Larry Pritchett (larrypritchett.council@gmail.com)'; 'louisemadellanruf@gmail.com'; Will Clayton
Cc: 'Dan Hestad'; Kevin Beal (kbeal@ci.rockland.me.us)
Subject: Zone Boundary shift, 22 Thompson Meadow Rd.,

Dear Councilors,

Dan Hestad owns 22 Thompson Meadow Road, which is a pristine natural resource. He is a wildlife photographer and naturalist among other things. The land is within the Shoreland Zone (Resource Protection) as well as an Inland Wading-bird and Waterfowl Habitat. Dan, with the blessing from MeDEP, would like to build a small structure on stilts, with no heat, water or electricity, and using a small portion of the property for occasional camping. He is interested in providing a place where Boy Scouts, youth groups and perhaps college classes could spend time studying wildlife and enjoying the outdoors. A small tip of Dan's parcel is zoned RR1, which extends 500' back from Old County Rd. The rest (and largest portion) of the parcel is Zoned RR2. RR2 is the only zone in the City that permits camping as a Conditional Use, reviewed by the Planning Board. Shoreland zoning and related setbacks limit erection of a "camping structure" to only the portion of the lot zoned RR1, which does not permit the use.

Given the irregular slim portion of the parcel that is within the RR1 zone, it seems to me that shifting the zone line to follow Dan's parcel line makes good sense. I say that not only because of what Dan wishes to do, but also because of the many "inappropriate" uses that could be located on the RR1 portion, which is not even connected to Old County Road. It seems that what Dan hopes to do is a perfect use of the resource, but he can only do it in the RR2 Zone.

I am asking if the Council will consider placing a zone boundary adjustment (see attached) on the agenda, to be discussed Monday evening.

Thanks
John Root

**CITY OF ROCKLAND, MAINE
ORDINANCE AMENDMENT #18
IN CITY COUNCIL**

June 8, 2015

ORDINANCE AMENDMENT Authorizing First Amendment – Tower and Ground Space Lease with Verizon Wireless

THE CITY OF ROCKLAND HEREBY ORDAINS AS FOLLOWS:

THAT the Tower and Ground Space Lease and Agreement between the City of Rockland and Portland Cellular Partnership d/b/a Verizon Wireless, executed February 14, 2006, is hereby amended to allow for the replacement of existing equipment, the installation of additional equipment and an increase in the rental fee, in substantial conformance with the First Amendment to Lease attached hereto and incorporated herein by reference.

Sponsor: Councilor Clayton
Originator: City Manager

FIRST AMENDMENT TO LEASE

FIRST AMENDMENT TO TOWER AND GROUND SPACE LEASE AND AGREEMENT (this "First Amendment") is made as of this ____ day of _____, 2015, by and between the CITY OF ROCKLAND, MAINE, a body corporate and politic ("LESSOR"), and PORTLAND CELLULAR PARTNERSHIP, a Maine general partnership d/b/a Verizon Wireless ("LESSEE"), who agree as follows:

1. **RECITALS.** This First Amendment is made with reference to the following facts and objectives:

(a) LESSOR and LESSEE entered into a Tower and Ground Space Lease and Agreement dated February 14, 2006 (the "Agreement"), pursuant to which LESSEE leased from LESSOR certain ground space and tower space on LESSOR's property, together with non-exclusive easements for access and utilities (collectively the "Premises") on LESSOR's property situated at U.S. Route 1 and Broadway, in Rockland, Knox County, Maine (the "Property"), as more particularly described in the Agreement.

(b) LESSOR and LESSEE desire to amend the Lease to allow for LESSEE to add equipment to the Tower and make certain other equipment modifications as more fully set forth hereinbelow. LESSEE has obtained a Structural Analysis Report by All-Points Technology Corporation dated March 23, 2015 (the "Structural Analysis") which indicates that the Tower is capable of handling the additional loading created by LESSEE's proposed equipment modifications. Capitalized terms not otherwise defined in this First Amendment shall have the meanings ascribed to them in the Agreement.

2. **AMENDMENTS.** LESSOR and LESSEE agree that the Agreement is hereby amended as follows:

(a) **Equipment Modifications.** In addition to the twelve (12) panel antennas and other equipment that LESSEE currently has the right to install and maintain on the Tower, LESSEE shall have the right to install six (6) remote radio heads and two (2) junction boxes at the same tower height as its panel antennas, together with two (2) 1-5/8 hybrid cables to serve its equipment. LESSEE also intends to replace the panel antennas currently on the Tower with different models of panel antennas. The installation and use of such equipment shall be in accordance with all applicable terms and conditions of the Lease.

(b) **Rent.** LESSOR and LESSEE agree that the monthly rent set forth in Paragraph 2 of the Agreement (as increased to date pursuant to Paragraph 4 of the Agreement) is hereby increased by the amount set forth on Exhibit D attached hereto, effective on the first (1st) day of the month following full execution of this Amendment (the "Effective Date"). LESSOR and LESSEE acknowledge and agree that such rent increase shall not actually be sent by LESSEE until thirty (30) days after the Effective Date. By way of illustration, if the Effective Date is July 1, LESSEE shall send to the LESSOR the increased rent payments for July 1 and August 1 by August 1, 2015.

3. EFFECT OF AMENDMENT. Except as set forth in this First Amendment to Lease, all provisions of the Agreement shall remain unchanged and in full force and effect. This First Amendment shall be recorded without Exhibit D.

IN WITNESS WHEREOF, the parties hereto have executed this First Amendment of Lease as of the day and year first above written.

CITY OF ROCKLAND

PORTLAND CELLULAR PARTNERSHIP
d/b/a Verizon Wireless

By: _____
Print Name: _____
Its: _____

By: Cellco Partnership
Its General Partner

By: _____
David R. Heverling
Area Vice President Network

STATE OF MAINE
COUNTY OF KNOX

_____, 2015

Then personally appeared the above-named _____,
_____ of the City of Rockland, and acknowledged the foregoing
instrument to be his/her free act and deed, and the free act and deed of said City.

Notary Public/Attorney-at-Law
Print Name: _____
My Commission Expires: _____

COMMONWEALTH OF MASSACHUSETTS

COUNTY OF WORCESTER

On this day of , 2015, before me appeared David R. Heverling, to me
personally known, who, being by me duly sworn, did say that he is authorized by the Senior Vice
President & Chief Technical Officer of Celco Partnership, general partner of Portland Cellular
Partnership, to execute the foregoing instrument and that said instrument was signed on behalf of
said corporation and said David R. Heverling acknowledged said instrument to be his free act
and deed.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal
at my office in said county and state as of the day and year last above written.

Notary Public

Print Name: _____
My commission expires: _____

EXHIBIT D

The monthly rent increase referred to in Paragraph 2 (b) above shall be \$100.00, subject to all of the terms and provisions of the Agreement.

LESSOR's Initials _____

LESSEE's Initials _____

CITY OF ROCKLAND, MAINE

ORDER #39

IN CITY COUNCIL

June 8, 2015

ORDER Authorizing Bids – Sale of City-Owned Properties

IT IS HEREBY ORDERED BY THE CITY COUNCIL AS FOLLOWS:

THAT the City Manager is hereby authorized to solicit bids for the sale of the following City-owned parcels of land, with building(s) thereon:

- 15 Garden Avenue (Tax Map #60-A-3)
- 44 Old County Road (Tax Map #83-A-9)
- 35 Broadway (Tax Map #18-A-8)
- 99 West Meadow Road (Tax Map #84-B-8)
- 319 Broadway (Tax Map #23-A-3)
- 328 Limerock Street (Tax Map #66-B-8)

The City also reserves the right to accept and/or reject any or all bids. Should no acceptable bids be received, the City Manager is further authorized to recommend to the Council disposition of the properties by other appropriate means.

Sponsor: City Manager
Originator: City Manager

CITY OF ROCKLAND, MAINE

ORDER #40

IN CITY COUNCIL

June 8, 2015

ORDER Accepting Forfeited Assets – H. Hoffman

IT IS HEREBY ORDERED BY THE CITY COUNCIL AS FOLLOWS:

THAT, pursuant to 15 M.R.S. §§ 5824(3) and 5826(6), the City of Rockland hereby grants approval of the transfer of the Defendant *in Rem* listed below, or any portion thereof, on the ground that the Rockland Police Department did make a substantial contribution to the investigation of the case:

- \$15,040.00 U.S. Currency
- One .25 ca. Raven Arms pistol (Serial #1855919)
- One Colt .38 Special (Serial #449106)
- One .22 ca. Browning pistol

State of Maine v. Herman Hoffman, Superior Court Docket # CR-14-303.

Sponsor: City Manager

Originator: Police Department

STATE OF MAINE
Lincoln, ss

SUPERIOR COURT
Criminal Action
Docket No. CR-14-303

State of Maine	}	
	}	
v.	}	Municipality of Rockland
	}	Approval of Transfer
Herman Hoffman,	}	15 M.R.S.A. §5824(3) & §5822(4)(A)
Defendant;	}	
	}	
And	}	
	}	
\$15,404.00 U.S. Currency,	}	
Defendant(s) In Rem #1	}	
	}	
One .25 ca. Raven Arms pistol,	}	
Serial # 1855919;	}	
One Colt .38 special, Serial # 449106;	}	
One .22 cal. Browning pistol	}	
Defendant(s) In Rem #2	}	

NOW COMES the municipality of Rockland, Maine, by and through its municipal officers, and does hereby grant approval pursuant to 15 M.R.S.A. § 5824(3) & §5826(6) to the transfer of the above captioned Defendant(s) in Rem #1 (\$1,540.00 U.S. Currency), or any portion thereof, on the grounds that the Rockland Police Department did make a substantial contribution to the investigation of this or a related criminal case.

WHEREFORE, the municipality of Rockland, Maine does hereby approve of the transfer of the Defendant(s) in Rem #1, or any portion thereof, pursuant to 15 M.R.S.A. § 5824(3) & §5826(6) by vote of the Rockland municipal legislative body on or about

Dated: _____

Municipal Officer
Rockland, Maine
(Impress municipal legislative body seal here)

CITY OF ROCKLAND, MAINE

ORDER #41

IN CITY COUNCIL

June 8, 2015

ORDER Authorizing Docking Fee Waiver – Windjammer Races

IT IS HEREBY ORDERED BY THE CITY COUNCIL AS FOLLOWS:

THAT, the overnight docking fees at the Public Landing on July 3, 2015 are hereby waived for those schooners participating in the Annual Windjammer Races on the weekend of July 4, 2015. The estimated fees would total approximately \$2,400.

Sponsor: City Manager
Originator: City Manager

CITY OF ROCKLAND, MAINE

ORDER #42

IN CITY COUNCIL

June 8, 2015

ORDER Authorizing Docking Fee Waiver – Lobster Boat Races

IT IS HEREBY ORDERED BY THE CITY COUNCIL AS FOLLOWS:

THAT, the overnight docking fees at the Public Landing for June 20, 2015 are hereby waived for those boats participating in the Annual Rockland Lobster Boat Races on June 21, 2015. The estimated fees would total approximately \$1,400.

Sponsor: City Manager
Originator: City Manager

To Whom it may concern:

We are requesting a waiver of the dock fee, for the Lobster Boats that dock the night before our races every year at the Public Landing Pier. The event is June 21st and the night we are asking for is June 20.

This is a great event for Rockland, and we appreciate your support.

Dorothy Black

Chairperson Rockland Lobster Boat Race Committee.

CITY OF ROCKLAND, MAINE

ORDER #43

IN CITY COUNCIL

June 8, 2015

ORDER Authorizing Temporary Street Closure – Farnsworth Museum Summer Gala

IT IS HEREBY ORDERED BY THE CITY COUNCIL AS FOLLOWS:

THAT the Farnsworth Art Museum is hereby authorized to close Museum Street on Friday, July 10, 2015 to hold its annual Summer Gala substantially in conformance with the attached Special Events Application and any additional requirements deemed advisable by City staff. The Farnsworth Art Museum shall be responsible for setting up for and cleaning up after this event, shall coordinate with the Rockland Police and Fire Departments for any necessary traffic control and/or public safety measures, and shall provide proof of liability insurance to the City prior to holding the event.

Sponsor: Councilor Pritchett

Originator: Farnsworth Art Museum

City of Rockland
Special Events Application

Date of Event: 7/10/14
Start Time: 5pm
Completion Time: 1 AM
Rain Date: N/A

Type of Event: Parade
Foot Race
Demonstration
Participants: 350

Walk
Bike Race
Other

SECTION I. APPLICANT

Title of Event: FAM gala Name of Applicant Organization: farnsworth art museum
Address: 16 museum st

Telephone: 207 596 6957 x143 Type of Organization: for profit (non-profit) other: _____

Representative of the Organization (at least one name required - must be the applicant):

Name: Annie brown Position: Event Mgr. Telephone: 596 6957 Business: _____
x143

SECTION II. CITY PROPERTY

Proposed Use of City Owned Property (specify whether admission to be charged, and how much)
Building / Park / Street Closure / Use of Public Way / Other City Owned property

MUSEUM STREET

(City Council or Public Management Commission approval required for street/sidewalk closure or exclusive use of park)

SECTION III. LOGISTICS (Attach additional pages if needed.)

Parking: see attached Location(s): strand, FAM, asymmetric

Liquor Service? yes (license required) Type of License (attach copy): liquor & liability
Food Service? yes (attach copy of state license) Describe arrangements for food
storage, preparation, and type and storage of cooking fuels: _____

Sanitary facilities: Type: yes # Available: _____

Contractor / Contact Info: MUSEUM + NEW ENGLAND RESTAURANT

Signage? Location(s): N/A Number: _____

(City Council approval is required for off-premise signs in ROW / on City property)

Electrical Installations? Type: under tent Location(s): _____ Contractor: _____

Tents? Number: 3 Location(s): MUSEUM ST INT Contractor: Commercial Tent Dates: 7/8-12

Insurance: Agent: allen agency Contact: J. Billington Limits: _____
(Attach copy of insurance rider / declaration page)

SECTION IV. EVENT INFORMATION

A. Assembly Area Prior to Event: Ø

B. Will the Event Disrupt Traffic Patterns? Yes X No _____

C. Traffic Detours Needed? Yes X No _____

D. Are Street Closures Necessary? Yes X No _____

E. Traffic Control Equipment (signs, barricades, etc.) Needed? Yes X No _____

F. Who Will Provide Traffic Control? FAM STAFF

G. Will the Event Disrupt Retail Businesses? Yes _____ No X
(if yes, you must notify those affected businesses)

H. Type of Crowd Expected to Attend? FAM members ; donors

SECTION V. CITY SERVICES REQUESTED and / or REQUIRED

The following services are available from, or may be required by, the City of Rockland. The applicant must determine the requested and/or required services prior to submission of the application. Whether City services are required shall be determined by the applicable department. All fees and costs associated with these services will be the responsibility of the applicant unless a waiver of such fees and costs is sought and obtained from the City Council, or Harbor Management Commission, where applicable.

POLICE DEPARTMENT SUPPORT

(Contact (207) 594-0317)

Yes No

FIRE DEPARTMENT / EMS SUPPORT

(Contact (207) 594-0318)

Yes No

DEPARTMENT OF PUBLIC WORKS SUPPORT

(Contact (207) 594-0320)

Yes N/A No

I hereby acknowledge and agree that the event sponsor and the participants will comply with all applicable laws of the State of Maine and the City of Rockland, and adhere to the conditions granted by this permit. It is the responsibility of the applicant to obtain the requisite approvals from the departments listed below prior to submission of this application for final approval.

Signature of authorized representative: _____

Date: _____ Print: _____

SECTION VI. CITY OF ROCKLAND USE ONLY

POLICE:

Approved as submitted: [Signature]
Chief of Police / Designee

Approved with conditions: _____
Chief of Police / Designee

Conditions: _____

FIRE:

Approved as submitted: [Signature]
Fire Chief / Designee

Approved with conditions: _____
Fire Chief / Designee

Conditions: _____

PUBLIC WORKS:

Approved as submitted: _____
Public Works Director / Designee

Approved with conditions: _____
Public Works / Designee

Conditions: _____

HARBOR & WATERFRONT

(for Buoy, Harbor, or Snow Marine Park)

Approved as submitted: _____
Harbor Master

Approved with conditions: _____
Harbor Master

Conditions: _____

**Farnsworth Art Museum Gala 2013 Supplement to City of Rockland's Special Events Application
29 May 2015**

The Farnsworth Art Museum (FAM) will be holding its annual summer gala on Friday, July 10, 2015 from 5pm-12am.

We anticipate 300-350 adult guests for dinner and drinks. There will be no dancing or music. A tent will be erected in our parking lot on Museum Street. It is our hope that the City of Rockland will approve a road closing of Museum Street for that day and evening, as they have done for previous FAM gala events.

The event begins at 5pm at The Strand Theatre. At approximately 6pm the guests will cross Main Street to the museum campus. Guests will enter the museum, where there will be cocktails in the galleries. Guests cross Museum Street under the awning for dinner under the tent at 7pm. Cleanup and breakdown happen immediately after the event and in the following days.

We are planning a Gala After Party in conjunction with Asymmetrick Arts, which would be located in Jared Cowan's gallery and run from 9-11pm with music.

Parking:

The parking lot behind the Wyeth Center is available for gala attendees. Other parking will be at municipal parking throughout the city.

Liquor and Food Service:

Trillium Catering is providing all catering and bartending service. See attached licenses.

Signage:

FAM will provide signage on our campus directing the traffic flow. The Police Department will provide road closure signage.

Sanitary Facilities:

FAM's restrooms will be available for gala participants. We will also have a trailer of portable sanitary units parked in Museum Street. There is no need for additional facilities.

Electrical Installations:

Wallace Tent will be installing the lights in the tent. No other electrical work is necessary.

Tents:

The tents will be installed by Wallace Tent on 9 and 10 July. They include:

- One 40' x 140' foot tent (installed in the Museum Street parking lot)
- One 10' x 10' walkway marquee (connecting FAM door to main tent)
- One 20' x 30' tent for catering



CERTIFICATE OF LIABILITY INSURANCE

FAKNS-1

UP (U): LU

DATE (MMDDYYYY)

05/29/2015

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER Allen Insurance Rockland P O Box 749 22 School Street Rockland, ME 04841 Joanne Billington		CONTACT NAME _____ PHONE (____) ____-____ FAX (____) ____-____ EMAIL _____ ADDRESS _____															
INSURED William A Farnsworth Library & Art Museum 356 Main St Rockland, ME 04841		INSURER(S) AFFORDING COVERAGE <table border="1"> <tr> <th>INSURER</th> <th>NAIC #</th> </tr> <tr> <td>INSURER A: Mass Bay</td> <td>22308</td> </tr> <tr> <td>INSURER B:</td> <td></td> </tr> <tr> <td>INSURER C:</td> <td></td> </tr> <tr> <td>INSURER D:</td> <td></td> </tr> <tr> <td>INSURER E:</td> <td></td> </tr> <tr> <td>INSURER F:</td> <td></td> </tr> </table>		INSURER	NAIC #	INSURER A: Mass Bay	22308	INSURER B:		INSURER C:		INSURER D:		INSURER E:		INSURER F:	
INSURER	NAIC #																
INSURER A: Mass Bay	22308																
INSURER B:																	
INSURER C:																	
INSURER D:																	
INSURER E:																	
INSURER F:																	

COVERAGES **CERTIFICATE NUMBER:** **REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

LINE	TYPE OF INSURANCE	CLASS	SUBCL	POLICY NUMBER	POLICY EFF. DATE (MMDDYY)	POLICY ENDS DATE (MMDDYY)	LIMITS
A	<input checked="" type="checkbox"/> GENERAL LIABILITY			ZDF688314204	01/01/2015	01/01/2016	EACH OCCURRENCE \$ 1,000,000
	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY						DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 100,000
	<input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR						MED EXP (Any one person) \$ 5,000
	<input checked="" type="checkbox"/> Liq Lia Stmtl						PERSONAL & ADV INJURY \$ 1,000,000
	GENL AGGREGATE LIMIT APPLIES PER:						GENERAL AGGREGATE \$ 2,000,000
	<input type="checkbox"/> POLICY	<input type="checkbox"/> LOC					PRODUCTS - COMP/OP AGG \$ 2,000,000
	AUTOMOBILE LIABILITY						Emp Ben. \$ 5,000,000
	<input type="checkbox"/> ANY AUTO						COMBINED SINGLE LIMIT (Ea accident) \$
	<input type="checkbox"/> ALL OWNED AUTOS	<input type="checkbox"/> SCHEDULED AUTOS					BODILY INJURY (Per person) \$
	<input type="checkbox"/> HIRED AUTOS	<input type="checkbox"/> NON-OWNED AUTOS					BODILY INJURY (Per accident) \$
	UMBRELLA LIAB						PROPERTY DAMAGE (PER ACCIDENT) \$
	<input type="checkbox"/> EXCESS LIAB	<input type="checkbox"/> OCCUR					\$
	<input type="checkbox"/> RETENTIONS	<input type="checkbox"/> CLAIMS-MADE					EACH OCCURRENCE \$
	WORKERS COMPENSATION AND EMPLOYERS LIABILITY						AGGREGATE \$
	<input type="checkbox"/> ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/EMBER EXCLUDED? (Mandatory in NH)		<input type="checkbox"/> Y/N				WC STATE/LOCAL LIMITS
	DESCRIPTION OF OPERATIONS below						OTH-EL
			N/A				E.L. EACH ACCIDENT \$
							E.L. DISEASE - EA EMPLOYEE \$
							E.L. DISEASE - POLICY LIMIT \$

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (Attach ACORD 101, Additional Remarks Schedule, if more space is required)
 City of Rockland is named as additional insured with regards to the general liability when required by written contract.

CERTIFICATE HOLDER		CANCELLATION	
CITYROC City of Rockland 270 Pleasant St Rockland, ME 04841		SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS. AUTHORIZED REPRESENTATIVE Joanne Billington	



CERTIFICATE OF LIABILITY INSURANCE

TRILL-4

OP ID: L7

DATE (MM/DD/YYYY)
05/05/2015

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER Allon Insurance Rockland P O Box 748 22 School Street Rockland, ME 04841 Joanne Billington		Phone: 800-439-4425 Fax:	CONTACT NAME PHONE NO. FAX NO. EMAIL
INSURED Trillium Events Inc Abigail Avay P O Box 60 Belfast, ME 04816		INSURER(S) AFFORDING COVERAGE IN UR RA Ohio Security Insurance Co 24082 IN UR W Maine Employers Mutual 11149 IN UR C IN UR D IN UR E	

COVERAGES **CERTIFICATE NUMBER:** **REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

TYPE	TYPE OF INSURANCE	POLICY NUMBER	POLICY EFF. DATE	POLICY EXP. DATE	LIMITS
A	GENERAL LIABILITY <input checked="" type="checkbox"/> COMMERCIAL <input type="checkbox"/> RETAIL LIABILITY <input type="checkbox"/> L & M <input checked="" type="checkbox"/> UR	BK955406822	05/01/2015	05/01/2016	EACH OCCURRENCE \$ 1,000,000 DAMAGE TO RENTED PREMISES (E & O) \$ 300,000 MED EXP (Any one person) \$ 15,000 PERSONAL & ADV INJURY \$ 1,000,000 GENERAL AGGREGATE \$ 2,000,000 PRODUCTS - COMP/OP AGG \$ 2,000,000
	AUTOMOBILE LIABILITY <input type="checkbox"/> AUTO <input type="checkbox"/> UL <input type="checkbox"/> BI <input type="checkbox"/> O N				COMBINED SINGLE LIMIT (E & O) \$ BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$
	UMBRELLA LIAB EXCESS LIAB <input type="checkbox"/> OCU <input type="checkbox"/> AIM				EACH OCCURRENCE \$ AGGREGATE \$
B	WORKERS COMPENSATION AND EMPLOYERS LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO <small>If Yes, describe under DESCRIPTION OF OPERATIONS below</small>	1810102201	05/01/2015	05/01/2016	POLICY LIMITS \$ 100,000 \$ 100,000 \$ 500,000
C	USLI	CL1603368A	05/01/2015	05/01/2016	L quo \$ 1,000,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (Attach ACORD 101 Additional Remarks Schedule, if more space is required)

CERTIFICATE HOLDER FARNWORTH MUSEUM 356 Main Street Rockland, ME 04841	CANCELLATION SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS. AUTHORIZED REPRESENTATIVE Joanne Billington
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STATE OF MAINE
 DEPARTMENT OF ADMINISTRATIVE AND FINANCIAL SERVICES
 BUREAU OF ALCOHOLIC BEVERAGES AND LOTTERY
 OPERATIONS
 DIVISION OF LIQUOR LICENSING AND ENFORCEMENT
 8 STATE HOUSE STATION
 AUGUSTA, MAINE 04330-0008



License for the Sale of Liquor

License Number	Issue Date	Expiration Date
5906	03/05/2015	03/04/2016

This License is valid only between the Issue Date and the Expiration Date appearing on this document. This License may be used only for the Named Holder at the Location for which the License was issued. The person or business named in this License is authorized to sell or serve liquor with liquor content as permitted by Maine law for the license type designated in this License.

Every Licensee must display this License in the licensed premises in a conspicuous location where it can be easily seen in that part of the premises where liquor is sold or served. This License or each type of License issued as part of this License is subject to fine, suspension or revocation pursuant to Title 28-A of Maine law. License fee is non-refundable and the License is non-transferable unless approved by the Bureau.

Legal Name of Licensee: TRILLIUM EVENTS INC
 Business Name of Licensee: TRILLIUM EVENTS
 Address of Licensee: 31 PENDLETON STREET
 BELFAST, ME

CODE	License Type and Description	FEE
1101	CLASS I - SPIRIT, VINOUS, AND MALT - QUALIFIED CATERING SERVICE	5900.00
2630	FILING FEE	10.00

Total Fees: **\$ 910.00**

Timothy R. Poulin

Timothy R. Poulin, Deputy Director
 Bureau of Alcoholic Beverages and Lottery Operations

TRILLIUM EVENTS
 PO BOX 60
 BELFAST, ME 04915

CITY OF ROCKLAND, MAINE

ORDER #44

IN CITY COUNCIL

June 8, 2015

ORDER Authorizing Letter of Intent & Negotiations – Long Term Recreation Lease

IT IS HEREBY ORDERED BY THE CITY COUNCIL AS FOLLOWS:

THAT the City Manager is hereby authorized to enter into a non-binding Letter of Intent with the Penobscot Bay YMCA for providing recreational services at the Rockland Community Building/Recreation Center and other recreation department facilities and resources, and to negotiate a long-term lease for the same, to be presented to the City Council for approval by ordinance.

Sponsor: City Manager

Originator: City Manager



FOR YOUTH DEVELOPMENT
FOR HEALTHY LIVING
FOR SOCIAL RESPONSIBILITY

May 19, 2015

City of Rockland
Rockland City Hall
270 Pleasant Street
Rockland, ME 04841
Attn: James D. Chaousis, City Manager

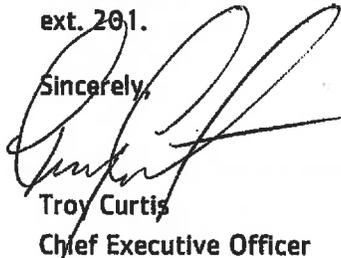
Dear Mr. Chaousis,

Please let this letter serve as formal notification of the Penobscot Bay YMCA's interest in assisting the City of Rockland in its efforts to provide recreational services to Rockland citizens. While the YMCA only has limited information to base this proposal on, we feel that a more comprehensive plan could be developed over time with a greater amount of dialog and coordination with the City. We are very pleased to share in this proposal an outline of our capacity as an organization to serve the community, and a sample scenario of how this arrangement may look. Please do not consider this proposal a firm commitment on our behalf, nor hold us to any individual concept we may propose in this document. All ideas and strategies we're suggesting are subject to change based on ongoing collaboration with the City.

In the spirit of transparency and disclosure, we will describe the YMCA business model, and our experiences managing similar programmatic models in our region. This long and successful history, coupled with our strong community development and property management experience, I believe, will position us as a strong candidate to serve in the capacity outlined in your RFI.

The Penobscot Bay YMCA has 100 years of history providing programming that meets the youth development, healthy living and social needs of Knox County, and we truly look forward to the opportunity to engage the City of Rockland and its residents in a meaningful process to ensure necessary recreational services are available to the community in the future. If after you read this proposal, you have any additional questions or comments; please feel free to contact me at 236-3375, ext. 201.

Sincerely,



Troy Curtis
Chief Executive Officer

PO Box 840 • 116 Union Street • Rockport, Maine 04856
Phone: 207.236.3375 • Fax: 236.8458 • www.penbayymca.org

Please remember the Penobscot Bay YMCA in your will.

President

Jim Nelson

Vice President

Jill Delano

Secretary

Andrea Conover

Treasurer

Andy Clement

Dan Bookham

Jim Bowditch

Jim Butler

Joe Curll

Leslie Eaton

Tom Girard

Maureen Gordon

Jim Grimes

Sally "Nan" Lasbury

Bill Leone

Mary Alice McLean

Heidi Neal

Jennifer Roper

Monica Shields

Neale Sweet

Executive Director

Troy Curtis

REQUEST FOR INFORMATION

I. Organization History

The mission of the Penobscot Bay YMCA is to provide high-quality services that meet the youth development, healthy living and social needs of individuals and families in the communities we serve.

We are a 501c3 non-profit association of men, women and children of all ages and from all walks of life joined together by a shared passion: to strengthen the foundation of our community.

With a commitment to nurturing the potential of kids, promoting healthy living and fostering a sense of social responsibility, the Y ensures that every individual has access to the essentials needed to learn, grow and thrive. Though the world may be unpredictable, one thing remains certain—the Y is, and will always be, dedicated to building healthy, confident, secure and connected children, families and communities.

The Penobscot Bay YMCA was founded in 1915 as the Camden YMCA, and is one of the country's oldest continually operating small community YMCAs. From 1916 until 2002, it operated from a center village site in Camden, Maine. In November, 2002, the Y moved to a new state-of-the art 62,000 sq. ft. facility on Union Street in Rockport, which allowed the Y to expand its offerings and reach out to a regional market.

Today, the Penobscot Bay YMCA serves more than 6,000 members, ranging in age from six-week-old infants in our child-care program to seniors into their 80s and beyond.

The Y is currently the largest child-care provider in Knox County, serving almost 300 children on a weekly basis through its day care, drop-in care and after-school programs. The YMCA has the most comprehensive set of youth sports programs in Knox County, with more than 500 children participating in its youth soccer, gymnastics, competitive swimming, rock climbing and basketball programs. We operate four summer camp programs in the region, including the Summer Recreation Program for the Town of Camden. We provide health and wellness activities to nearly 1,000 individuals each day, utilizing three unique fitness centers, the only competitive pool in the region and the recently opened Rockland Harbor YMCA Branch of our organization. Additionally, the Penobscot Bay YMCA operates the Teen Center in Camden, which serves more than 100 adolescents daily in after-school programming. In 2014, more than 500 different teens participated in programs and activities at the Teen Center, all of which are free to the region's teen population.

The YMCA currently owns or leases space at five locations throughout Knox County. These facilities currently include our main facility at 116 Union Street in Rockport, and 120 Union Street in Rockport (where we conduct after-school programming, wellness programming and house our local Healthy Maine Partnership coalition). We own and operate the Teen Center at 10 Knowlton Street in Camden, which is an 8,000-square-foot facility, including a skate park. In

addition, we lease a space at the Mid Coast Recreation Center (where we operate a child-care center), we lease space from the Town of North Haven to operate a fitness center for the island, and finally we lease space at 12 Water Street in Rockland where our Rockland Harbor Branch is located.

The Penobscot Bay YMCA is governed by a voluntary group of 21 community members elected each year by the YMCA membership. This group of volunteers provides strategic direction, policy development, fiduciary oversight and fundraising support, and oversees the Chief Executive Officer of the YMCA. The YMCA CEO then employs and directs the 55 full-time and 100+ part-time employees who work to fulfill the mission of the Y each day in our greater community.

II. YMCA Business Model

The YMCA business model is predicated on three unique but connected sources of revenue. As the metaphorical lifeblood of the organization, membership serves as the basis for all our work. The Y is, at its heart, a membership-based organization, and its service-delivery model is based on this system. While one-third of all YMCA revenue is derived from membership, no individual is turned away from membership because of the inability to pay. To accomplish this goal, the YMCA employs various financial-assistance tools to ensure that individuals with demonstrated financial need have access to all YMCA services. Currently the YMCA has more than 6,000 members, representing nearly 15% of the total population of Knox County.

The second leg of the YMCA business model is comprised of program revenue, which, once again, makes up approximately one-third of the Ys annual budget. These dollars are derived from fees for services and are charged to both members and non-members alike. While many programs are offered free of charge to members, other programs are offered on a pay-for-service basis. As an example, all youth sports programs, most aquatic programs, advanced-level fitness programs and all child-care services are offered at a cost to members and non-members alike. These fees are greatly reduced if the participant is currently a YMCA member, and once again no one is turned away because of the inability to pay.

Finally, the YMCA depends greatly on the generosity of individuals, businesses and foundations to provide donations and other forms of charitable support to ensure that we can meet the needs the communities that we receive. In fact, the YMCA is able to generate more than 15% of total operating revenue each year through these contributed sources. Volunteers and staff dedicated to this effort are essential to the mission and service model of the YMCA, as donated funds provide support to those unable to pay for programs and access to the Y, while at the same time allowing the Y to subsidize certain programs that are important to community.

III. Proposed City of Rockland Program Delivery Model

The Penobscot Bay YMCA proposes that the Rockland Recreation Department be managed and operated in the same manner that all YMCA facilities and programs are offered to the community. The foundational step for this change would be to require that either a membership or day pass be purchased to access the Rockland Recreation Facility. In addition, all programs and services provided by the YMCA would be subject to a fee consistent with other programs offered within the Y. As a part of any membership situation, members would have full access to not only the existing Rockland Recreation Facility, but all YMCA facilities in our region.

All major programs listed in the RFI could be offered as a part of a programming menu for the residents of Rockland. In addition, numerous other programs, such as a comprehensive offering of group-exercise programs, new youth-sports programming and expanded summer-camp opportunities are just a few examples of how the YMCA would attempt to make this relationship mutually beneficial for both the community and the Y.

At least one full-time staff member would be responsible for the oversight of both the Recreation Facility and the programs offered as a part of this relationship. Existing YMCA staff and community partnerships would be engaged to support programming needs and to increase the efficiency of the program delivery system. For example, the YMCAs existing Camping Director would assume the responsibility of organizing and leading any summer-camp program that would be operated out of City facilities. Additional part-time and seasonal employees would be hired to lead and run programs and services when necessary. Leadership oversight, human resource support and other types of organizational resources necessary to implement this new relationship would be provided by the YMCA staffing infrastructure that currently exists. Any new positions created by this partnership would be opened up to the community, and we'd encourage existing City Recreation Department employees to apply.

We propose that the YMCA sign a \$1 per year management agreement with the City of Rockland that would allow the YMCA to operate the existing Rockland Recreation Building as its own facility, with autonomy over hours of operations, programs offered and fees charged. The City would retain ownership of the building and maintain responsibility to cover capital, repairs and utilities costs associated with the facility. The YMCA would provide staff to manage the space and any programming offered at the facility, as well as supervisory staff, and we will clean the facility.

IV. City of Rockland Recreation Department Pro Forma

The Penobscot Bay YMCA has a strong desire to engage in a productive dialog with the City of Rockland regarding this opportunity. Those conversations would allow the Y to gather and process the necessary information to develop a meaningful financial pro forma for presentation to City officials. By getting questions answered regarding existing revenue sources, expense lines and some basic market information, we can develop a strong, reliable financial tool.

As outlined above, the basic YMCA business model would be employed as we explore this opportunity, and we anticipate that City financial support would be necessary to make any arrangement work for both parties. As with any recreation-based business opportunity, the primary cost driver will be personnel expenses, and those types of costs can be variable depending on the anticipated service volume.

In summary, the YMCA would be happy to meet in the future to discuss this opportunity and ultimately present a meaningful financial model that potentially could benefit all parties concerned. Most important, the YMCA remains committed to meeting the youth development, health living and social needs of those living and working in the City of Rockland.

All information and concepts shared in this proposal are subject to change and in no way commit the Penobscot Bay YMCA to any course of action.

CITY OF ROCKLAND, MAINE

ORDER #45

IN CITY COUNCIL

June 8, 2015

ORDER Authorizing License Agreement – Heat-Pump Roof

IT IS HEREBY ORDERED BY THE CITY COUNCIL AS FOLLOWS:

THAT, pursuant to the Code of Ordinances, Ch. 15, Art. I, Sec. 15-137(B), E.C. Moran Insurance Company, Inc. is hereby granted a license for the installation at and maintenance of a shed-style roof structure over a heat pump on the Kimball Lane façade of the building located at 425 Main Street (Tax Map #4-B-15); and

THAT, the City Manager is hereby authorized to enter into a License Agreement with E.C. Moran Insurance Company, Inc., reciting the terms and conditions of such license in substantial conformance with the attached form of agreement.

Sponsor: City Manager

Originator: City Manager



E. C. Moran Company, Inc.

Insurance

425 MAIN STREET, ROCKLAND, MAINE 04841 • 207-594-4300

May 29, 2015

To: City Manager and Rockland City Council

During the past winter we had an issue with ice from the roof melting and dripping onto our Heat Pump, building up ice on top and in behind, and creating an issue.

We would propose to add a small shed roof over the heat pump so that ice does not build up on top.

We would have the heat pump roof extend out from the building the same distance as the heat pump or no more than a couple inches past the heat pump, be the same width across the building as the heat pump, not more than two feet tall.

Sincerely,

Patricia

Patricia J Moran Wotton, owner
E. C. Moran Company, Inc.

ROOF

