

***CITY OF ROCKLAND, MAINE***



***270 Pleasant Street  
Rockland, Maine 04841***

**CITY CLERK'S OFFICE**

**July 2, 2015**

***YOU ARE HEREBY NOTIFIED THAT A SPECIAL MEETING OF THE  
ROCKLAND CITY COUNCIL WILL BE HELD IN CITY COUNCIL  
CHAMBERS AT ROCKLAND CITY HALL, 270 PLEASANT STREET,  
ROCKLAND, MAINE ON MONDAY, JULY 6, 2015 AT 5:30 P.M. FOR THE  
FOLLOWING PURPOSE(S):***

***[Please Note Starting Time and Date]***

**Order #49 Authorizing "Startup in a Day" Initiative  
Discussion w/Gartley & Dorsky - Road Projects (Old County, Elm & Museum)  
Set Agenda for July 13, 2015 Regular Meeting**

***YOUR PUNCTUAL ATTENDANCE IS REQUESTED  
PER ORDER OF THE MAYOR OF THE CITY OF ROCKLAND***

  
\_\_\_\_\_  
**STUART H. SYLVESTER  
CITY CLERK**

**CITY OF ROCKLAND, MAINE**

**ORDER #49**

**IN CITY COUNCIL**

July 6, 2015

**ORDER** Authorizing Participation in Startup in a Day Initiative and modernization of the City of Rockland's information technology systems and city website.

**WHEREAS**, the Small Business Administration has invited the City of Rockland to be the first municipality in Maine to participate in the Federal Government's Startup in a Day Initiative which requires the City of Rockland to take the Startup in a Day Pledge; and

**WHEREAS**, the Startup in a Day pledge commits municipalities to support entrepreneurs in their area by making it easier to start a business through developing, implementing, and improving online tools that will let entrepreneurs learn about the business startup process in their area including how to register & apply for all required local licenses and permits all in one day or less; and

**WHEREAS**, in order to fully participate in the Startup in a Day Initiative the City must first modernize its information technology systems and website; and

**NOW, THEREFORE, IT IS HEREBY ORDERED BY THE CITY COUNCIL AS FOLLOWS:**

**THAT** the City of Rockland adopts the Startup in a Day Pledge, attached hereto and incorporated herein by reference; and

**THAT** the City Manager or designees is hereby authorized to apply for and accept funds for the Startup in a Day Competition; and

**THAT** the City Manager or designee is hereby authorized to disperse \$40,000 in funds for the purpose of upgrading the City's information technology systems and City website.

Sponsor: City Manager  
Originator: Mayor Isganitis

## **Startup in a Day Pledge**

**Our cities and communities are committed to making it easier for every entrepreneur to start a business. We believe an entrepreneur's time is best spent developing innovative products and services, creating jobs, and growing local economies—not navigating red tape. While fair zoning rules, licenses, and permits are important to ensuring public safety and fair competition, it should not take more than a day for an entrepreneur to identify and apply, ideally through a single online tool, for all the licenses and permits they need in order to responsibly launch a business. Accordingly, the City of Rockland pledges to:**

- 1. Create a “Startup in a Day” online tool within 12 months: we will develop within a year a website or application that lets most entrepreneurs identify and apply within one day for all requirements to launch a business in our respective communities.**
- 2. Develop a streamlined, business-friendly, online permitting system: Our pledge is a first step in a larger effort to streamline, simplify, and bring online those regulatory requirements that have traditionally been fragmented across multiple agencies and handled through a paper-based process. Our ultimate goal is for small business owners to be able to manage and complete most of their regulatory obligations within a single easy-to-use online system.**
- 3. Share best practices: In an effort to encourage other municipalities to join us in this effort, we are joining a community of practice administered by the National League of Cities, and commit to sharing best practices, publicizing key learnings, highlighting tangible outcomes, supporting smart regulatory simplification, and providing visibility into our actions.**

## **MEMORANDUM**

**To:** *Jim Chaousis, City Manager*  
**From:** *Audra Caler-Bell, Community & Economic Development Director*  
**Date:** *July 6, 2015*  
**CC:** *Mayor Isganifis, Cr Clayton, Cr Geiger, Cr MacLellan-Ruf, Cr Pritchett*  
**Re:** *Start Up in a Day and Modernization of Rockland's Information Technology Systems & City Website*

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The purpose of this memo is to provide background information to the Council on the opportunity for the City of Rockland to participate in the Start Up in a Day Initiative and the need to modernize the City's IT infrastructure and website in order to fully participate in this initiative.

Due to the success small businesses in Rockland have experienced in the past year (namely Loyal Biscuit as the Maine Small Business of the Year and Bixby & Co. as the New England Young Entrepreneur of the Year) the Small Business Administration approached the City of Rockland to be the first community in Maine to participate in the Federal Government's Start Up in a Day Initiative. The purpose of this initiative is to make it easier for entrepreneurs to start a business by reducing the amount of time it takes to register and apply for permits and licenses on the local level.

Participation in this initiative involves the following:

1. Taking a pledge to make it easier for entrepreneurs to start a business by committing to develop a single online tool for all the licenses and permits they need in order to responsibly launch a business;
2. Taking part in the Start Up in a Day Competition that awards prizes of up to \$50,000 to support the development, implementation, and improvement of online tools that will let entrepreneurs learn about the business startup process in their area, including how to register and apply for all required local licenses and permits, in one day or less.

In order for Rockland to develop and incorporate the type of online tool described above the City's website must be updated. In order for this update to result in a higher degree of functionality (such as online forms that residents can complete and then are directly send to the appropriate staff member) much of the City's IT infrastructure (including software and hardware) is in need of upgrading.

As you know we were approached by Steel House LLC who undertook an audit of the City's IT assets and developed a proposal to upgrade all the hardware and software (as required) and modernize the City's website. While Steel House LLC provided a very competitive price for the entire package of IT upgrades (hardware, software and website) they recommended the City undertake a request for proposals to

**ensure the process is open and all other bidders have the opportunity to compete for this project. As discussed we are supportive of an RFP process which takes into account the following:**

- **Preference for proposals that address all three aspects of the City's IT upgrade needs (hardware, software and website).**
- **Bidders must first contact the City staff member administering the bid process to obtain information from the IT audit. This will allow the City to avoid duplicating the audit process with other bidders and avoid releasing sensitive information on the City's IT security.**

**ITEMS FOR JULY 13, 2015 REGULAR MEETING:**

**July 6, 2015**

**Communications: None**

**Licenses and Permits:**

- a. Liquor & Entertainment Licenses – Rock City Café
- b. Liquor, Entertainment & Amusement Device Licenses – Time Out Pub
- c. Lodging House License – Old Granite Inn
- d. Entertainment License – Blackboard Deli
- e. Municipal Approval for Service of Alcohol on Vessel – Holland America Lines
- f. Municipal Approval for Service of Alcohol on Vessels – American Cruise Lines

**Resolves:**

- #30 Commendation – 20 Years of Service (J. Temple)
- #31 Accepting Donations – Library

**Ordinances in Final Reading and Public Hearing:**

- #16 Re-Conveyance by Bill of Sale – 7 Second Street
- #17 Zone Boundary Re-Alignment – 22 Thompson Meadow Road
- #18 Tower & Ground Space Agreement Amendment – Verizon Wireless
- #19 Quit Claim Deed – Sale of 63 Warren Street

**Ordinances in First Reading:**

- #20 Authorizing Reconveyance – 11 Dunton Avenue
- #21 Short-Term Rental/Transient Housing
- #22 Zone Change – W/W-G to C3 – Farwell Drive

**Orders:**

- #50 Amending Street Acceptance Order (#66-83) – Correcting Description
- #51 Authorizing TAN Borrowing
- #52 Setting Due Dates & Interest Rate – FY 2016 Taxes
- #53 Authorizing Donation – Rockland Main Street, Inc.
- #54 Amending & Adopting Library Fee Schedule
- #55 Amending & Adoption Emergency Medical Fee Schedule
- #56 Authorizing TIF Fund Expenditure – Sidewalk Project (Elm & Museum Sts).
- #57 Authorizing TIF Expenditure - Signage

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

Name of Applicant SUSANNE WARD Phone 594 5668

Address of Applicant 55 Masonic St  
Rockland

Name of Business Rock City Cafe Phone 594 4123

Address of Business 316 Main St  
Rockland

Name of Property Owner (if different) Ken Shure / Richard Aronau

Type of License(s):  Liquor  Victualer  Entertainment

Lodging House  Commercial Hauler  Landscape Contractor

Billiard Room  Second Hand Merchant  Other (Specify) \_\_\_\_\_

Type of Business Cafe / Coffeehouse

Expiration of Current License 07/31/2015

Fee(s) Paid \$300 Date 6/24/15

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 6/24/15

Approved By: \_\_\_\_\_ License # \_\_\_\_\_

Approved [Signature]  Inspected; See Report Code Officer 7/2/15 Date

Approved [Signature]  Inspected; See Report Fire Inspector 7/2/15 Date

[Signature] Police Chief 6/30/15 Date

[Signature] City Clerk 7/2/15 Date

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

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



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.

PRESENT LICENSE EXPIRES July 31, 2015

INDICATE TYPE OF PRIVILEGE:  MALT  SPIRITUOUS  VINOUS

**INDICATE TYPE OF LICENSE:**

- |  |   |
|--|---|
| <input checked="" type="checkbox"/> RESTAURANT (Class I,II,III,IV) | <input 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**

<b>1. APPLICANT(S) --(Sole Proprietor, Corporation, Limited Liability Co., etc.)</b> Rock City Inc DOB:	<b>2. Business Name (D/B/A)</b> Rock City Cafe
DOB:	
DOB:	<b>Location (Street Address)</b> 316 Main St
<b>Address</b> 252 Main St	<b>City/Town</b> Rockland <b>State</b> ME <b>04841</b> <b>Zip Code</b>
	<b>Mailing Address</b> 252 Main St
<b>City/Town</b> Rockland <b>State</b> ME <b>04841</b> <b>Zip Code</b>	<b>City/Town</b> Rockland <b>State</b> ME <b>04841</b> <b>Zip Code</b>
<b>Telephone Number</b> 207 594 5688 <b>Fax Number</b> 866 828 7981	<b>Business Telephone Number</b> 207 594 4123 <b>Fax Number</b> 866 828 7981
<b>Federal I.D. #</b> 01 0525151	<b>Seller Certificate #</b> 260310

3. If premises is a hotel, indicate number of rooms available for transient guests: 2
4. State amount of gross income from period of last license: ROOMS \$ 2 FOOD \$ 5310043 LIQUOR \$ 17832.15
5. Is applicant a corporation, limited liability company or limited partnership? YES  NO

complete Supplementary Questionnaire ,If YES

6. Do you permit dancing or entertainment on the licensed premises? YES  NO

7. If manager is to be employed, give name: SUSANNE WARD

8. If business is NEW or under new ownership, indicate starting date: \_\_\_\_\_

Requested inspection date: \_\_\_\_\_ Business hours: \_\_\_\_\_

9. Business records are located at: 252 Main St Rockland

10. Is/are applicants(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
SUSANNE WARD	6/5/51	Portland OR

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

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: \_\_\_\_\_ Date of Conviction: \_\_\_\_\_

Offense: \_\_\_\_\_ Location: \_\_\_\_\_

Disposition: \_\_\_\_\_

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:  
Ken Shure/Richard Aronau, Orient St Properties 318 Main St Rockland ME 0484

17. Describe in detail the premises to be licensed: (Supplemental Diagram Required) 40-45 seat cafe, serving coffee, tea, liquor, & food. Live acoustic music on weekends

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? 1/4 mile 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: bank loans

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 June 1, 2015  
Town/City, State Date

Please sign in blue ink

Suzanne Ward  
Signature of Applicant or Corporate Officer(s)

\_\_\_\_\_  
Signature of Applicant or Corporate Officer(s)

SUZANNE WARD  
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

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

All fees must accompany application, made payable to the **Treasurer of Maine**. This application must be completed and mailed Bureau of Alcoholic Beverages and Lottery Operations, Division of Liquor Licensing and Enforcement, 8 State House Station, Augusta ME 04333-0008. Payments by check subject to penalty provided by Title 28A, MRS, Section 3-B.





**State of Maine**  
**Bureau of Alcoholic Beverages**  
**Division of Liquor Licensing and Enforcement**

**Supplemental Information Required for  
Business Entities Who Are Licensees**

<b>For Office Use Only:</b>
License #: _____
Date Filed: _____

For information required for Questions 1 to 4, this information is on file with the Maine Secretary of State's office and must match their record information. Please clearly complete this form in its entirety.

1. Exact legal name:  
Rock City Inc
2. Other business name for your entity (DBA), if any:  
Rock City Cafe
3. Date of filing with the Secretary of State: 1999
4. State in which you are formed: MAINE
5. If not a Maine business entity, date on which you were authorized to transact business in the State of Maine:
6. List the name and addresses for previous 5 years, birth dates, titles of officers, directors and list the percentage ownership: (attached additional sheets as needed)

Name	Address for Previous 5 years	Date of	Ownership %
SUSANNE WARD	55 Masonic St Rockland	6/5/51	100

7. Is any principal person involved with the entity a law enforcement official?

Yes No



8. If Yes to Question 7, please provide the name and law enforcement agency:

9. Has any principal person involved in the entity ever been convicted of any violation of the law, other than minor traffic violations, in the United States?

Yes  No

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

Name: \_\_\_\_\_

Date of Conviction: \_\_\_\_\_

Offense: \_\_\_\_\_

Location of Conviction: \_\_\_\_\_

Disposition: \_\_\_\_\_

Signature:

Susanne Ward  
Signature of Duly Authorized Person

5/1/15  
Date

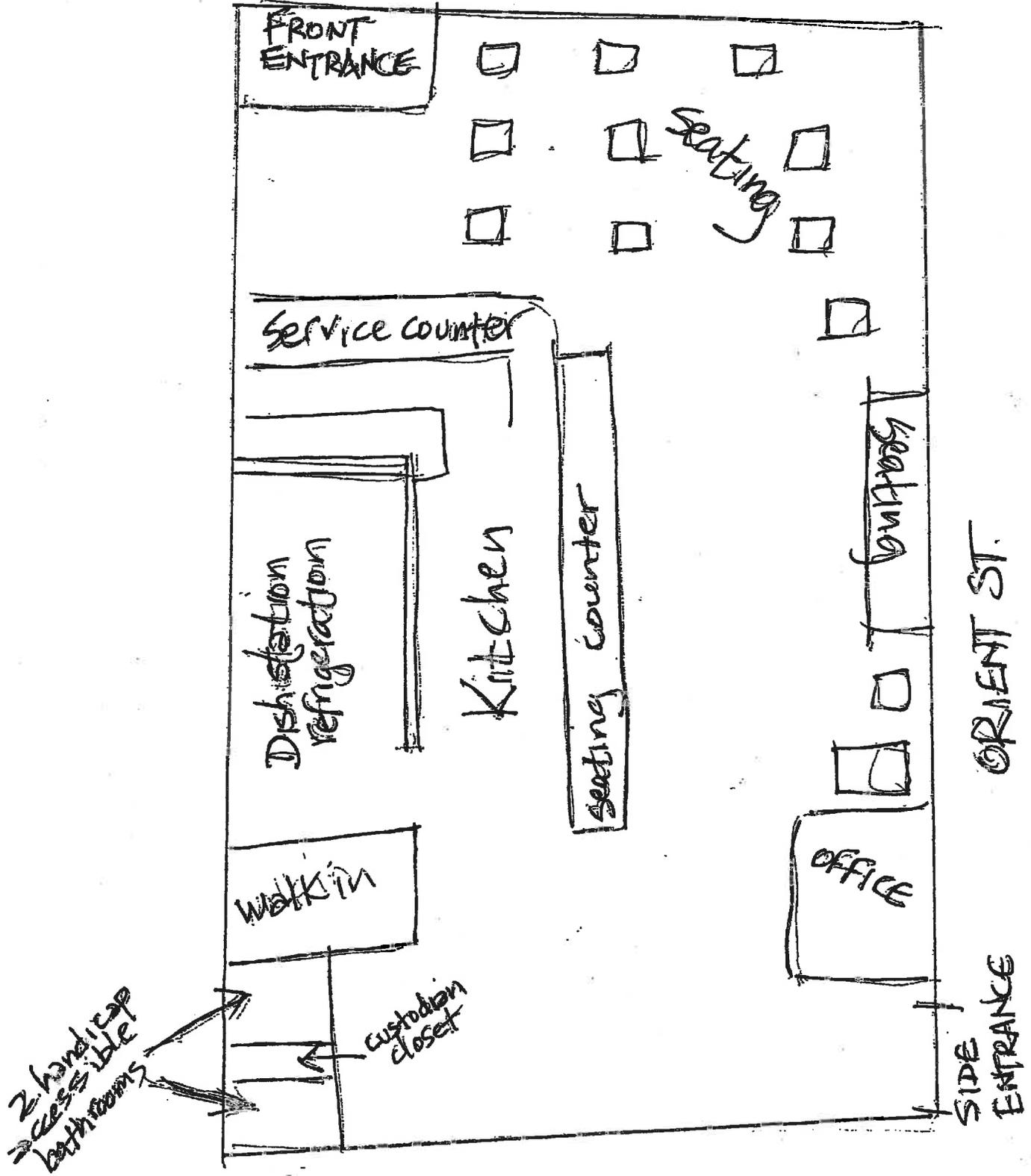
SUSANNE WARD  
Print Name of Duly Authorized Person

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](mailto:MaineLiquor@Maine.gov)

PREMISE DIAGRAM

MAIN ST



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

Name of Applicant James Beaulieu Phone 5429336

Address of Applicant 34 High St Rockland Me  
Po Box 355 Rockland

Name of Business Time Out Pub Phone 5539336

Address of Business 225 Main St Rockland Me  
Po Box 355

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) Amuse Device (1)

Type of Business Restaurant/Lounge

Expiration of Current License 08/18/2015

Fee(s) Paid \$425 Date 6/24/15

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 6/24/15

Approved By: \_\_\_\_\_ License # \_\_\_\_\_

Approved  Inspected; See Report Code Officer [Signature] Date 6/24/15

Approved  Inspected; See Report Fire Inspector [Signature] Date 6/24/15

Approved  Inspected; See Report Police Chief [Signature] Date 6/30/15

Approved  Inspected; See Report City Clerk [Signature] Date 6/30/15

**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** 8-18-15

**INDICATE TYPE OF PRIVILEGE:**  MALT  SPIRITUOUS  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**

<b>1. APPLICANT(S) –(Sole Proprietor, Corporation, Limited Liability Co., etc.)</b>	<b>2. Business Name (D/B/A)</b>
DOB: _____	<u>Time Out Pub</u>
<u>JAMES Beauvia</u> DOB: <u>6-6-55</u>	
DOB: _____	<b>Location (Street Address)</b>
<b>Address</b> <u>34 High St</u>	<u>275 Main St</u>
<b>City/Town</b> <u>Rockland</u> <b>State</b> <u>Me</u> <b>Zip Code</b> <u>04841</u>	<b>Mailing Address</b>
<u>Po Box 355</u>	<u>Po Box 355</u>
<b>City/Town</b> <u>Rockland</u> <b>State</b> <u>Me</u> <b>Zip Code</b> <u>04841</u>	<b>City/Town</b> <u>Rockland</u> <b>State</b> <u>Me</u> <b>Zip Code</b> <u>04841</u>
<b>Telephone Number</b> <u>207 542 9336</u> <b>Fax Number</b> _____	<b>Business Telephone Number</b> <u>207 593 9336</u> <b>Fax Number</b> <u>594 2008</u>
<b>Federal I.D. #</b> <u>01-0513145</u>	<b>Seller Certificate #</b> <u>1034345</u>

3. If premises is a hotel, indicate number of rooms available for transient guests: \_\_\_\_\_
4. State amount of gross income from period of last license: ROOMS \$ N/A FOOD \$ 40K LIQUOR \$ 417K
5. Is applicant a corporation, limited liability company or limited partnership? YES  NO
- complete Supplementary Questionnaire ,If YES
6. Do you permit dancing or entertainment on the licensed premises? YES  NO

7. If manager is to be employed, give name: \_\_\_\_\_

8. If business is NEW or under new ownership, indicate starting date: \_\_\_\_\_

Requested inspection date: \_\_\_\_\_ Business hours: 11AM - 1AM

9. Business records are located at: 225 Main St Rockland

10. Is/are applicants(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
<u>JAMES Beaulieu</u>	<u>6-6-55</u>	<u>Lawrence Mass</u>

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

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: \_\_\_\_\_ Date of Conviction: \_\_\_\_\_

Offense: \_\_\_\_\_ Location: \_\_\_\_\_

Disposition: \_\_\_\_\_

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: \_\_\_\_\_

17. Describe in detail the premises to be licensed: (Supplemental Diagram Required) \_\_\_\_\_  
46 years old - built as Restaurant

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? 1 mile Which of the above is nearest? \_\_\_\_\_

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: 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 6/24/2015, 2015  
Town/City, State Date

Please sign in blue ink

JB  
Signature of Applicant or Corporate Officer(s)  
James Beauheu  
Print Name

\_\_\_\_\_  
Signature of Applicant or Corporate Officer(s)  
\_\_\_\_\_  
Print Name

**NOTICE – SPECIAL ATTENTION**

All applications for NEW or RENEWAL liquor licenses must contact their Municipal Officials or the County Commissioners 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** Spirituous, 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** Spirituous, 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** Spirituous 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** Spirituous, Vinous and Malt (Clubs without Catering, Bed & Breakfasts) .....\$ 495.00  
**CLASS V:** Clubs without catering privileges.
- Class X** Spirituous, Vinous and Malt – Class A Lounge .....\$2,200.00  
**CLASS X:** Class A Lounge
- Class XI** Spirituous, 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.



**State of Maine**  
**Bureau of Alcoholic Beverages**  
**Division of Liquor Licensing and Enforcement**

**Supplemental Information Required for**  
**Business Entities Who Are Licensees**

<b>For Office Use Only:</b>
License #: _____
Date Filed: _____

For information required for Questions 1 to 4, this information is on file with the Maine Secretary of State's office and must match their record information. Please clearly complete this form in its entirety.

1. Exact legal name: Get Out Inc
2. Other business name for your entity (DBA), if any: Time Out Pub
3. Date of filing with the Secretary of State: ~~Maine~~ March 27, 2015
4. State in which you are formed: Maine
5. If not a Maine business entity, date on which you were authorized to transact business in the State of Maine: \_\_\_\_\_
6. List the name and addresses for previous 5 years, birth dates, titles of officers, directors and list the percentage ownership: (attached additional sheets as needed)

Name	Address for Previous 5 years	Date of Birth	Ownership %
James Beaulieu	34 High St Rockland Me	6-6-55	100%

7. Is any principal person involved with the entity a law enforcement official?

Yes  No

8. If Yes to Question 7, please provide the name and law enforcement agency:

Name: \_\_\_\_\_ Agency: \_\_\_\_\_

9. Has any principal person involved in the entity ever been convicted of any violation of the law, other than minor traffic violations, in the United States?

Yes  No

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

Name: \_\_\_\_\_

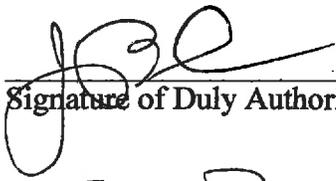
Date of Conviction: \_\_\_\_\_

Offense: \_\_\_\_\_

Location of Conviction: \_\_\_\_\_

Disposition: \_\_\_\_\_

**Signature:**

  
\_\_\_\_\_  
Signature of Duly Authorized Person

6/24/2015  
\_\_\_\_\_  
Date

James Basulieu  
\_\_\_\_\_  
Print Name of Duly Authorized Person

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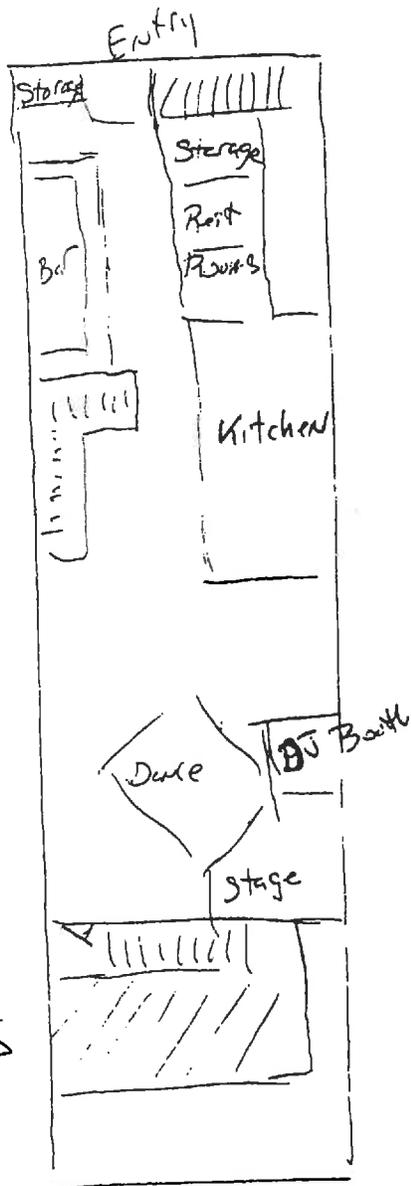
If you have questions regarding the legal name or assumed (DBA) name on file with the Secretary of State's office, please call (207) 624-7752. The SOS can only speak to the information on file with their office, not the filing of this supplemental information – please direct any questions about this 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](mailto:MaineLiquor@Maine.gov)

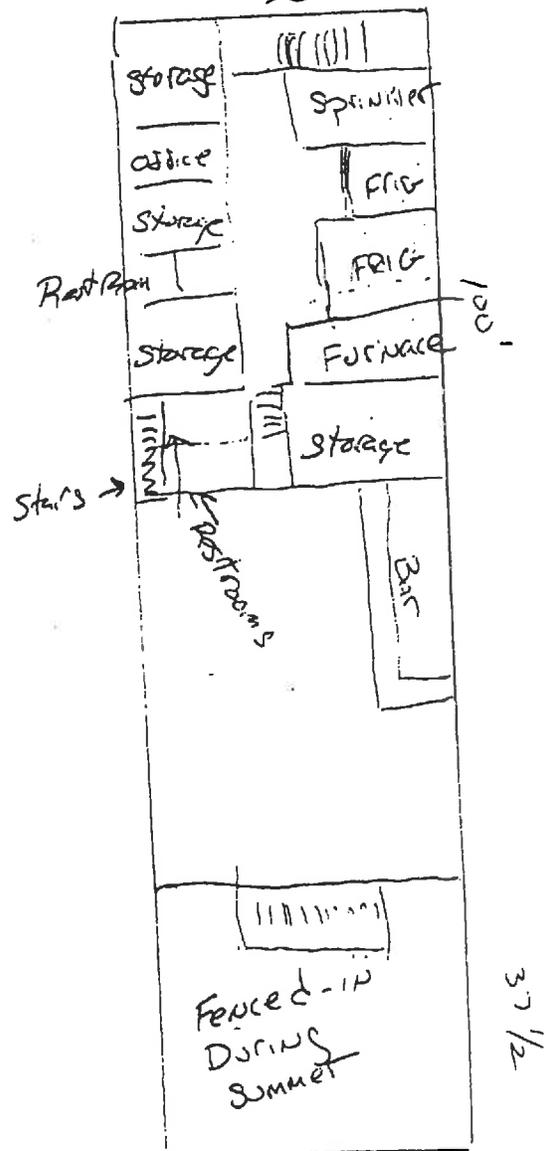
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PREMISE DIAGRAM  
PREMISE DIAGRAM

Upstairs



Downstairs  
30'



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

Name of Applicant Edwin C. Hantz Phone 594-9036

Address of Applicant 546 Main St  
Rockland ME 04841

Name of Business Old Granite Inn Phone 594-9036

Address of Business 546 Main St  
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

Expiration of Current License 08/14/2015

Fee(s) Paid \$100 Date 6/19/15

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 Edwin Hantz Date 6/20/15

Approved By: \_\_\_\_\_ License # \_\_\_\_\_

[Signature] Code Officer 6/24/15 Date  
 Approved  Inspected; See Report

[Signature] Fire Inspector 6/30/15 Date  
 Approved  Inspected; See Report

[Signature] Police Chief 6/30/15 Date

[Signature] City Clerk 6/30/15 Date

APPLICATION FOR CITY LICENSE

CITY OF ROCKLAND, MAINE

270 Pleasant Street

Rockland, Maine 04841

Name of Applicant C+B Holdings, Inc. d/b/a Blackboard Deli Phone 207-594-4985

Address of Applicant 18 Talbot Ave.  
Rockland, Me. 04841

Name of Business Blackboard Deli Phone 593.0465

Address of Business 77 Park street  
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 Dealer  Other (Specify) \_\_\_\_\_

Type of Business Deli

Expiration of Current License N/A

Fee(s) Paid 150.00 Date 6-9-15

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 6-9-15

Approved By: \_\_\_\_\_ License # \_\_\_\_\_

[Signature] Code Officer 6/19/15 Date  
 Approved  Inspected; See Report

[Signature] Fire Inspector 6/19/15 Date  
 Approved  Inspected; See Report

[Signature] Police Chief 6/30/15 Date

[Signature] City Clerk 6/30/15 Date



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

**MUNICIPAL APPROVAL – VESSELS**

The undersigned hereby applies for permission to sell and dispense alcoholic beverages aboard the vessel:

ms Eurodam

In port or docked in the port of: Rockland Name of Vessel ME  
City/Town State  
 pursuant to 28A MRSA, Section 1077.

Dated at: See attached port of call information on \_\_\_\_\_, 20\_\_\_\_  
City/Town Date

License Number: 7483

Holland America Line N.V.  
Name of Company

By: Mona Ehrenreich  
Signature

Mona Ehrenreich  
Printed Name

Proxyholder  
Title of Signing Officer

**STATE OF MAINE**

Dated at: \_\_\_\_\_, Maine \_\_\_\_\_ ss  
City/Town

On: \_\_\_\_\_  
Date

The undersigned being:  Municipal Officers  County Commissioners of the

City  Town  Plantation  Unincorporated Place of: \_\_\_\_\_  
 Maine

Hereby certify that we have given public notice on this application and held public hearing thereon as required by Section 653 Title 28A, MRSA

**NOTE:** A separate approval must be obtained for each municipality in which you desire to sell and dispense alcoholic beverages. All applications approved by municipal officers must be submitted to the Liquor Licensing & Inspection Division before alcoholic beverages may be dispensed in any port.

Ship	Date	Day	Port	ETA	ETD
Eurodam	9/27/2015	Sun	Rockland, ME	7:00:00	18:00:00

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7. Dining Car(s) or Steamboat(s) or Pullman(s) or Aircraft(s)

N/A


Dated at \_\_\_\_\_ on \_\_\_\_\_ 20\_\_\_\_  
Town/City State Month/Day Year

*Mona Ehrenreich*  
Signature(s) of Applicant(s) or Corporate Officer

Mona Ehrenreich  
Printed Name of Applicant(s) or Corporate Officer

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



**Department of Public Safety  
Liquor Licensing & Inspection  
Division**



<b>BUREAU USE ONLY</b>	
License No. Assigned:	
Class:	
Deposit Date:	
Amt. Deposited:	

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.

**PRESENT LICENSE EXPIRES** 7/12/15

- Public Service, Class I Spirituous, Vinous & Malt..... \$900.00
- Public Service, Class II Spirituous Only..... \$550.00
- Public Service, Class III Vinous Only ..... \$220.00
- Public Service, Class IV Malt Liquor Only ..... \$220.00
- Filing Fee (must accompany all applications) ..... \$10.00

**ALL QUESTIONS MUST BE ANSWERED IN FULL**

The undersigned hereby applies for a license as VESSEL PUBLIC SERVICE to sell alcoholic beverages. Steamboat, Railroad Dining Cars, Pullman Cars or Aircraft

<b>1. APPLICANT(S)</b> —(Sole Proprietor, Corporation, Limited Liability Co., etc.) American Cruise Lines, Inc,	<b>2. Business Name (D/B/A)</b> Same
DOB:	
DOB:	<b>Location (Street Address)</b>
<b>Address</b> 741 Boston Post Road	<b>City/Town</b> <b>State</b> <b>Zip Code</b>
<b>Suite 200</b>	<b>Mailing Address</b>
<b>City/Town</b> <b>State</b> <b>Zip Code</b> Guilford                      CT                      06437	<b>City/Town</b> <b>State</b> <b>Zip Code</b>
<b>Telephone Number</b> 203-453-6800	<b>Business Telephone Number</b> <b>Fax Number</b> 203-453-7623
<b>Federal I.D. #</b> 06-1324808	<b>Seller Certificate #</b>

- 3. Has applicant ever held a liquor license, which was revoked?  Yes  No  
If Yes, give date and record \_\_\_\_\_
- 4. Has applicant ever been refused a license by this Division?  Yes  No
- 5. Is applicant a Corporation, Limited Liability Co. or Limited Partnership?  Yes  No  
If Yes, complete Supplementary Corporate Questionnaire.
- 6. If business is New indicate opening date:  
N/A

**CITY OF ROCKLAND, MAINE**

**RESOLVE #30**

**IN CITY COUNCIL**

July 13, 2015

**RESOLVE** Commendation – John Temple

**BE IT HEREBY RESOLVED BY THE CITY COUNCIL AS FOLLOWS:**

**THAT** John Temple is hereby commended and congratulated for 20 years of service to the City of Rockland at the City's Solid Waste Disposal Facility.

**AND,** be it further Resolved that a Plaque and a Certificate of Commendation be presented to Mr. Temple 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**

**RESOLVE #31**

**IN CITY COUNCIL**

July 13, 2015

**RESOLVE** Accepting Donations - Library

**WHEREAS**, the Friends of the Rockland Public Library donated 10 Ukuleles, and accoutrements, valued at \$1,050, via a grant, to the Rockland Public Library ; and

**WHEREAS**, the Friends of the Rockland Public Library donated \$33.83 to the Rockland Public Library to cover the overtime costs for Library staff arriving early for the Friends' Book, Plant and Bake Sale, 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**, Linda Rose, of Union, Maine, donated \$100 to the Rockland Public Library 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**, Alice Woodworth, of Rockland, Maine, donated the book *They Are All Family*, valued at \$25.99, to the Rockland Public Library to be added to the Library's collection;

**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**  
**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

First Reading 6/8/15  
First Publication 6/18/15  
Public Hearing 7/13/15  
Final Passage \_\_\_\_\_  
Second Publication \_\_\_\_\_  
Effective Date \_\_\_\_\_

**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.

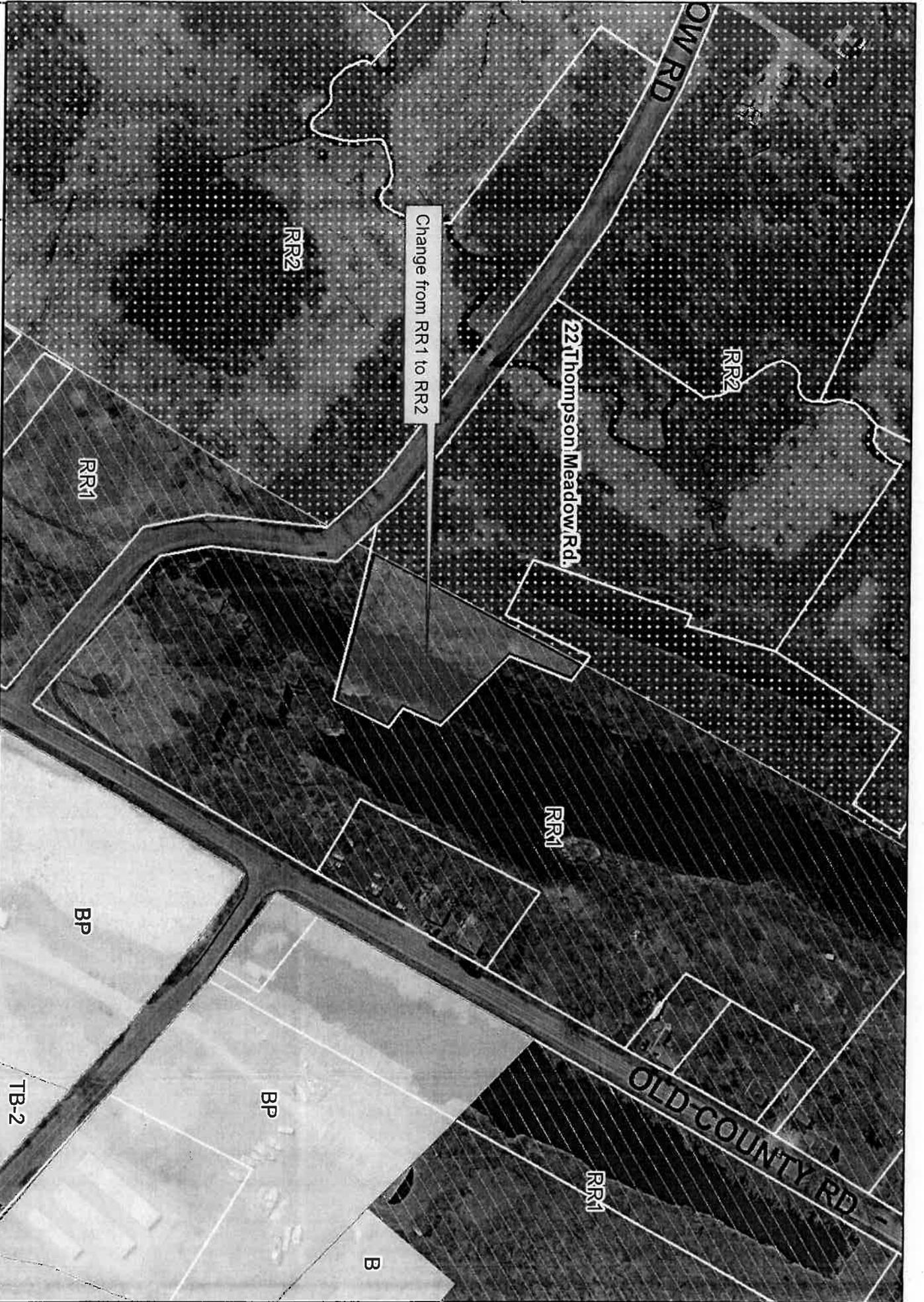
Meaning and intending to include the entirety of the lot located at 22 Thompson Meadow Road (Tax Map #80-A-1) in the Rural Residential 2 Zone.

Sponsor: Councilor MacLellan-Ruf  
Originator: Code Office

First Reading 6/8/15  
First Publication 6/18/15 + 6/25/18  
Public Hearing 7/13/15  
Final Passage \_\_\_\_\_  
Second Publication \_\_\_\_\_  
Effective Date \_\_\_\_\_



CITY OF  
ROCKLAND  
KNOX COUNTY  
MAINE



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.

**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 Reading 6/8/15  
First Publication 6/18/15  
Public Hearing 7/13/15  
Final Passage \_\_\_\_\_  
Second Publication \_\_\_\_\_  
Effective Date \_\_\_\_\_

## 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 Cellco 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  
ORDINANCE AMENDMENT #19  
IN CITY COUNCIL**

June 8, 2015

**ORDINANCE AMENDMENT** Authorizing Sale of City Property – 63 Warren Street

**THE CITY OF ROCKLAND HEREBY ORDAINS AS FOLLOWS:**

THAT the City Manager is hereby authorized to issue a municipal quit claim deed to William Heal, for a City-owned parcel of land and the building(s) thereon located at 63 Warren Street, Rockland, Maine (Tax Map #25-A-15) for \$20,000; 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 6/8/15  
First Publication 6/18/15  
Public Hearing 7/13/15  
Final Passage \_\_\_\_\_  
Second Publication \_\_\_\_\_  
Effective Date \_\_\_\_\_

**CITY OF ROCKLAND, MAINE  
ORDINANCE AMENDMENT #20  
IN CITY COUNCIL**

July 13, 2015

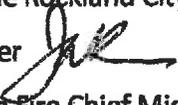
**ORDINANCE AMENDMENT** Authorizing Quit Claim Deed - Reconveyance 11 Dunton Ave.

**THE CITY OF ROCKLAND HEREBY ORDAINS AS FOLLOWS:**

**THAT** the City Manager is hereby authorized, on behalf of the City, to issue a municipal quit claim deed to Penny and Alan Dearborn for property located at 11 Dunton Avenue, as shown on Rockland Tax Map #16-A-17, in substantial conformance with the terms, conditions and provisions of the Reconveyance Agreement incorporated herein by reference. If the Dearborns fail to sign the Reconveyance Agreement and comply with its requirements by September 11, 2015, the City Manager is authorized to solicit bids for the sale of said property.

Sponsor: City Council  
Originator: City Manager

## MEMORANDUM

To: Mayor Isganitis and Members of the Rockland City Council  
From: John Root, Code Enforcement Officer   
cc: City Manager, City Attorney, Interim Fire Chief Miceli, David Kalloch  
Date: May 15, 2015  
Re: Short-term rental table

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I have attached the latest version of a table that hopefully clearly spells out the proposal to legitimize short-term rentals with minimal requirements. One reason for the delay was the need for more research regarding multi-family dwellings with respect to short-term rentals. This table incorporates adjustments as proposed in my April 3<sup>rd</sup> memo to the Council, following a public workshop. The table also reflects three other significant changes since that memo. Those are as follows:

- In an attempt to separate short-term rental in two-family dwellings from short-term rentals in multi-family dwellings, and to incorporate Bed & Breakfast (inaccurate term) and lodging/boarding houses into the same section of the code, I have added two more levels for Transient Residential Accommodations: (TRA-3 (multi-family dwellings) and TRA-4 (B&Bs and lodging facilities)).
- An owner of a two-family or multi-family dwelling will not be required to live there. This would permit short-term rental of a single unit in a two-family dwelling, and the second unit could still be rented by the month. Likewise, a single unit in a multi-family dwelling could be used for short-term rental, while all of the rest could continue to be rented monthly.
- Interim Fire Chief Adam Miceli did extensive research related to what constitutes a lodging facility and hotel. He concluded that any short-term rental in a multi-family dwelling (3 or more units) would classify it as a lodging facility or hotel, depending on the number of units. After careful consideration, we concluded that because only one unit would be permitted to be used for short-term rental in a multi-family dwelling; it is not unreasonable to expect that the building should have a sprinkler system. Any new multi-family dwelling is required to be sprinkled, as well as any building that is converted to a multi-family dwelling. Requiring a sprinkler is only one of many requirements, if the building were to be classified as a lodging facility or a hotel. I feel this is a very reasonable compromise until such time that national codes begin to better address short-term rental.

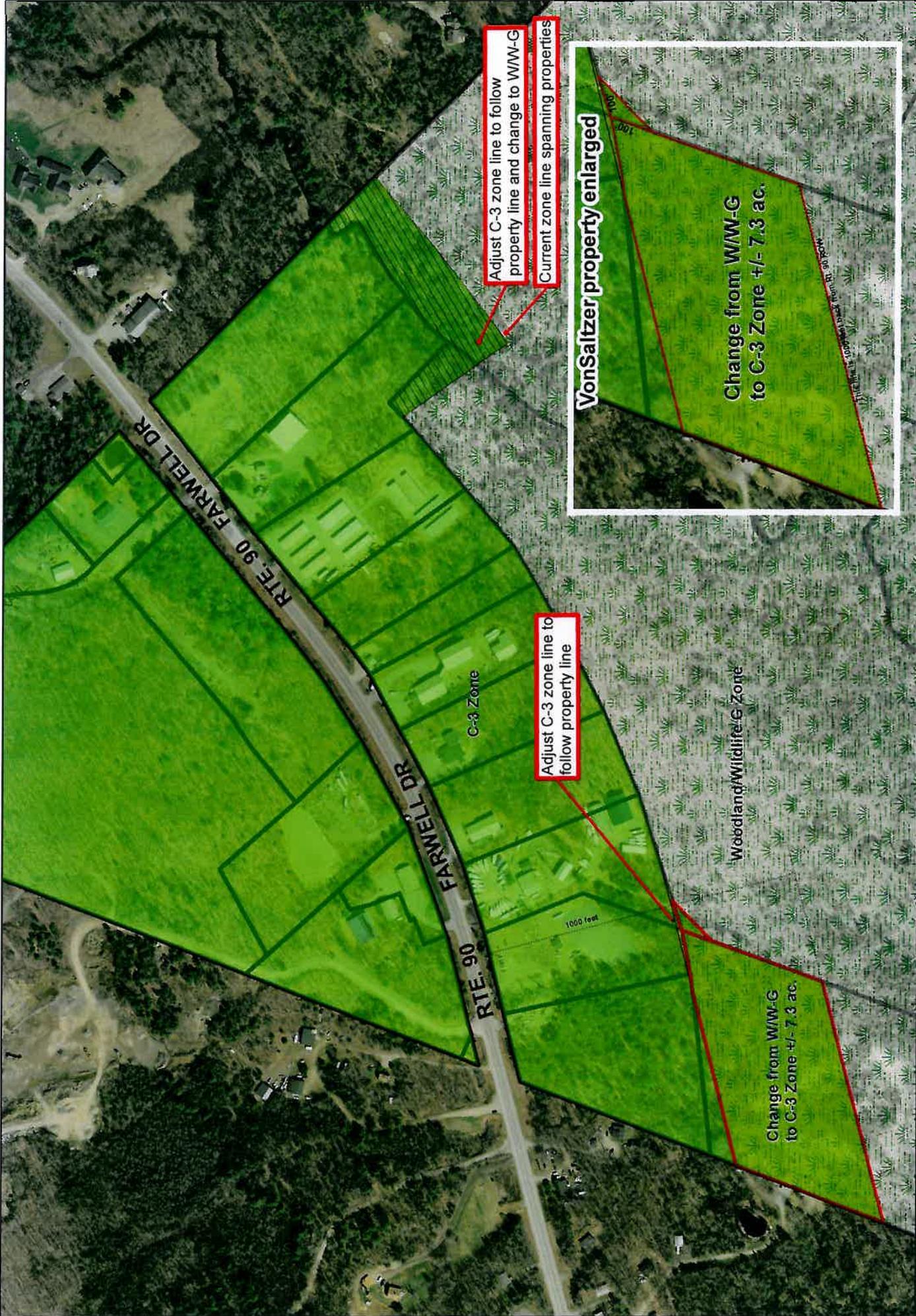
I feel that this proposal is very reasonable. With direction from the Council, we would like to take the next step and amend the previous draft ordinance to reflect the different levels of Transient Residential Accommodations and their respective standards as depicted in the attached table.

**RENTAL CHART FOR THE CITY OF ROCKLAND**  
(BASED ON ADJUSTMENTS PROPOSED ON 4/6/15)

IN A SINGLE-FAMILY DWELLING										
I want to	For (Duration of stay)	Number of bedrooms or Whole House/Unit	Number of people	Owner Occupied?	Zoning Classification	NEPA IDI Classification	Type of permit needed	Type of inspection needed	Parking Spaces	Notes
Rent my single-family dwelling	30 days or more	Whole House	See Notes at the end of this row.	Not required	Single family dwelling	One and Two family dwelling	None (for existing)	None (for existing)	2 spaces	A single-family dwelling can consist of a family and up to 3 outsiders, or a family can consist of up to 5 unrelated people living as a family unit, rented by the month. (Local definition)
TRB-1 (One bedroom room)										
Rent a room in my single-family dwelling	Less than a month (1 to 29 days)	1 bedroom (see note)	No more than 3 outsiders but rented to one entity.	Required	TRB-1	One and Two family dwelling	Issued by Code Office	Owner attests to meeting codes	2 spaces	With discussion and agreement could use more than 1 bedroom but no more than 3 people. <u>Only one individual pays rent.</u>
Rent a room in my single-family dwelling for less than 14 days in a given year	Not more than 14 days in a given year (1 to 14 days)	1 bedroom (see note)	No more than 3 outsiders but rented to one entity.	Required	Exempt from TRB-1	One and Two family dwelling	Notification to Code Office	Owner attests to meeting codes	2 spaces	With discussion and agreement could use more than 1 bedroom but no more than 3 people. <u>Only one individual pays rent.</u>
TRB-2 (Whole House)										
Rent my single-family dwelling	Less than 30 days but more than 6 days (7 to 30 days)	Whole House	A family and up to 3 outsiders, or 5 unrelated, but rented to one entity	No	TRB-2	One and Two family dwelling	Issued by Code Office	Owner attests to meeting codes	2 spaces	Rented to a family and up to 3 outsiders, or 5 unrelated, but rented to one entity
Rent my single-family dwelling	Less than a week (1 to 6 days)	Whole House	A family and up to 3 outsiders, or 5 unrelated, but rented to one entity	No	TRB-2	One and Two family dwelling	PG Conditional Use in residential zones	Code & FD Inspect	2 spaces	Rented to a family and up to 3 outsiders, or 5 unrelated, but rented to one entity
Rent my single-family dwelling for less than 14 days in a given year	Not more than 14 days in a given year (1 to 14 days total)	Whole House	A family and up to 3 outsiders, or 5 unrelated, but rented to one entity	No	Exempt from TRB-2	One and Two family dwelling	Notification to Code Office	Owner attests to meeting codes	2 spaces	Rented to a family and up to 3 outsiders, or 5 unrelated, but rented to one entity
IN A TWO-FAMILY DWELLING										
I want to	For (Duration of stay)	Number of units	Number of people	Owner Occupied?	Zoning Classification	NEPA IDI Classification	Type of permit needed	Type of inspection needed	Parking Spaces	Notes
Rent my two-family dwelling	30 days or more	Both units	See Note	Not required <sup>1</sup>	Two-family dwelling	One and Two family dwelling	None (for existing)	None (for existing)	3 spaces (1.5 for each unit)	In a two-family dwelling each unit is occupied by a family and up to 3 outsiders, or a family can consist of up to 5 unrelated people living as a family unit, rented by the month. (Local definition)
TRB-2 (1 unit in two-family)										
Rent one unit in my two-family dwelling	Less than 30 days but more than 6 days (7 to 29 days)	Short term rental limited to 1 unit	A family and up to 3 outsiders, or 5 unrelated, but rented to one entity	Not required <sup>1</sup>	TRB-2	One and Two family dwelling	Issued by Code Office	Owner attests to meeting codes	3 spaces (1.5 for each unit)	Proposal limits short-term rental to one of the two units. Owner occupancy not required but only one of the two units may be rented for less than a month. Must rent to one entity.
Rent one unit in my two-family dwelling	Less than a week (1 to 6 days)	Short term rental limited to 1 unit	A family and up to 3 outsiders, or 5 unrelated, but rented to one entity	Not required <sup>1</sup>	TRB-2	One and Two family dwelling	PG Conditional Use in residential zones	Code & FD Inspect	3 spaces (1.5 for each unit)	Proposal limits short-term rental to one of the two units. Owner occupancy not required but only one of the two units may be rented for less than a month. Must rent to one entity.
Rent one unit in my two-family dwelling for less than 14 days in a given year	Not more than 14 days in a given year (1 to 14 days total)	Short term rental limited to 1 unit	A family and up to 3 outsiders, or 5 unrelated, but rented to one entity	Not required <sup>1</sup>	Exempt from TRB-2	One and Two family dwelling	Notification to Code Office	Owner attests to meeting codes	3 spaces (1.5 for each unit)	Proposal limits short-term rental to one of the two units. Owner occupancy not required but only one of the two units may be rented for less than a month. Must rent to one entity.

**RENTAL CHART FOR THE CITY OF ROCKLAND**  
(BASED ON ADJUSTMENTS PROPOSED ON 4/6/15)

IN A MULTIFAMILY DWELLING										
I want to	For (Duration of stay)	Number of Units	Number of people	Owner Occupied?	Zone Classification	NFPA 101 Classification	Type of permit needed	Type of inspection needed	Parking Spaces	Notes
Rent all units in my multi-family dwelling	30 days or more	All units	See Notes at the end of this row.	Not Required	Multi-family dwelling	Apartment House	None (for existing)	Inspection by Code & FD only upon sale.	1.5 spaces per dwelling unit	In a multi-family dwelling each unit is occupied by a family unit up to 3 outsiders, or a family unit consists of up to 5 unrelated people living as a family unit, <i>rented by the month</i> . (Local Ordinance)
TRA-3 (units in multi-family)										
Rent one unit in my multi-family dwelling	Less than 30 days	Limited to 1 unit	A family and up to 3 outsiders, or 5 unrelated, but rented to one entity	Not required <sup>1</sup>	TRA-3	Apartment House. Must be sprinkled. <sup>2</sup>	P8 Conditional Use in residential zones that permit multi-family dwellings.	Code & FD Inspect	1.5 spaces per dwelling unit	Multi-family dwelling must be in a zone that permits them. Proposal limits short-term rental to one unit, in an apartment building. Owner occupancy not required. Apartment building must be sprinkled. Must rent to one entity.
Rent one unit in my multi-family dwelling for less than 14 days in a given year	1 to 14 days Not more than 14 days in a given year	Limited to 1 unit	A family and up to 3 outsiders, or 5 unrelated, but rented to one entity	Not required <sup>1</sup>	Exempt from TRA-3	Apartment House. Must be sprinkled. <sup>2</sup>	Notification to Code Office	Code & FD Inspect	1.5 spaces per dwelling unit	Multi-family dwelling must be in a zone that permits them. Proposal limits short-term rental to one unit, in an apartment building. Owner occupancy not required. Apartment building must be sprinkled. Must rent to one entity.
<b>B&amp;B LODGING/BOARDING HOUSE (TRA-4)</b>										
I want to	For (Duration of stay)	Number of Bedrooms or Whole House/Unit	Number of people	Owner Occupied?	Zone Classification	NFPA 101 Classification	Type of permit needed	Type of inspection needed	Parking Spaces	Notes
Rent rooms in my single-family dwelling	Less than a week	2 or more bedrooms	4 or more outsiders but fewer than 16 (rooms rented to multiple individual guests)	Required	TRA-4	Rooming and Lodging	P8 Conditional Use in residential zones	Code & FD Inspect	2 (for resident) & 1 space/room rented	Current ordinance defines B&B as renting 2 or more rooms for less than a week. Rooms have no cooking facilities. Each individual pays rent.
Rent rooms in a house (boarding or rooming house, etc.)	Any time period (a day, a week, a month, a year, etc.)	2 or more bedrooms	4 or more outsiders but fewer than 16 (rented to each individual)	Not required	TRA-4	Lodging/Boarding House	P8 Conditional Use	Code & FD Inspect	1 space for each room rented	Consistent with definition of Rooming & Lodging in NFPA 101. Assuming that a bedroom accommodates two. Rooms have no cooking facilities. Each individual pays rent. Not permitted in all zones.



Adjust C-3 zone line to follow property line and change to W/W-G

Current zone line spanning properties

VonSaltzer property enlarged

Change from W/W-G to C-3 Zone +/- 7.3 ac.

Adjust C-3 zone line to follow property line

Change from W/W-G to C-3 Zone +/- 7.3 ac.



CITY OF  
ROCKLAND  
KNOX COUNTY  
MAINE

ORDINANCE AMENDMENT #22

Printed: 7/1/2015

1 inch = 400 feet



**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

**CITY OF ROCKLAND, MAINE**

**ORDER #50**

**IN CITY COUNCIL**

July 13, 2015

**ORDER** Amending Street Acceptance Order (66-83)

**IT IS HEREBY ORDERED BY THE CITY COUNCIL AS FOLLOWS:**

**THAT** Order #66-83, adopted by the Rockland City Council on July 11, 1983, accepting certain streets in the City of Rockland, be amended as follows to correct errors in the descriptions of said streets:

“WHEREAS, the Starr Development, so-called, located off Old County Road, was approved by the City of Rockland prior to the effective date of the current subdivision, and

WHEREAS, under the prior practice, the City was obligated to pave the streets in such developments,

NOW, THEREFORE, Be it Ordered that the City Council does hereby accept the following streets:

Lake View Terrace; from Old County Road northerly some 1196 feet;

Mountain View ~~Drive~~ Extension; from Lake View Terrace easterly some 820 feet to ~~its terminus~~ Pheasant Drive;

Deerfield Lane; from Lake View Terrace ~~easterly~~ westerly to its terminus;

Pheasant Drive; from Lake View Terrace ~~westerly~~ easterly and then ~~easterly~~ southerly ~~returning to Lake View Terrace~~ Mountain View Extension, approximately 1000 feet ~~in the location of Mountain View Drive.~~”

Sponsor: City Manager  
Originator: City Attorney

1/26/63

  
 GEORGE E. STARR SR.  
 DATED: \_\_\_\_\_

NOTE  
 THIS SUBDIVISION IS SUBJECT TO  
 ANY EASEMENTS OR RIGHT OF WAY  
 GRANTED TO THE CARRIAGE ROADLAND  
 WATER CO. AND THE CENTRAL MAINE POWER CO.



FLORENCE  
 BLAIRINGTON  
 8 888 P 888

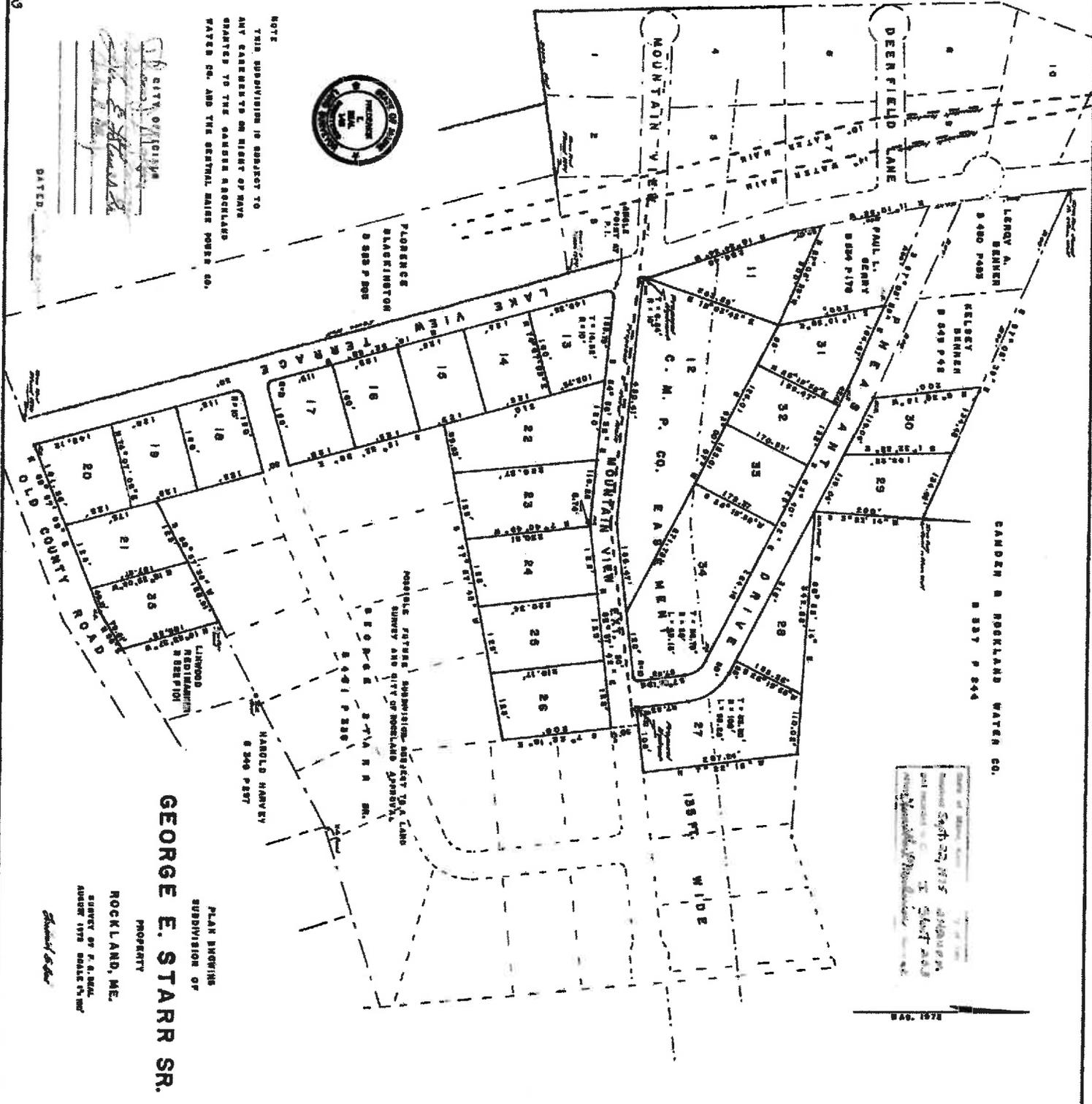
POSSIBLE FUTURE SUBDIVISION SUBJECT TO A LAND  
 CONVEYANCE BY THE CITY OF ROCKLAND APPROVAL

HAROLD HARVEY  
 8 340 P 827

**GEORGE E. STARR SR.**  
 PLAN ENGINEER  
 SUBDIVISION OF  
 PROPERTY  
 ROCKLAND, ME.

SURVEY BY P. A. BROWN  
 AUGUST 1978 COLLECTOR

*Signature*



CARRIAGE ROADLAND WATER CO.  
 8 337 P 844

State of Maine, County of Rockland  
 Notary Public  
 P. A. BROWN  
 100 Water Street  
 Rockland, Maine 04841

1/26/63

**CITY OF ROCKLAND, MAINE**

**ORDER #51**

**IN CITY COUNCIL**

July 13, 2015

**ORDER Authorizing Tax Anticipation Note Borrowing**

**IT IS HEREBY ORDERED BY THE CITY COUNCIL AS FOLLOWS:**

**VOTED:** That, pursuant to Section 5771 of Title 30-A of the Maine Revised Statutes, the Director of Finance is hereby authorized and empowered to borrow money from time to time during the fiscal year ending June 30, 2016, singly or in series, in an amount or amounts not exceeding \$1,500,000 at any one time outstanding, in anticipation of the collection of receipts from taxes, such borrowing to be evidenced by the issuance of the City's tax anticipation notes (the "Notes").

**VOTED:** That the Notes shall be issued in an amount not to exceed \$1,500,000 and that the interest rate (not to exceed 7.0% per annum), maturities, and denominations for the Notes shall be established by the Director of Finance following his solicitation of bids. Notes, and any extensions, renewals, or replacements thereof, shall be signed by the Director of Finance and countersigned by the Mayor, attested to by the Clerk, and shall be payable on or before June 1, 2016, out of money raised by taxation during the fiscal year ending June 30, 2016, and shall contain such terms and provisions, not inconsistent herewith, and be in such form as shall be approved by the officers and officials signing the same, which approval shall be conclusively evidenced by their execution thereof.

**VOTED:** That the Director of Finance be, and hereby is authorized to prepare and distribute a Notice of Sale of the City, or other suitable document for use in soliciting bids from financial institutions.

**VOTED:** That the Director of Finance be and hereby is authorized to designate the Notes as qualified tax-exempt obligations for purposes of Section 265(b) of the Internal Revenue Code of 1986, as amended.

**VOTED:** That the Director of Finance be and hereby is authorized to covenant with the purchaser of the notes, on behalf of the City and for the benefit of the holders of the notes, that the City shall take whatever steps, including filing any reports and rebating any excess earnings, as may be required by federal law, and shall refrain from taking any action, as may be necessary or appropriate to ensure that interest on the notes will remain exempt from federal income taxes.

**VOTED:** That the officers executing the notes be and hereby are individually authorized to covenant, certify, and agree, on behalf of the City and for the benefit of the holders of the notes, that the City will file any required reports, make any annual financial or material event disclosure, and take any other action that may be necessary to ensure that the disclosure

requirements imposed by Rule 15c2-12 of the Securities and Exchange Commission, if applicable, are met.

**VOTED:** That the Director of Finance, Mayor, and Clerk be and hereby are authorized and empowered on behalf of the City to undertake all such acts and things and execute and deliver all such documents and certificates as may be necessary or convenient in connection with the issuance, sale, execution, and delivery of the notes.

**VOTED:** That if the Director of Finance, Mayor, or Clerk are for any reason unavailable to approve and execute the notes or any related documents, the person or persons then acting in any such capacity, whether as an assistant, a deputy, or otherwise, is authorized to act for such official with the same force and effect as if such official had himself/herself performed such act.

Sponsor: City Manager  
Originator: Finance Director

**CITY OF ROCKLAND, MAINE**

**ORDER #52**

**IN CITY COUNCIL**

July 13, 2015

**ORDER** Setting Due Dates and Interest Rate – FY 2016 Taxes

**IT IS HEREBY ORDERED BY THE CITY COUNCIL AS FOLLOWS:**

**THAT** the taxes for the fiscal year ending June 30, 2016 shall be paid in two installments of one half (½) each; and

**THAT** the due dates for the taxes for the fiscal year ending June 30, 2016 shall be September 25, 2015 for the first installment of such taxes, and March 4, 2016 for the second installment of such taxes; and

**THAT** the Director of Finance and the Tax Collector are hereby authorized and directed to charge interest at a rate of 7.00% per annum from September 25, 2015 on the first installment of such taxes remaining unpaid after that date, and from March 4, 2016 on the second installment of such taxes remaining unpaid after that date.

Active Tax Club members enrolled prior to October 1, 2015 will have until December 31, 2015 to pay their first installment of taxes before interest would be charged on any unpaid balance, and until June 30, 2016 to pay their second installment of taxes before interest would be charged on any unpaid balance. Tax Club members who have an outstanding balance after those dates shall be charged interest on that balance at the rate of 7.00% per annum retroactive to the applicable due date.

Sponsor: City Council

Originator: Tax Collector

**CITY OF ROCKLAND, MAINE**

**ORDER #53**

**IN CITY COUNCIL**

July 13, 2015

**ORDER** Authorizing Expenditure of Funds – Tillson Area TIF Funds

**IT IS HEREBY ORDERED BY THE CITY COUNCIL AS FOLLOWS:**

**THAT** the City Manager is hereby authorized expend \$30,000 from the FY 2016 Downtown TIF District funds to support Rockland Main Street Inc. in its efforts to protect and enhance the economic vitality of Downtown Rockland.

Sponsor: City Council

Originator: Rockland Main Street, Inc.



# Rockland Main Street, Inc.

1 July 2015

Rockland City Council  
Rockland City Hall  
270 Pleasant Street  
Rockland, Maine 04841

Dear Mayor and Members of the Rockland City Council,

This letter serves as an overview of the Rockland Main Street, Inc., [RMSI], 2014-2015 administrative year, and as a request for the City's annual commitment of financial support in the amount of \$30,000 for Rockland Main Street, Inc.

The past year has seen significant improvements in the way our organization operates, with heightened public communication about the program, reorganization of our four standing committees, an increase in direct outreach efforts to promote economic development, a stronger board of directors, and a focused fundraising effort.

In addition to serving on the City's Economic Development Advisory Committee and the ad hoc Harbor Trail Committee, our executive director is active on the Midcoast Economic Development Professionals Organization and has been appointed to the Legislative Affairs Committee of the Maine Tourism Association.

RMSI acts as a quasi-municipal organization and the executive director works closely with senior city staff and department heads resulting in free and easy communication about matters related to the downtown district, which can help to avoid problems and be part of the solution.

Utilizing the national model of the Main Street Four-Point Approach – Organization, Economic Restructuring, Design, and Promotions, RMSI has increased volunteer involvement, engaged more businesses, and has improved the efficiency of the use of volunteers to enhance the community.

The organization conducted its 2<sup>nd</sup> annual combined volunteer appreciation and recruitment event in March, at which time our current volunteers were recognized, and more than a dozen new volunteers were engaged.

By the end of the year, an estimated 4,500 volunteer hours will have been expended on behalf of the City of Rockland through programs, projects and committees of RMSI. Based on national research of the in-kind value of volunteer labor in the state of Maine, this volunteer time is equal to an amount in excess of \$90,000.

Continuing professional development for our executive director includes Downtown and Main Street-based educational programs at the state and national levels, which feature workshops focusing on downtown revitalization through economic development, historic preservation, beautification and events.

In the past year, RMSI has donated a total of \$9,000 in Healthy Maine Streets grant funds to the city of Rockland.

The first installment of \$5,000 was used to enhance the value of the Harbor Trail through way-finding signage, Breathe Easy signage, 5 bicycle racks, and a trail-head sign.

The second installment of \$4,000 was used to purchase 18 separate bicycle racks to be installed on Main Street and in the downtown district. As a result of these expenditures, a local Main Street retail shop, Sidecountry Sports, has agreed to donate a unique bicycle rack to the city which brings the total to 24 bicycle racks.

RMSI actively pursues new business and was instrumental in placing an organization and its 25 employees at a Tillson Avenue location. RMSI has also been instrumental in retaining business in the downtown district, including a small music academy that educates both children and adults.

While RMSI cannot take credit for the recovering economy, the organization takes full advantage of the opportunities presented. To that end, the Economic Restructuring committee of RMSI distributed more than 1,700 Downtown Employee Discount Cards to employees at more than 150 downtown businesses and organizations, resulting in new customers and customer loyalty for participating businesses.

With every new business opening, an official ribbon-cutting follows with elected city officials and city staff, representatives from the chamber of commerce, and RMSI staff and board members in attendance. The organization engages and encourages downtown merchants and residents alike to take pride in their place of business and their homes.

This year we launched a social media photo/narrative campaign featuring nine Rockland families who have chosen to reside downtown, or in close proximity to downtown. These families shared their stories, in their own words, promoting the merits of Rockland as their home.

Our Design Committee launched a first time program to encourage shop keepers and others to clean and beautify their storefronts with flowers and greenery. The Downtown Window Box & Sidewalk Garden contest has resulted in renewed interest in, and new color on, Main Street.

RMSI also conducts a regular meeting of downtown stakeholders. Referred to as Morning On Main, this monthly event draws 30-40 or more merchants and others to learn about ongoing city projects and upcoming events, as well as to share information about their specific business.

I would be remiss if I did not mention the many events and programs produced by RMSI, notably, the annual Summer Solstice Celebration & Street Party; coordination of volunteers to hang Christmas Wreath decorations on Main Street; the Festival of Lights weekend and Parade; construction and lighting of the Lobster Trap Tree; the downtown Employee Appreciation Day; the Midcoast Has Talent Variety Show; and the Rockland Has Style & Taste Fashion Show, which brings attention to the many boutiques and restaurants in the city.

All of these events create vibrancy in our downtown, highlight our downtown businesses, and bring thousands of people to Rockland. RMSI events, combined with the three major festivals, ensure "Rockland as a destination", thereby marketing Rockland to future residents and investors.

Downtown districts across the country have been identified as holding the highest tax value per acre. Every effort to sustain and build on the positive aspects of our downtown district means a stronger future for the entire City.

Our executive director has a framed sentiment in his office that reads, *"If we do this right, every small business will want to be located in Downtown Rockland, and everyone else will want to work, play and live here."*

The City of Rockland's continued financial support of RMSI in the 2015-2016 administrative year in the amount of \$30,000 will ensure the continuation of the efforts of revitalization of our downtown district, and will bring us closer to the reality of the above sentiment.

Very truly yours,



ROCKLAND MAIN STREET, INC.  
Sierra Dietz, RMSI Board President

cc: City Manager; City Economic & Community Development Director;  
RMSI Board of Directors; RMSI Executive Director

### Rockland Main Street, Inc.

"Working to Keep Downtown the Heart of the Community"

PO Box 402, Rockland Maine 04841

Located at 417 Main Street # 203 ~ 207.593.6093 ~ [rocklanddowntown@gmail.com](mailto:rocklanddowntown@gmail.com)

Rockland, Maine is a U. S. Coast Guard City and was named a Distinctive Destination in 2010

Member Maine Downtown Center and Maine Development Foundation

501(c)(3)

**CITY OF ROCKLAND, MAINE**

**ORDER #54**

**IN CITY COUNCIL**

July 13, 2015

**ORDER** Amending Fee Schedule for the Rockland Public Library

**IT IS HEREBY ORDERED BY THE CITY COUNCIL AS FOLLOWS:**

**THAT**, the following Charges and Fees for the Rockland Public Library are hereby amended and adopted as follows:

Late Fees (maximum fine is \$5.00 per item):

Books, audiobooks, magazines, etc	<del>\$.10</del> <b>\$.15</b> per day
Children's Books	\$.05 per day
All videos & DVDs	\$1.00 per day

Lost materials:

Full retail cost of the item

Community Room Rental:

- \$10.00 per hour
- \$20.00 if AV Equipment used or food served
- \$65.00 maximum for half-day
- \$135.00 maximum all-day
- \$50.00 (separate) refundable security deposit for AV equipment usage
- \$35.00 (separate) refundable cleaning charge *may* be required when food is served.
- \$30.00 per hour fee if room is scheduled After Hours; availability at the discretion of Library Director

Board Room Rental:

- \$5.00 per hour
- \$10.00 per hour if food is served
- \$50.00 maximum for all day use

Community Room Rental:

- \$15.00 per hour
- \$30.00 if AV Equipment used or food permitted
- \$100.00 maximum for half-day (four hours)
- \$200.00 maximum all-day (up to 8 hours)
- \$50.00 (separate) refundable security deposit for AV equipment usage or when food is permitted
- \$35.00 (separate) refundable cleaning charge *may* be required when food is served or permitted
- \$45.00 per hour fee if room is scheduled outside of regular Library hours; availability at the

discretion of Library Director

Board Room Rental:

\$7.50 per hour

\$15.00 per hour if food is permitted

\$75.00 maximum for all day use (up to 8 hours)]

Library Cards:

~~\$25.00~~ \$45.00 annually, non-residents, non-property owners of Rockland (individual or family) [Proposed TEMPORARY CHANGE, until City Manager, Library Director, and Library Advisory Committee submit recommendation to Council for ratification]

~~\$15.00~~ \$25.00 three-month non-resident card

\$25.00 three-month non-resident card

\$10.00 RSU #13 Student Card/\$20.00 non-RSU #13 Student Card

\$1.00 replacement fee for lost card

Copies:

\$0.15 photocopier

\$0.50 color copies

\$0.25 microfilm printout

\$0.25 computer printout

Fax Service: \$1.75 first page; \$1.00 each additional page (library receives small percentage from vendor; no cost to Library for this service)

Scanning service: \$.10 per page

Notary Services: \$5.00 per document

Genealogy research: \$5.00 fee for obituary/ death notice or news article, for searches taking less than an hour. Patrons will need to provide us with as much citation information or vital dates as possible. If research takes longer than one hour, a fee of \$15/hr will be charged. Fee applies to non-area residents.

The ~~City Librarian~~ Library Director may waive Late Fees and Library Cards if the ~~City Librarian~~ Library Director determines that there is cause therefor, which cause may include, but need not be limited to, excusable neglect justifying waiver of late fee for first offense for a late item, or incapacity to pay. The ~~City Librarian~~ Library Director may reduce or waive a meeting room fee if the Library sponsors or co-sponsors the program.

Sponsor: City Manager

Originator: Library Director

**CITY OF ROCKLAND, MAINE**

**ORDER #55**

**IN CITY COUNCIL**

July 13, 2015

**ORDER** Amending Fee Schedule for Emergency Medical Services

**IT IS HEREBY ORDERED BY THE CITY COUNCIL AS FOLLOWS:**

**THAT**, the fee schedule for Emergency Medical Services, adopted by the City Council on April 11, 2011 is hereby amended and adopted as follows:

**EMERGENCY MEDICAL SERVICE  
FEE SCHEDULE**

The fees for Emergency Medical Services are as follows:

- BLS Emergency ~~\$420.00~~ \$517.00
- ALS I Emergency ~~\$500.00~~ \$614.00
- ALS II Emergency ~~\$725.00~~ \$888.00
- Mileage ~~\$ 11.00~~ \$ 15.00
- EMT-P or EMT-1 to incident  
with no transport/aid ~~\$250.00~~ \$400.00
- EMT-P or EMT-1 to incident  
with transport/aid ~~\$275.00~~ \$450.00
- Mutual Aid Ambulance per incident  
with no transport ~~\$300.00~~ \$500.00
- Mutual Aid Ambulance per incident  
with transport\* ~~\$300.00~~ \$500.00  
(\*Each patient will be billed for transport in accordance with Medicare guidelines)
- First Response to incident  
with no patient transport ~~\$250.00~~ \$400.00
- First response to incident  
with patient transport ~~\$300.00~~ \$500.00

Sponsor: City Manager  
Originator: Acting Fire Chief

**CITY OF ROCKLAND, MAINE**

**ORDER #56**

**IN CITY COUNCIL**

July 13, 2015

**ORDER** Authorizing expenditure from Downtown TIF to match the Farnsworth Art Museum's contribution to rebuild sidewalks on Elm and Museum Streets.

**WHEREAS**, the Farnsworth Art Museum has formally agreed to contribute \$65,000 to rebuild sidewalks on Elm and Museum Street; and

**WHEREAS**, the City of Rockland allocated \$85,000 from the FY16 Downtown TIF as match funding for a Community Development Block Grant Downtown Revitalization Grant; and

**WHEREAS**, the City of Rockland's application for a Downtown Revitalization Grant was unsuccessful; and

**WHEREAS**, in order to take advantage of the Farnsworth Art Museum's contribution to rebuilding sidewalks on Elm and Museum Street the City of Rockland must contribute the funding which was originally intended at match to the Downtown Revitalization Grant; and

**NOW, THEREFORE, IT IS HEREBY ORDERED BY THE CITY COUNCIL AS FOLLOWS:**

**THAT** the City Manager or designee is hereby authorized to expend \$85,000 from the Downtown TIF as a matching contribution to the Farnsworth Art Museum to rebuild sidewalks on Elm and Museum Streets.

Sponsor: City Manager  
Originator: Mayor Isganitis

**CITY OF ROCKLAND, MAINE**

**ORDER #57**

**IN CITY COUNCIL**

July 13, 2015

**ORDER** Authorizing adoption of the Rockland Main Street Design Committee Signage Report and expenditure from the Downtown TIF on signage.

**WHEREAS**, the Rockland Main Street Design Committee worked in partnership with the City of Rockland's Department of Community and Economic Development on a signage plan to direct vehicles and pedestrians to key areas within Rockland; and

**WHEREAS**, funding from the Downtown TIF has been allocated for signage;

**NOW, THEREFORE, IT IS HEREBY ORDERED BY THE CITY COUNCIL AS FOLLOWS:**

**THAT** the City Council adopt the Rockland Main Street Design Committee Signage Design Recommendations; and

**THAT** the City Manager or designee is hereby authorized to expend Downtown TIF funds for FY15 and FY16, which are currently allocated for signage, to implement these recommendations; and

**THAT** the City Manager or designee is hereby authorized to continue implementing these recommendations as funding becomes available.

Sponsor: City Manager

Originator: Community & Economic  
Development Director