REGULAR MEETING **AGENDA** **September 12, 2016**

1. Roll Call
2. Pledge of Allegiance to the Flag
3. Public Forum of not more than 30 minutes (5 minute 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 & Entertainment Licenses – Waterworks Restaurant
   b. Lodging House License – Trade Winds Motor Inn
   c. Taxi Company License – Schooner Bay Taxi
   d. Lodging House License – Zadoc F. Brewster House

8. Resolves:

#25 Exploring Multi-Town Lighting Project (Postponed 08/08/16)	Councilor Pritchett
#38 Appointments – COMPS & Parking	Mayor MacLellan-Ruf
#39 Accepting Donation – Rockland Cooperative History Project	City Council
#40 Appreciation – Kevin Beal	Mayor MacLellan-Ruf
#41 Donations – Library	City Council

9. Ordinances in Final Reading and Public Hearing:

#12 Chapter 2, Section 2-509 Disposition of Lien-Acquired Property	Councilor Geiger
#17 Chapter 4, Article II Sprinkler Exception (Postponed 8/8/16)	Councilor Geiger
#19 Chapter 16, Section 16-203 Environmental Impact (Post. 8/8/16)	Mayor MacLellan-Ruf
#22 Lease to Own Contract – Capital Equipment	City Council
#23 Bond Ordinance – Sewer Repairs & Improvements	City Council
#24 Bond Ordinance – Library Repairs	City Council
#25 Bond Ordinance – Road Repairs	City Council
#26 Bond Ordinance – Fiber Optic Broadband Network	City Council
#27 Bond Ordinance – Old County Rd Repairs	Mayor MacLellan-Ruf
#29 Lease Amendment – Rockland Breakwater Lighthouse	Councilor Ackor
#30 Chapter 17, Section 17-801 Pleasant Street Parking Restriction	Councilor Ackor
#31 Chapter 2, Section 2-212 Rules of Procedure; Council Response	Councilor Pritchett

10. Ordinances in First Reading: None

11. Orders:

#60 Setting Polling Times; Placing Ref Questions on Ballot	City Council
#61 Authorizing Weatherize Rockland Initiative	Councilor Pritchett

12. Adjournment.

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

Name of Applicant CJS CORPORATION Phone 594-6150

Address of Applicant 28 ELM STREET

ROCKLAND, MAINE 04841

Name of Business WATERWORKS RESTAURANT Phone 596-2753

Address of Business 7 LINDSEY STREET

ROCKLAND, MAINE 04841

Name of Property Owner (if different) PAWNEE LEASING CORP

Type of License(s): X Liquor X Victualer X Entertainment

____ Lodging House ____ Commercial Hauler ____ Landscape Contractor

____ Billiard Room ____ Second Hand Merchant ____ Other (Specify) ____

Type of Business RESTAURANT

Expiration of Current License 10/14/16

Fee(s) Paid $300.00 Date 9/7/16

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 VICKI FALES Date 08/31/2016

Approved By: License # ____

Code Officer 9/7/16 Date

X Approved ____ Inspected; See Report

Fire Inspector 9/7/16 Date

____ Approved ____ Inspected; See Report

Police Chief 9/6/16 Date

City Clerk 9/7/16 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 10/14/16

INDICATE TYPE OF PRIVILEGE: ☒ MALT ☒ SPIRITUOUS ☒ VINOUS

INDICATE TYPE OF LICENSE:

- ☐ RESTAURANT (Class I,II,III,IV)
- ☐ HOTEL-OPTINONAL FOOD (Class I-A)
- ☐ CLASS A LOUNGE (Class X)
- ☐ CLUB (Class V)
- ☐ TAVERN (Class IV)
- ☒ RESTAURANT/LOUNGE (Class XI)
- ☐ HOTEL (Class I,II,III,IV)
- ☐ CLUB-ON PREMISE CATERING (Class I)
- ☐ GOLF CLUB (Class I,II,III,IV)
- ☐ 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.)	2. Business Name (D/B/A)
CJS Corporation DOB: 3/12/71	Waterworks Restaurant
DOB:	
DOB:	Location (Street Address) 7 Lindsey St.
Address P.O. Box 1468	City/Town Rockland State ME Zip Code 04841
	Mailing Address P.O. Box 1468
City/Town Rockland State ME Zip Code 04841	City/Town Rockland State ME Zip Code 04841
Telephone Number (207) 594-6180 Fax Number (207) 226-2060	Business Telephone Number (207) 594-6180 Fax Number (207) 226-2060
Federal I.D. # 27-092050	Seller Certificate #

EMAIL ADDRESS: Vicki@OfficeOnTheGoInfo.com

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 $ 615K LIQUOR $ 291K
5. Is applicant a corporation, limited liability company or limited partnership? YES ☒ NO ☐

If YES, complete Supplementary Questionnaire

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

7. If manager is to be employed, give name: Vicki Fales

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

Requested inspection date: _____ Business hours: 11am-10pm

9. Business records are located at: 21 Merrill Dr. Rockland ME 04841

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
Vicki L. Fales	3/12/71	Rockland, ME

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

28 Elm Street, Rockland
15 Pleasant Street

13. Has/have applicant(s) or manager ever been convicted of any violation of the law, other then 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 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:
Larry Reed P.O. Box 841, Rockland, ME 04841

17. Describe in detail the premises to be licensed: (Supplemental Diagram Required) Pub area, Bar, Dining room, Deck, with Small parking area

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 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: personal loan w/ a private individual for cash flow

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

NOTE: "I understand that false statements made on this form are punishable by law. Knowingly supplying false information c 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 t $2,000 or both."

Dated at: Rockland, Maine (Town/City, State) on September 7, 20 16 (Date)

Vicki Fales **Please sign in blue ink**

Signature of Applicant or Corporate Officer(s)

Signature of Applicant or Corporate Officer(s)

Vicki L. Fales

Print Name

Print Name

NOTICE – SPECIAL ATTENTION

All applications for NEW or RENEWAL liquor licenses must contact their Municipal Officials or the County Commissioners i 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.

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

For Office Use Only:

License #: _____

Date Filed: _____

Supplemental Information Required for Business Entities Who Are Licensees

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:

CJS Corporation

2. Other business name for your entity (DBA), if any:

Waterworks Restaurant

3. Date of filing with the Secretary of State: 9/2/09

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 %
Vicki L. Fales	15 Pleasant St, Rockland 28 Elm St.	3/12/71	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:

Vicki Fales

Signature of Duly Authorized Person

9/7/16

Date

Vicki L. Fales

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

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

Name of Applicant TradeWinds INN Phone 596-6661

Address of Applicant 2 Park Drive

Name of Business TradeWinds INN Phone 5966661

Address of Business 2 Park Drive
Rockland, Me 04841

Name of Property Owner (if different) _____

Type of License(s): _____Liquor _____Victualer _____Entertainment

__X__Lodging House _____Commercial Hauler _____Landscape Contractor

_____Billiard Room _____Second Hand Merchant _____Other (Specify) _____

Type of Business Hotel

Expiration of Current License 10/15/16

Fee(s) Paid $100.00 Date 8/25/16

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 9-1-16

Approved By: License # _____

_____ Code Officer _____ Date
_____Approved _____Inspected; See Report

_____ Fire Inspector _____ Date
_____Approved _____Inspected; See Report

_____ Police Chief 9/6/16 Date

_____ City Clerk _____ Date

APPLICATION FOR TAXICAB LICENSE

City of Rockland, Maine
270 Pleasant Street
Rockland, Maine 04841

Office Use Only
Date: 9/6/16
Approved: [signature]
Police Chief
City Clerk
License # _____

Name of Applicant Chris Merritt Phone 542-1744

Address of Applicant 509 Rockland Street
Rockport, ME 04856

Name of Taxi Company Schooner Bay Taxi Phone 594-5000

Address of Taxi Company 509 Rockland Street
Rockport, ME 04856

Other persons or entities having an interest in the company:

Name	Address
Renita Merritt	509 Rockland Street, Rockport ME 04856

(Use Separate Sheet, if necessary)

Has Applicant, or any interested party, been convicted of any of the following offenses in the last 5 years:
Criminal homicide; rape; aggravated assault; child molestation; sale or distribution of narcotic drugs, barbituric acid derivatives, and/or central nervous system stimulants; criminal solicitation or criminal attempt to commit any of the above; or any felony in the commission of which a motor vehicle was used. ____YES X NO
If Yes, specify: _____
(Use Separate Sheet, if necessary)

Experience in Transportation of Passengers: Has the Applicant operated a mode of public conveyance previously?
X YES ____NO If YES, specify: Texi business for 8 years
(Use Separate Sheet, if necessary)

Number of Taxicabs Owned By Applicant: 19 Number of Taxicabs to be Operated in City: 19
Fee: ($50 per taxicab) $_____ Description:

Make	Model	Year	VIN Number	Seating
Please	See	Attached	Form	

(Use Separate Sheet, if necessary)

Certificate of Insurance: A certificate of insurance covering the business and all vehicles registered to the business must be submitted with this application. Certificate Submitted _____

The applicant hereby swears that the information contained in this application is true and correct to the best of his or her knowledge, and agrees to conform with the provisions of the Ordinance regulating the operation of taxicabs within the City of Rockland 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 Christopher M. Merritt Date 8-22-16

MAKE	MODEL	YEAR	VIN	SEATING	PLATE #
FORD	TAURUS	2010	1FAHP2DW9AG107491	5	SCHBY 4
FORD	FUSION	2012	3FAHP0JG8CR426040	5	SCHBY 13
KIA	OPTIMA	2011	KNAGM4A74B5110848	5	SCHBY 14
DODGE	GRAND CARAVAN	2011	2D4RN3DGXBR627818	7	SCHBY 1
FORD	FUSION	2010	3FADP0L32AR322083	5	SCHBY 5
LINCOLN	MKZ	2012	3LNHL2JC5CR829287	5	SCHBY 19
CHRYLSER	TOWN & COUNTRY	2006	2A4GP54L76R728130	7	SCHBY 6
DODGE	GRAND CARAVAN	2009	2D8HN44EX9R657457	7	SCHBY 16
DODGE	GRAND CARAVAN	2012	2C4RDGCG0CR358223	7	SCHBY 18
FORD	FUSION	2012	3FAHP0HA9CR424489	5	SCHBY 21
TOYOTA	SIENNA	2013	5TDZK3DC7DS311256	7	SCHBY 15
CHRYLSER	TOWN & COUNTRY	2010	2A4RR5D16AR298407	7	SCHBY 2
DODGE	GRAND CARAVAN	2008	2D8HN44H78R702752	7	SCHBY 9
DODGE	MAGNUM	2005	2D4GZ58255H542868	5	SCHBY 3
VOLKSWAGON	ROUTAN	2009	2V8HW34149R546488	7	SCHBY 22
FORD	TRANSIT	2015	1FBZX2YM9FKA54792	12	SCHBY 20
DODGE	GRAND CARAVAN	2014	2C4RDGCGXER391300	7	SCHBY 8
FORD	TRANSIT	2015	1FNZX2ZM4FKA79582	15	SCHBY 10
CHRYLSER	TOWN & COUNTRY	2004	2C4GP54L54R517706	7	SCHBY 11

ACORD®

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY) 8/17/2016

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
FA Peabody Company
792 Main Road North
Hampden ME 04444

CONTACT NAME: Colleen Dumond
PHONE (A/C, No, Ext): (207) 990-2400 FAX (A/C, No): (207) 990-2402
E-MAIL ADDRESS: colleen.dumond@fapeabody.com

INSURER(S) AFFORDING COVERAGE	NAIC #
INSURER A: MMG Insurance Company	15997
INSURER B: American Millennium Ins. Co. (AMIC)	
INSURER C: Great Falls Ins Co	14003
INSURER D:	
INSURER E:	
INSURER F:	

INSURED
C & R MERRITT TRANSPORTATION
DBA SCHOONER BAY TAXI
509 ROCKLAND ST
ROCKPORT ME 04856-5319

COVERAGES

CERTIFICATE NUMBER: CL1621719567 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.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
A	X COMMERCIAL GENERAL LIABILITY CLAIMS-MADE / X OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: X POLICY / PRO-JECT / LOC OTHER:			BP12409100	11/13/2015	11/13/2016	EACH OCCURRENCE	$ 500,000
							DAMAGE TO RENTED PREMISES (Ea occurrence)	$ 250,000
							MED EXP (Any one person)	$ 5,000
							PERSONAL & ADV INJURY	$ 500,000
							GENERAL AGGREGATE	$ 1,000,000
							PRODUCTS - COMP/OP AGG	$ 1,000,000
							ASBBX	$
B	AUTOMOBILE LIABILITY ANY AUTO ALL OWNED AUTOS / X SCHEDULED AUTOS HIRED AUTOS / NON-OWNED AUTOS			TLME06019	12/12/2015	12/12/2016	COMBINED SINGLE LIMIT (Ea accident)	$ 1,500,000
							BODILY INJURY (Per person)	$
							BODILY INJURY (Per accident)	$
							PROPERTY DAMAGE (Per accident)	$
							Surcharges	$
	UMBRELLA LIAB / OCCUR EXCESS LIAB / CLAIMS-MADE DED / RETENTION $						EACH OCCURRENCE	$
							AGGREGATE	$
								$
C	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? Y/N (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	N/A		WCD0922130016	3/31/2016	3/31/2017	PER STATUTE / OTH-ER	
							E.L. EACH ACCIDENT	$ 100,000
							E.L. DISEASE - EA EMPLOYEE	$ 100,000
							E.L. DISEASE - POLICY LIMIT	$ 500,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)
See Listing of Vehicles

CERTIFICATE HOLDER

City of Rockland
270 Pleasant 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
Colleen Dumond/CDUMON Colleen Dumond

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

Name of Applicant Catherine H Shaer & William G Whissler Phone 207-593-6721

Address of Applicants 4 Bay View Square
Rochland Me 04841

Name of Business Zadoc F. Brewster House Phone 207-593-6721

Address of Business 4 Bay View Square
Rochland Me 04841

Name of Property Owner (if different) —

Type of License(s): ____Liquor ____Victualer ____Entertainment

X Lodging House ____Commercial Hauler ____Landscape Contractor

____Billiard Room ____Second Hand Merchant X Other (Specify) B & B

Type of Business B and B

Expiration of Current License New

Fee(s) Paid $100 — Date Aug 14, 2016

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 Catherine H Shaer Date Aug 14 2016

Approved By: License #

Wm Butler Code Officer 8/29/16 Date
X Approved ____Inspected; See Report

Wm Butler for Fire Fire Inspector 8/29/16 Date
X Approved ____Inspected; See Report

Police Chief 8/30/16 Date

City Clerk 8/30/16 Date

CITY OF ROCKLAND, MAINE

RESOLVE #25

IN CITY COUNCIL

June 13, 2016

RESOLVE Exploring Four Municipality Approach To Transitioning To City Owned LED Street Lighting

WHEREAS, prior to 2013 the only option commonly available to municipalities for most types of lighting along municipal streets and roads was to lease lighting from the local electrical power transmission and delivery utility;

WHEREAS, in 1999 Massachusetts became the first state in New England to develop a competitive market for street lighting services by allowing municipalities to own street lights attached to shared use utility poles located along public rights of way; and

WHEREAS, in 2005, 2011, and 2013 towns and cities sought law changes that would transition Maine from a monopoly utility service for street lighting to a market based system where municipalities could owned street lighting competitively sourced from a variety of vendors; and

WHEREAS, Rockland, through Council Resolves 2011-18 and 2013-06, along with South Portland, Falmouth, the Maine Municipal Association and other towns supported legislation to allow municipal ownership of street lighting on shared use utility poles; and

WHEREAS, the 2013 legislative effort was successful and the Public Utilities Commission has been developing regulations to allow for the transition to municipal ownership of street lighting when requested; and

WHEREAS, Rockland currently leases 704 street lights on shared use utility poles from CMP throughout the City; and

WHEREAS, in 2013 financial models used in Massachusetts and other states indicate the City should be able to lower its annual costs for street lighting by at least $41,0000 by transitioning to city owned LED lighting; and

WHEREAS, City Council in Orders 2014-91 And 2016-07 has direct staff and the Energy Committee to explore options for transitioning to City owned LED street lighting city wide; and

WHEREAS, data out of Ontario, Massachusetts, Pennsylvania, and other states suggest that Rockland could potential acquire new street lighting at a lower costs if the lighting is purchased in larger quantities than just Rockland purchasing own its own; and

WHEREAS the Managers on Falmouth, South Portland, Biddeford and Rockland have discussed jointly pursuing a transition to LED street lighting;

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

THAT the City Manager, or designee, with support from the Energy Committee, is encouraged to explore a multi town approach to transitioning to City owned LED street lighting throughout Rockland and report possible benefits, risks, options and costs back to Council.

Sponsor: Councilor Pritchett
Originator: Energy Committee

Postponed 6/13/16 to 8/8/16
Postponed 8/8/16 to 9/12/16

CITY OF ROCKLAND, MAINE

RESOLVE #38

IN CITY COUNCIL

September 12, 2016

RESOLVE Appointment to Comprehensive Planning Commission & Parking Committee

BE IT HEREBY RESOLVED BY THE CITY COUNCIL AS FOLLOWS:

THAT the appointments by the Mayor of the following persons to the following Boards, Commission and/or Committees for the terms listed, are hereby confirmed.

- Comprehensive Planning Commission: Terry Pinto, 195 Broadway (2018)
- Parking Advisory Committee: Taylor Carson, 38 Linden Street (2016)

Sponsor: Mayor MacLellan-Ruf
Originator: Mayor MacLellan-Ruf

CITY OF ROCKLAND, MAINE

RESOLVE #39

IN CITY COUNCIL

September 12, 2016

RESOLVE Accepting Donation – Rockland Cooperative History Project

BE IT HEREBY RESOLVED BY THE CITY COUNCIL AS FOLLOWS:

THAT the City of Rockland gratefully accepts the donation of $5,497.92 from the Rockland Cooperative History Project, representing the remaining balance of a scholarship fund established from the proceeds of the sale of the book "Homefront on Penobscot Bay – Rockland During the War Years 1940-1945", in recognition of the City acting as the fiscal agent for these funds since 1992 at no charge. The funds shall be deposited into a dedicated account, under the control of the City Manager, from which any City employee may receive funding for Professional Development.

AND, be it further Resolved that a letter of thanks be sent to the Rockland Cooperative History Project in recognition of their generous donation.

Sponsor: City Council
Originator: City Council

CITY OF ROCKLAND, MAINE

RESOLVE #40

IN CITY COUNCIL

September 12, 2016

RESOLVE Commending and Thanking City Attorney Kevin Beal for His Years of Service

WHEREAS, Kevin J. Beal was hired as City Attorney for the City of Rockland on September 4, 2007; and

WHEREAS, from his date of hire, Mr. Beal has worked tirelessly for the benefit of the City as a whole with honesty, integrity, professionalism and a genuine concern for the welfare of the community; and

WHEREAS, often times, Mr. Beal would go above and beyond the call of duty to assist the City's administrative staff, and well as various City Boards, Commissions and Committees, in performing their functions; and

WHEREAS, Mr. Beal provided leadership and guidance to the City through many complicated and difficult situations, always with the goal of moving the City forward in a positive direction; and

WHEREAS, Mr. Beal will be leaving the employ of the City as of September 30, 2016;

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

THAT, City Attorney Kevin J. Beal is hereby commended and thanked for his outstanding and dedicated service to the City of Rockland over the past 9 years, and that the Council wishes him all the best in his future endeavors.

Sponsor: Mayor MacLellan-Ruf
Originator: City Council

CITY OF ROCKLAND, MAINE

RESOLVE #41

IN CITY COUNCIL

September 12, 2016

RESOLVE Accepting Donations - Library

WHEREAS, the Friends of the Rockland Public Library donated $71.00 to the Rockland Public Library for 5 Audiobooks, and $738.68 for 59 titles, to be receipted into the Library Restricted Donations account (#10062-03150) and the same expended from the Library Restricted Donations Expenditure account (#10062-07003); and

WHEREAS, the Rockland Public Library Endowment Association donated $2,876.62 the the Rockland Public Library for landscaping services, to be receipted into the Library Restricted Donations account (#10062-03150) and the same expended from the Library Restricted Donations Expenditure account (#10062-07003); and

WHEREAS, Kathryn Severns Avery, Rockland, Maine, donated a copy of her book *Your Countdown to Retirement*, to the Rockland Public Library to be added to the Library's collection; and

WHEREAS, Steve Donoso, Terra Ceia, Florida, donated a copy of his book *Returning the Gift*, to the Rockland Public Library to be added to the Library's collection; and

WHEREAS, Kathleen Ellis, from the English Department at the University of Maine at Orono, Orono, Maine, donated a copy of her book of poetry *Narrow River to the North*, to the Rockland Public Library to be added to the Library's collection; and

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 Council
Originator: City Council

CITY OF ROCKLAND, MAINE
ORDINANCE AMENDMENT #12
(As Amended 08/08/16)
IN CITY COUNCIL

April 11, 2016

ORDINANCE AMENDMENT: **Amending the Procedure And Adding Criteria For the Bid Sale of Lien-Acquired Property**

THE CITY OF ROCKLAND HEREBY ORDAINS THAT CHAPTER 2, Administration, ARTICLE V, Department of Finance, SECTION 2-509, Regulations Governing Purchase and Sale of Property, BE AMENDED AS FOLLOWS:

Sec. 2-509 Regulations Governing Purchase and Sale of Property

* * *

13. Sales; $5,000 or More. No municipal property, supplies, materials and equipment valued at five thousand dollars ($5,000) or more, and no real estate regardless of its value, shall be offered for sale unless and until the City Council so orders. If such sale is authorized, it shall be conducted in the same manner, and subject to the same procedures, as hereinbefore required for purchases in amounts in excess of five thousand dollars ($5,000), except that in the case of sales, awards shall be to the highest and best bidder, considering such factors, where appropriate, as the use to which the property will be put after the sale and the positive effect upon the City of such use, if any. The Council shall have the right to reject any and all bids. There is no local preference for sales of municipal property. The procedure in this subsection shall not apply to reconveyance to the former owner of property taken on tax or sewer lien, to which the procedures in subsection 15 (below) shall instead apply.

* * *

15. Disposition of Real Estate Acquired by Tax Lien or Sewer Lien Foreclosure. When real estate is acquired through the automatic, statutory foreclosure on municipal tax or sewer liens ("Lien-Acquired Property"), the following procedures shall apply:

A. The City Manager shall promptly inform the City's insurance carrier and secure property and liability insurance coverage for Lien-Acquired Property where appropriate;

B. The Rockland Code Enforcement Officer or his designee shall inspect Lien-Acquired Property as soon as possible after acquisition, and inform the City Council and City Manager of the physical condition of the property;

C. The City Manager shall notify the former owner or owners of Lien-Acquired

Property who are eligible for reconveyance of the property pursuant to Subsection 2-509(15)(D)(3) and shall invite each such owner to make a written request that the City Council reconvey the acquired property to such former owner. Any such request for reconveyance must be served upon the City Manager within thirty (30) days of the City Manager's notice required by this paragraph;

D. The City Council may dispose of Lien-Acquired Property by one of the following methods:

(1) Sell the property after seeking competitive bids as set forth in this Chapter and taking into consideration one or more of the factors set forth in subparagraph E; or

(2) Retain the property for later sale, City use, or other lawful disposition other than reconveyance to its former owner(s); or

(3) Reconvey the property to its former owner or owners, or to a court-appointed personal representative or executor of a deceased prior owner, only if such former owner(s) are eligible for reconveyance. A former owner is eligible for reconveyance if:

(a) The Lien-Acquired Property is, at least in part, residential (either single-family, multi-family, or mixed use);

(b) The former owner resided at the Lien-Acquired Property for at least one year prior to the statutory lien foreclosure or, where the former owner is deceased at the time of the foreclosure, at any time within the two years prior to the statutory lien foreclosure. Provided, however, that the City Council may waive this requirement where (i) the Lien-Acquired Property has been occupied by a spouse, domestic partner, or child of the former owner within the prescribed period and such occupant demonstrates a capacity to meet the requirements for reconveyance and to maintain the property following reconveyance, or (ii) the former owner has been absent from the property to obtain medical care, mental health care, rehabilitation, or similar care, and demonstrates both an intention to resume residency at the property and the capacity to meet the requirements for reconveyance and to maintain the property following reconveyance; and

(c) The former owner has not previously received title to any property by means of reconveyance of Lien-Acquired Property from the City.~~;~~

Prior to authorizing the sale of City property by any means, the City Council shall ascertain (1) whether the value of the property may be enhanced if dilapidated or unsafe structure(s) on the property are demolished, and (2) whether the City should retain any interest in the property, such as a sewer or storm water easement, right-of-way for a public trail or other public purpose, or other interest having a benefit for the community.

E. Factors to be considered in deciding what disposition to make of Lien-Acquired Property may include, but are not limited to, the value of the property to the citizens of Rockland if it is either sold or retained for City use, such as:

(1) T~~t~~he physical condition of the property;

(2) T~~t~~he public policy of seeking to maintain people in their homes when they have the capacity to meet their financial obligations for the property without public assistance and to maintain the property in conformance with the Property Maintenance, Life Safety, and other applicable Codes;

(3) If the property is to be reconveyed to its former owner, the feasibility of the former owner's plan and capacity, including financial capacity, for complying with the preconditions for reconveyance set forth below, without public assistance.~~; and~~

(4) The opportunity to reuse the property as a public park, playground, or forest, or for an environmentally-beneficial use such as storm water retention;

(5) The opportunity to create affordable housing for low- or middle-income households;

(6) The opportunity to create workforce housing for persons employed in Rockland;

(7) The opportunity to partner with a local business or non-profit organization in the rehabilitation and reuse of the property;

(8) The opportunity to improve the energy-efficiency of buildings on the property;

(9) The opportunity to combine the lot with one or more other lots for reuse for a public purpose, low- or middle-income housing, a community-based renewable energy project, or similar purpose having a community benefit; or

(10) Any other factor(s) that the Council determines shall best serve the public's interest;

F. If the City Council authorizes the City Manager to reconvey Lien-Acquired Property to an eligible former owner or his estate pursuant to Section 2-509(15)(D)(3), the City Manager shall reconvey the property if, within sixty (60) days of the effective date of an ordinance authorizing reconveyance, the former owner shall have:

(1) Paid all taxes, sewer charges, and lien and service costs owed to or incurred by the City, up to the date of reconveyance by the City, including amounts that would have been due had the City not become the owner of the property;

(2) Where the property was held by the City on the first day of April preceding the reconveyance, paid an amount equivalent to the tax that would have been assessed on the property for the following fiscal year had the City not held title to the property on April 1;

(3) Reimbursed the City for its insurance and other costs and charges incurred by the City in maintaining the property during the period of the City's ownership;

(4) Made those repairs and improvements that, in the sole discretion of the Code Enforcement Officer, are required to protect the health, safety, or welfare of any occupant of the property or any other persons, or to avoid risk of damage or loss to other property, including utilities, ways, and other public improvements;

(5) Paid interest on the tax, sewer charges, and other costs owed to or incurred by the City pursuant to the City's Cash Collection Policy;

(6) Paid the document preparation fee imposed by Subsection 2-509(17); and

(7) Paid all filing and other charges and fees imposed by the Knox County Registry of Deeds for filing the quitclaim deed and/or other documents required to effect the reconveyance.

G. If the City reconveys Lien-Acquired Property to its eligible, former owner, or his estate, the requirements of Subsection 2-509(13) relating to sale of municipal property are not applicable, except that such reconveyances must be made by ordinance;

H. In the event the eligible former owner or court-appointed personal representative of the estate of the eligible former owner fails to satisfy the preconditions set forth in Subsection 2-509(15)(F) within the deadline therefor:

(1) Such former owner and every other person residing at the property shall end their occupancy at the property, remove all personal property, and quit the premises within ninety (90) days of the effective date of the City Council's authorization of reconveyance, and

(2) The City Manager, ~~shall offer the property for sale by competitive bid pursuant to Subsection 2-509(13)~~, unless otherwise specified by the City Council in the ordinance amendment authorizing the reconveyance, shall inform the City Council, identify for the Council all known parties interested in obtaining or reusing the property, and present a proposed Order authorizing a substitute disposition of the property. The City Council may order that the property be retained or offered for sale utilizing the competitive bid procedure required under and considering one or more factors identified in subparagraph E.

I. The City Council may also dispose of commercial Lien-Acquired Property by reconveying the property to its former owner by authorizing a reconveyance agreement that includes appropriate terms and conditions, including as minimum requirements the conditions imposed on reconveyance of residential Lien-Acquired Property under Subsection 2-509(15)(F).

J. Neither the opportunity of an eligible, former owner to request a reconveyance of a property, nor any other provision in this section, shall imply or create an obligation of the City Council to reconvey any property to its former owner; nor shall the decision of the City Council to dispose of one or more Lien-Acquired Properties by reconveying the property to its former owner(s) be binding upon the City Council with respect to, or create any precedent for, the reconveyance of other Lien-Acquired Property.

16. Records of Real Estate Conveyances. All conveyances of City-owned real estate,

regardless of value, must be by ordinance. After the effective date of the ordinance, the deed conveying the real property shall be executed as required by the Code, recorded in the Registry of Deeds, and a copy of the executed deed shall be filed with ~~by~~ the City Clerk, who shall cause it to be kept together with all other deeds and conveyances involving City property. The Clerk shall also provide copies of the executed deed to the offices of the Finance Director and of the City Assessor. Neither the text nor the deed shall be maintained as part of the Rockland Code under the procedures set forth in Chapter 1, Section 1-103.

17. Document Preparation Fee. A fee of up to $150.00 shall be imposed for the City's preparation of documents relating to title to property.

Sponsor: Councilor Geiger
Originator: Councilor Geiger

Postponed 5/9/16 to 7/11/16 (after PH)
Postponed 7/11/16 to 8/8/16
Amended 8/8/16 and sent back to 1st Reading

First Reading 8/8/16
First Publication 8/18/16
Public Hearing 9/12/16
Final Passage
Second Publication
Effective Date

CITY OF ROCKLAND, MAINE
ORDINANCE AMENDMENT #17
(As Amended 07/11/16)
IN CITY COUNCIL

July 11, 2016

ORDINANCE AMENDMENT: **Exempting Single Family Homes with Fewer Than ~~1,200~~ 1,000 Sq. Ft. From Sprinkler Requirement**

THE CITY OF ROCKLAND HEREBY ORDAINS THAT CHAPTER 4, Buildings, Inspections & Enforcement, ARTICLE II, Fire Prevention and Life Safety, BE AMENDED AS FOLLOWS:

Sec. 4-202 Adoption of Life Safety Code; Amendments

A. Adoption. Pursuant to Title 30-A, Maine Revised Statutes, Section 3003, as amended, and subject to the limitations set forth in Section 4-402(B) below, the National Fire Protection Association ("NFPA") 101, 2012 Edition, is hereby referred to and adopted as the Life Safety Code of the City of Rockland, Maine, establishing the minimum standards for the conditions and equipment in buildings, except one- and two-family dwellings, that protect the safety of inhabitants and firefighters in the event of a fire; and each and all of the regulations of the NFPA 101 Life Safety Code, 2012 Edition, are hereby referred to, adopted, and made a part hereof, as if fully set out in this Article. One copy of the Life Safety Code shall be on file and available to the public for its use, inspection, and examination in the offices of the Fire Chief and Code Enforcement Officer of the City of Rockland. Eff: 12/10/14

State Law References: 30-A M.R.S. § 3003; 25 M.R.S. §§ 2351, *et seq.*

B. Amendments.

(1) Amendment by Reference. The Rockland Life Safety Code is amended as set forth in the regulations of the Department of Public Safety, Title 16, Code of Maine Regulations, Part 219 – Office of the State Fire Marshal, Chapter 20– Code For Safety To Life From Fire In Buildings And Structures.

(2) Exceptions. The exceptions to the Life Safety Code adopted by the State Fire Marshall in Title 16, Code of Maine Regulations, Part 219, Chapter 20, are hereby amended as follows:

(a) Extinguishment Requirements in One- And Two-Family Dwellings. Section 4.3.4.1 of the NFPA 101 Life Safety Code is incorporated by reference in the City of Rockland; provided, however, that a sprinkler system otherwise required pursuant to Section 4.3.4.1 shall not be mandatory if all of the provisions of B(2)aIII are met and if either the provisions of B(2)aI or B(2)aII ~~either~~are meet:

(I) The dwelling is a single-family structure with fewer than 1,000~~1,200~~ sq. ft. of living area, or

(II) The dwelling is either a single-family structure with 1,000~~1,200~~ or more sq. ft. of living area or a two-family structure and the building, whether a single family or two family, is located within 1000 feet of a public, pressurized fire hydrant; ~~all of the following conditions are met:~~

(III) A sprinkler system otherwise required pursuant to Section 4.3.4.1 shall not be mandatory for structure meeting either B(2)aI or B(2)aII above and all of the following provisions:

(i) The building shall not be utilized for any purpose other than a one-family dwelling;

(ii) ~~The dwelling must be located within 1000 feet of a public, pressurized fire hydrant;~~

(ii~~i~~) The entire load bearing structure of the house including but not limited to floor joist if not on a concrete slab, interior of exterior wall studs or posts, wall plates, rafters, trusses, and any load bearing beams are made of appropriately sized dimensional wood or protected steel and the load bearing structure of the house does not contain any low mass or laminated engineered wood products or unprotected steel.~~No floor or roof system shall be constructed of trusses, web joists, TJI joists or similar low-mass engineered products, unprotected steel or unprotected engineered carrying beams such as, but not limited to LVL, Microlam, etc.~~;

(iii~~v~~) In new one-family dwellings and in existing buildings, the use of which is changed to a one-family dwelling, operational smoke alarms shall be required outside each separate sleeping area in the immediate vicinity of bedrooms; in each room used for sleeping purposes, and on each story including the basement. Smoke alarms shall be photoelectric type, where required, and shall be hard-wired with battery back-up. Smoke alarms must be interconnected such that activation of one alarm within the building shall activate all smoke alarms within the dwelling;

(iv) At least one carbon monoxide detector shall be located in each area within, or giving access to, any bedroom in the dwelling. Carbon monoxide detectors shall be powered by the electrical service and shall have battery back-up; and

(v~~i~~) Building plans shall be reviewed by the Fire Department and the benefits of residential sprinkler systems shall be concisely presented to the property owner, at which time the property owner shall explicitly opt out

of the NFPA 101 Life Safety Code requirements for installation of a residential sprinkler system.

(b) Building Rehabilitation. Chapter 43 of the NFPA 101 Life Safety Code is incorporated by reference in the City of Rockland.

Sponsor: Councilor Geiger
Originator: Councilor Geiger

Postponed 8/8/16 to 9/12/16 (after PH)

First Reading 7/11/16
First Publication 7/21/16
Public Hearing 8/8/16
Final Passage
Second Publication
Effective Date

CITY OF ROCKLAND, MAINE

ORDINANCE AMENDMENT #19

IN CITY COUNCIL

July 11, 2016

ORDINANCE AMENDMENT – Site Plan Review; Environmental Impact Assessment

THE CITY OF ROCKLAND HEREBY ORDAINS THAT CHAPTER 16, Subdivision and Site Plan Review, ARTICLE II, Site Plan Review Ordinance, SECTION 16-203 Elements of the Site Plan, BE AMENDED AS FOLLOWS:

Sec. 16-203 Elements of the Site Plan

* * * *

16. Environmental Impact Assessment (EIA). When deemed necessary by the Planning Board, applicants for the construction of any industrial development, or any development of land five acres or more in area, or more than three structures with a combined footprint of 10,000 square feet or more, shall pay for an EIA performed by the City. All approvals of such applications will be subject to the results of the EIA. For the purposes of this section, Environmental Impact Assessment (EIA) shall mean a process of evaluating the likely environmental impact of a proposed project or development, taking into account inter-related socio-economic, cultural and human health-related impacts, both beneficial and adverse.

[Re-number remainder of Section accordingly]

Sponsor: Mayor MacLellan-Ruf
Originator: Mayor MacLellan-Ruf

Postponed 8/8/16 to 9/12/16 (After PH)

First Reading 7/11/16
First Publication 7/21/16
Public Hearing 8/8/16
Final Passage
Second Publication
Effective Date

CITY OF ROCKLAND, MAINE

ORDINANCE AMENDMENT #22

IN CITY COUNCIL

August 8, 2016

ORDINANCE AMENDMENT Authorizing Lease to Own Contract – Capital Equipment

THE CITY OF ROCKLAND HEREBY ORDAINS AS FOLLOWS:

THAT, pursuant to Charter Section 702(c), and Chapter 2, Section 2-105 of the City Code, the City Manager is hereby authorized to solicit competitive bids and to enter into a Lease-to-Own contract, having a term of no more than five years, in a total principal amount not to exceed $361,200, for the acquisition of the following, approved capital equipment:

- Network Upgrades
- Police Vehicle with Equipment
- Fire Department Command Vehicle
- Public Services Department - Diesel Straw Blower
- Public Services Department - Compressor
- Public Services Department – Loader/Sidewalk Snow Blower

Sponsor: City Council
Originator: City Manager

First Reading 8/8/16
First Publication 8/18/16
Public Hearing 9/12/16
Final Passage
Second Publication
Effective Date

2017 Lease to Own Contract		
Department	**Equipment**	**Amount**
Technology	Network Upgrade	$160,000
Police	Police Vehicle w/Equipment	$31,000
Fire	Command Vehicle	$57,500
Public Services	Diesel Straw Blower	$28,000
Public Services	Compressor	$14,700
Public Services	Loader/Sidewalk Snow Blower	$70,000
	TOTAL	$361,200

CITY OF ROCKLAND, MAINE
ORDINANCE AMENDMENT #23
IN CITY COUNCIL

August 8, 2016

BOND ORDINANCE AUTHORIZING ISSUANCE OF THE CITY'S BONDS OR NOTES IN AN AMOUNT NOT TO EXCEED $10,000,000 TO FINANCE THE COST OF REPAIRS AND IMPROVMENTS TO THE CITY'S WATER POLLUTION CONTROL FACILITY AND WASTE WATER COLLECTION SYSTEM, AND SUCH OTHER ANCILLARY AND RELATED COSTS WITH RESPECT THERETO, PLUS AN AMOUNT NOT TO EXCEED 2% TO PAY THE COST OF ISSUANCE OF ANY BONDS OR NOTES WITH RESPECT THERETO.

THE CITY OF ROCKLAND HEREBY ORDAINS AS FOLLOWS:

Section 1. Subject to Section 2 hereof, an amount not to exceed $10,000,000 is hereby appropriated to finance the cost of Repairs and Improvements to the City's Water Pollution Control Facility and Waste Water Collection System, and such other ancillary and related costs with respect thereto (the "Project"), plus an amount not to exceed 2% to pay the cost of issuance for any bonds or notes issued with respect thereto. Repayment of said bonds or notes shall be equitably divided between revenues derived from user fees and revenues derived from the tax levy.

Section 2. For purposes of financing the foregoing appropriation contained in Section 1, the City is hereby authorized to issue its general obligation bonds and notes in anticipation thereof in a principal amount not exceeding $10,000,000.

Section 3. Subject to this ordinance, the City Charter, and all other applicable laws and such orders, or resolutions as may hereafter be adopted by the City Council fixing the terms and details of the bonds or notes to be issued to finance such appropriation, the Director of Finance of the City, with the approval of the Mayor, is authorized to take all steps necessary and expedient in respect to the aforesaid borrowing.

First Reading 8/8/16
First Publication 8/18/16
Public Hearing 9/12/16
Final Passage
Second Publication
Effective Date

Sponsor: City Council
Originator: City Council

CITY OF ROCKLAND, MAINE
ORDINANCE AMENDMENT #24
IN CITY COUNCIL

August 8, 2016

BOND ORDINANCE AUTHORIZING ISSUANCE OF THE CITY'S BONDS OR NOTES IN AN AMOUNT NOT TO EXCEED $1,100,000 TO FINANCE THE COST OF REPAIRS TO THE ROCKLAND PUBLIC LIBRARY BUILDING ENVELOPE, AND SUCH OTHER ANCILLARY AND RELATED COSTS WITH RESPECT THERETO, PLUS AN AMOUNT NOT TO EXCEED 2% TO PAY THE COST OF ISSUANCE OF ANY BONDS OR NOTES WITH RESPECT THERETO.

THE CITY OF ROCKLAND HEREBY ORDAINS AS FOLLOWS:

Section 1. Subject to Section 2 hereof, an amount not to exceed $1,100,000 is hereby appropriated to finance the cost of Repairs to the Rockland Public Library Building Envelope, and such other ancillary and related costs with respect thereto (the "Project"), plus an amount not to exceed 2% to pay the cost of issuance for any bonds or notes issued with respect thereto.

Section 2. For purposes of financing the foregoing appropriation contained in Section 1, the City is hereby authorized to issue its general obligation bonds and notes in anticipation thereof in a principal amount not exceeding $1,100,000.

Section 3. Subject to this ordinance, the City Charter, and all other applicable laws and such orders, or resolutions as may hereafter be adopted by the City Council fixing the terms and details of the bonds or notes to be issued to finance such appropriation, the Director of Finance of the City, with the approval of the Mayor, is authorized to take all steps necessary and expedient in respect to the aforesaid borrowing.

Sponsor: City Council
Originator: City Council

First Reading 8/8/16
First Publication 8/18/16
Public Hearing 9/12/16
Final Passage
Second Publication
Effective Date

CITY OF ROCKLAND, MAINE
ORDINANCE AMENDMENT #25
IN CITY COUNCIL

August 8, 2016

BOND ORDINANCE AUTHORIZING ISSUANCE OF THE CITY'S BONDS OR NOTES IN AN AMOUNT NOT TO EXCEED $2,700,000 TO FINANCE THE COST OF ROAD REPAIRS, RECONSTRUCTION AND RESURFACING, AND SUCH OTHER ANCILLARY AND RELATED COSTS WITH RESPECT THERETO, PLUS AN AMOUNT NOT TO EXCEED 2% TO PAY THE COST OF ISSUANCE OF ANY BONDS OR NOTES WITH RESPECT THERETO.

THE CITY OF ROCKLAND HEREBY ORDAINS AS FOLLOWS:

Section 1. Subject to Section 2 hereof, an amount not to exceed $2,700,000 is hereby appropriated to finance the cost of Road Repairs, Reconstruction and Resurfacing, and such other ancillary and related costs with respect thereto (the "Project"), plus an amount not to exceed 2% to pay the cost of issuance for any bonds or notes issued with respect thereto.

Section 2. For purposes of financing the foregoing appropriation contained in Section 1, the City is hereby authorized to issue its general obligation bonds and notes in anticipation thereof in a principal amount not exceeding $2,700,000.

Section 3. Subject to this ordinance, the City Charter, and all other applicable laws and such orders, or resolutions as may hereafter be adopted by the City Council fixing the terms and details of the bonds or notes to be issued to finance such appropriation, the Director of Finance of the City, with the approval of the Mayor, is authorized to take all steps necessary and expedient in respect to the aforesaid borrowing.

Sponsor: City Council
Originator: City Council

First Reading 8/8/16
First Publication 8/18/16
Public Hearing 9/12/16
Final Passage
Second Publication
Effective Date

PROPOSED ROAD REPAIRS, RECONSTRUCTION & RESURFACING

Project	Estimated Cost
Atlantic Street (Mechanic to Crescent)	$ 66,453.00
Broadway (Pleasant to Gordon Drive)	$ 114,953.00
Limerock Street (Broadway to Old County Road)	$ 526,000.00
Lovejoy Street (Thomaston to Holmes)	$ 80,349.52
Old County Road (Urban Compact Line to Rt. 17)	$ 132.000.00
Park Drive (Main to Tillson)	$ 126,866.25
Rt. 73 (So. Main St) (Park Street to Owls Head Town Line)	$ 400,000.00
Talbot Avenue (Top of Hill to Old County Road)	$ 349,050.00
Talbot Avenue (Union to Broadway)	$ 197,347.50
Thomaston Street (Broadway to Thomaston Town Line)	$ 191,709.00
Thomaston Street (Rt. 73 [So. Main] to Broadway)	$ 110,514.60
Winter Street (Main to Commercial)	$ 160,000.00
Total (with 7% contingency)	**$2,627,110.73**

CITY OF ROCKLAND, MAINE

ORDINANCE AMENDMENT #26

IN CITY COUNCIL

August 8, 2016

BOND ORDINANCE AUTHORIZING ISSUANCE OF THE CITY'S BONDS OR NOTES IN AN AMOUNT NOT TO EXCEED $400,000 TO FINANCE THE COST OF IMPROVMENTS TO THE CITY'S FIBER OPTICS BROADBAND NETWORK, AND SUCH OTHER ANCILLARY AND RELATED COSTS WITH RESPECT THERETO, PLUS AN AMOUNT NOT TO EXCEED 2% TO PAY THE COST OF ISSUANCE OF ANY BONDS OR NOTES WITH RESPECT THERETO.

THE CITY OF ROCKLAND HEREBY ORDAINS AS FOLLOWS:

Section 1. Subject to Section 2 hereof, an amount not to exceed $400,000 is hereby appropriated to finance the cost of Improvements to the City's Fiber Optics Broadband Network, and such other ancillary and related costs with respect thereto (the "Project"), plus an amount not to exceed 2% to pay the cost of issuance for any bonds or notes issued with respect thereto.

Section 2. For purposes of financing the foregoing appropriation contained in Section 1, the City is hereby authorized to issue its general obligation bonds and notes in anticipation thereof in a principal amount not exceeding $400,000.

Section 3. Subject to this ordinance, the City Charter, and all other applicable laws and such orders, or resolutions as may hereafter be adopted by the City Council fixing the terms and details of the bonds or notes to be issued to finance such appropriation, the Director of Finance of the City, with the approval of the Mayor, is authorized to take all steps necessary and expedient in respect to the aforesaid borrowing.

Sponsor: City Council
Originator: City Council

First Reading 8/8/16
First Publication 8/18/16
Public Hearing 9/12/16
Final Passage
Second Publication
Effective Date

CITY OF ROCKLAND, MAINE

ORDINANCE AMENDMENT #27

IN CITY COUNCIL

August 8, 2016

BOND ORDINANCE AUTHORIZING ISSUANCE OF THE CITY'S BONDS OR NOTES IN AN AMOUNT NOT TO EXCEED $99,000 TO FINANCE THE COST OF REPAIRS, RECONSTRUCTION AND RESURFACING OF A PORTION OF OLD COUNTY ROAD NORTHEASTERLY FROM ITS INTERSECTION WITH ROUTE 17 TO THE END OF THE URBAN COMPACT ZONE, AND SUCH OTHER ANCILLARY AND RELATED COSTS WITH RESPECT THERETO, PLUS AN AMOUNT NOT TO EXCEED 2% TO PAY THE COST OF ISSUANCE OF ANY BONDS OR NOTES WITH RESPECT THERETO.

THE CITY OF ROCKLAND HEREBY ORDAINS AS FOLLOWS:

Section 1. Subject to Section 2 hereof, an amount not to exceed $99,000 is hereby appropriated to finance the cost of repairs, reconstruction and resurfacing of a portion of Old County Road northeasterly from its intersection with Route 17 to the end of the Urban Compact Zone, and such other ancillary and related costs with respect thereto (the "Project"), plus an amount not to exceed 2% to pay the cost of issuance for any bonds or notes issued with respect thereto.

Section 2. For purposes of financing the foregoing appropriation contained in Section 1, the City is hereby authorized to issue its general obligation bonds and notes in anticipation thereof in a principal amount not exceeding $99,000.

Section 3. Subject to this ordinance, the City Charter, and all other applicable laws and such orders, or resolutions as may hereafter be adopted by the City Council fixing the terms and details of the bonds or notes to be issued to finance such appropriation, the Director of Finance of the City, with the approval of the Mayor, is authorized to take all steps necessary and expedient in respect to the aforesaid borrowing.

First Reading 8/8/16

First Publication 8/18/16

Public Hearing 9/12/16

Final Passage

Second Publication

Effective Date

Sponsor: Mayor MacLellan-Ruf

Originator: City Manager

CITY OF ROCKLAND, MAINE

ORDINANCE AMENDMENT #29

IN CITY COUNCIL

August 8, 2016

ORDINANCE AMENDMENT First Amendment to Lease – Rockland Breakwater Lighthouse

THE CITY OF ROCKLAND HEREBY ORDAINS AS FOLLOWS:

THAT the Lease of the Rockland Breakwater Lighthouse, the City of Rockland and the New England Lighthouse Foundation, dated August 13, 2001, is hereby amended, substantially in conformance with the attached First Amendment to Lease.

Sponsor: Councilor Ackor
Originator: Harbor Master

First Reading 8/8/16
First Publication 8/18/16
Public Hearing 9/12/16
Final Passage
Second Publication
Effective Date

CITY OF ROCKLAND, MAINE
ORDINANCE AMENDMENT #30
IN CITY COUNCIL

August 8, 2016

ORDINANCE AMENDMENT Parking Restrictions – Pleasant Street

THE CITY OF ROCKLAND HEREBY ORDAINS THAT CHAPTER 17, Traffic & Vehicles, SECTION 17-801, Schedule I, Parking Prohibited, BE AMENDED AS FOLLOWS:

Sec. 17-801 Schedule I. Parking Prohibition
Parking is prohibited at all times upon the following streets or parts thereof:

Street	**Area Affected**
34. Pleasant	A. South side from Main Street to Union Street. B. Both sides three hundred (300) feet in an Easterly direction from Broadway. C. South side beginning at the entrance to E. Allen Gordon Park, one hundred eighty-three (183) feet in an Easterly direction. D. South side beginning at the entrance to E. Allen Gordon Park, three hundred (300) feet in a Westerly direction. E. North side beginning at its intersection with Belvedere Street, two hundred (200) feet in a Westerly direction to its intersection with Columbia Avenue. F. North side ~~fifty-five (55) feet~~ from Main Street in a Westerly direction to Union Street ~~in a Westerly direction from Main Street~~.

Sponsor: Councilor Ackor
Originator: Rockland Police Department

First Reading 8/8/16
First Publication 8/18/16
Public Hearing 9/12/16
Final Passage
Second Publication
Effective Date

CITY OF ROCKLAND, MAINE
ORDINANCE AMENDMENT #31
(As Amended 08/08/16)
IN CITY COUNCIL

August 8, 2016

ORDINANCE AMENDMENT: **Amending Order Of Business For Council Meetings To Increase Opportunities For Public Comment and Opportunities For Council To Answer Public Questions**

THE CITY OF ROCKLAND HEREBY ORDAINS THAT CHAPTER 2, Administration, ARTICLE II, City Council, SECTION 2-212, Rules of Procedure BE AMENDED AS FOLLOWS:

Sec. 2-212 Rules Of Procedure

* * *

7. Meetings: Agenda. The Agenda for each meeting of the City Council shall be prepared by the City Clerk after consultation with the Mayor and the City Manager. Agendas for regular meetings shall consist of those items for Council action that are submitted by the City Manager, City Attorney, City Clerk, or by a member of the public and that are accepted onto the agenda by the Mayor, and items submitted by any member of the City Council at or before noon on the Wednesday prior to the regular meeting. Agendas for regular meetings shall be filed in the City Clerk's office and made available to the public by noon on the Wednesday prior to the regular meeting and shall be distributed to the Council on the Friday prior to the regular meeting. No further items shall be added to the agenda of any meeting except by the unanimous consent of those members present at that meeting. Each Ordinance, Order, Resolve or communication on the agenda shall be in written form and shall contain the name of the sponsor and originator of the Ordinance, Order, Resolution or communication. A public forum of not longer than thirty (30) minutes shall be part of each regular meeting of the Council, and not longer than fifteen (15) minutes at Special Meetings, at which time first Rockland citizens and then other members of the public shall be given an opportunity to be heard on matters concerning City business. ~~Additional public comment shall be allowed after such public forums for other Rockland citizens and other members of the public to address the City Council as necessary.~~ Immediately following such public forums, the City Council and City Manager shall have an opportunity to respond to questions and/or comments from the public made during the public forums. City Council shall hold public hearings on Licenses and Permits as required under the provisions in Chapter 11 as well on Ordinance Amendments in second reading as specified in paragraph 2-212(29) during regular monthly meetings, or special meetings as needed. ~~The Council shall hold one public comment period during which the public may speak to any Order that is before Council for action as well as one public comment period during which the public may speak to any resolve that is before Council for action. Such p~~Public forums and/or public comment periods may be waived if no member of the public wishes to speak. All ~~such~~ public forums, public comment periods and public hearings shall be conducted under the following guidelines:

a. Anyone wishing to address the Council shall so indicate by raising their hand and shall not speak unless and until recognized by the Mayor. After being recognized to speak by the Mayor, such person shall preface their comments by stating their name and street address.

b. Persons addressing the Council shall be permitted to speak once and for no more than five (5) minutes. Persons speaking at a public hearing being held on a particular agenda item~~s~~s. ~~or speaking during any public comment period on Orders or Resolves on Council's agenda.~~ shall limit their comments to that item~~(s)~~ and shall speak for no more than five (5) minutes. Such persons may be permitted to speak more than once at the discretion of the Council.

c. Persons present at City Council meetings are cautioned to refrain from applause or other expressions of approval or disapproval of any statements made or actions taken at such meetings. Placards and signs shall not be permitted.

d. Persons speaking during such public forums, public comment periods or public hearings shall strive to be accurate in their statements, avoid personal attacks and innuendoes, and conduct themselves in a respectful manner expected of all meeting participants under this section. Eff: 11/14/08, Amended 10/14/09; 02/09/11

* * *

26. Order of Business. At every regular meeting of the City Council, the order of business shall be as follows:

1. Roll Call by the City Clerk.
2. Pledge of Allegiance to the Flag.
3. Public forum of not more than thirty (30) minutes for Rockland citizens to address the Council, pursuant to Charter Section 210(a)(1), followed by an additional public comment period to allow other members of the public to address the Council.

4. Council and Manager response to questions and issues raised during public forum

~~4~~ 5. Meeting notice to determine that the meeting has been given proper notice.

~~5~~ 6. Reading of the Record by the City Clerk, not previously read and approved, of all preceding meetings.

~~6~~ 7. Reports:

a. City Manager's Report
b. City Attorney's Report
c. Other Official's Report
d. Mayor's Report

~~7~~ 8. Licenses and Permits and Public Hearing.

~~9. Public comment period on Resolves before Council~~

~~8~~~~10~~ 9. Resolves

~~9~~~~11~~ 10. Ordinances in Final Reading and Public Hearing

~~10~~~~12~~ 11. Ordinances in First Reading

~~13. Public comment period on Orders before Council~~

~~11~~. ~~14~~ 12. Orders

~~12.~~~~15~~ 13. Adjournment.

First Reading 8/8/16
First Publication 8/18/16
Public Hearing 9/12/16
Final Passage
Second Publication
Effective Date

Sponsor: Councilor Pritchett
Originator: Councilors Pritchett & Ackor

CITY OF ROCKLAND, MAINE

ORDER #60

IN CITY COUNCIL

September 12, 2016

ORDER Calling Election and Placing Referendum Question on Ballot – November 8, 2016 Municipal Election

IT IS HEREBY ORDERED BY THE CITY COUNCIL AS FOLLOWS:

THAT the Annual Municipal Election shall be held in conjunction with the State General Election on November 8, 2016; and

THAT, the polls at the Rockland Recreation Center/Community Building, 61 Limerock Street, Rockland, Maine, shall be opened at 8:00 a.m. and closed at 8:00 p.m. on November 8, 2016 for said Election; and

THAT the City Clerk is authorized and directed to submit the following questions to the voters of the City of Rockland at the Regular Municipal Election schedule for November 8, 2016:

QUESTION #1 BOND ORDINANCE – SEWER REPAIRS & IMPROVEMENTS

Shall the Ordinance entitled "Bond Ordinance Authorizing Issuance of the City's Bonds or Notes in an Amount Not To Exceed $10,000,000 To Finance the Cost of Repairs and Improvements to the City's Water Pollution Control Facility and Waste Water Collection System, and Such Other Ancillary and Related Costs With Respect Thereto, Plus an Amount Not to Exceed 2% to Pay the Cost of Issuance of any Bonds or Notes With Respect Thereto" be adopted?

QUESTION #2 BOND ORDINANCE – LIBRARY REPAIRS

Shall the Ordinance entitled "Bond Ordinance Authorizing Issuance of the City's Bonds or Notes in an Amount Not To Exceed $1,100,000 To Finance the Cost of Repairs to the Rockland Public Library Building Envelope and Related Costs With Respect Thereto, Plus an Amount Not to Exceed 2% to Pay the Cost of Issuance of any Bonds or Notes With Respect Thereto" be adopted?

QUESTION #3 BOND ORDINANCE – ROAD REPAIRS

Shall the Ordinance entitled "Bond Ordinance Authorizing Issuance of the City's Bonds or Notes in an Amount Not To Exceed $2,700,000 To Finance the Cost of Road Repairs, Reconstruction and Resurfacing, and Such Other Ancillary and Related Costs With Respect Thereto, Plus an Amount Not to Exceed 2% to Pay the Cost of Issuance of any Bonds or Notes With Respect Thereto" be adopted?

QUESTION #4 BOND ORDINANCE – FIBER OPTICS

Shall the Ordinance entitled "Bond Ordinance Authorizing Issuance of the City's Bonds or Notes in an Amount Not To Exceed $400,000 To Finance the Cost of Improvements to the City's Fiber Optics Broadband Network, and Such Other Ancillary and Related Costs With Respect Thereto, Plus an Amount Not to Exceed 2% to Pay the Cost of Issuance of any Bonds or Notes With Respect Thereto" be adopted?

QUESTION #5 REGION 8 MID-COAST SCHOOL OF TECHNOLOGY SCHOOL CONSTRUCTION

Shall the Cooperative Board of the Region 8 Mid-Coast School of Technology ("Region 8") be authorized to issue bonds or notes in the name of Region 8 for a school construction project in an amount not to exceed $25,000,000 to construct and equip a new career and technical school building and related facilities to be located at 1 Main Street in the City of Rockland and as part of that project, to demolish the existing school building?

Sponsor: City Council
Originator: City Council

CITY OF ROCKLAND, MAINE

ORDER #61

IN CITY COUNCIL

September 12, 2016

ORDER Authorizing Weatherize Rockland Residential Energy Efficiency Initiative

WHEREAS, 70% or more of Rockland's housing stock appears to have been built before effective insulation and air sealing was common which means many homes likely are drafty and present a significant heating cost burden to residents; and

WHEREAS, Efficiency Maine's 2015 Residential baseline Study found that 80% of Maine homes have cost-effective opportunities to lower energy use through air sealing and improvement of at least one zone of insulation, and

WHEREAS, initiatives like the Town of Freeport's "Solarize Freeport" as well as the Island Institute sponsored "Weatherization Weeks" have demonstrated the potential for focused community energy initiatives to minimize the hurdles and barriers homeowners may encounter when considering possible home energy projects as well as to lower the costs for residents; and

WHEREAS, Efficiency Maine offers incentives through the Home Energy Savings program that allow a homeowner to get from $850 to $1050 of air sealing work completed for costs to the homeowner ranging from $50 to $450; and

WHEREAS, the charge to the Energy Committee in City ordinance includes " . . .identify places where City actions may directly impact energy use in the community . . . making recommendations to Council on ways City government can encourage and support energy efficiency . . . in all segments of the Rockland community . . ." as well as " . . . work with City staff to ensure educational materials on any energy conservation opportunities for residential . . . properties through . . . the Efficiency Maine . . are readily available to members of the community;" and

WHEREAS, the Energy Committee has recommended that Council authorize and support "Weatherize Rockland" which would be a City coordinated initiative designed to provide information to homeowners about low-cost and effective home energy savings options like air sealing and is also designed to minimize common hurdles that often hinder homeowners from pursuing energy saving projects;

NOW, THEREFORE, IT IS HEREBY ORDERD AS FOLLOWS:

THAT, the Acting City Manager and the Energy Committee are authorized to develop and implement a "Weatherize Rockland" initiative substantially along the lines of the Energy Committee's September 1st, 2016 report to Council; and

THAT, the Acting City Manager is authorized to issue and award an RFP with specifications to qualify air sealing and insulation contractors to participate in the program and to also explore the potential for cost savings based on the number of residents that choose to participate; and

THAT, the Acting City Manager, through the General Assistance Office, is authorized to accept community donations to offset some (up to all) of the homeowner costs needed to match basic Efficiency Maine incentives and rebates through the General Assistance Program.

Sponsor: Councilor Pritchett
Originator: Rockland Energy Committee

To: **Mayor, City Council, & Acting City Manager**

From: Rockland Energy Committee

Re: **Order Authorizing Weatherize Rockland Residential Energy Efficiency Initiative**

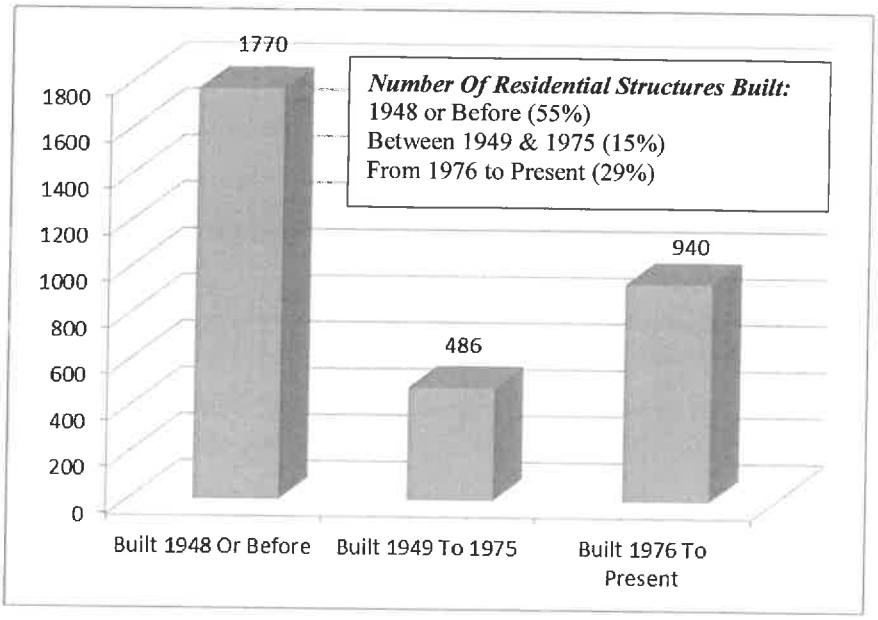
Date: 9/1/2016 (Date Approved By Energy Committee)

What Is "Weatherize Rockland?"

70% or more of Rockland's housing stock appears to have been built before effective insulation and air sealing was common which means many homes likely are drafty and present a significant heating cost burden to residents. "Weatherize Rockland" is a City coordinated initiative, led by the Energy Committee, that is designed to provide information to homeowners about low-cost and effective home energy savings options like air sealing. This initiative is also designed to minimize common hurdles that often hinder homeowners from pursuing energy saving projects.

Why "Weatherize Rockland?"

Heating and energy costs for older homes can create a significant barrier for home buyers applying for mortgages, can cause major burdens for homeowners on fixed incomes, and can be a financial challenge for working families. Beyond these costs, cold drafty homes can be an added daily burden for residents, especially older residents, who spend many winter days in their homes. Air leaks in the building envelope of residential structures can drive from 20% to 40% of the building's energy use. Maine has some of oldest housing stock in the nation and air leaks between the living space and unheated parts of the home (or outside) are particularly prevalent here.

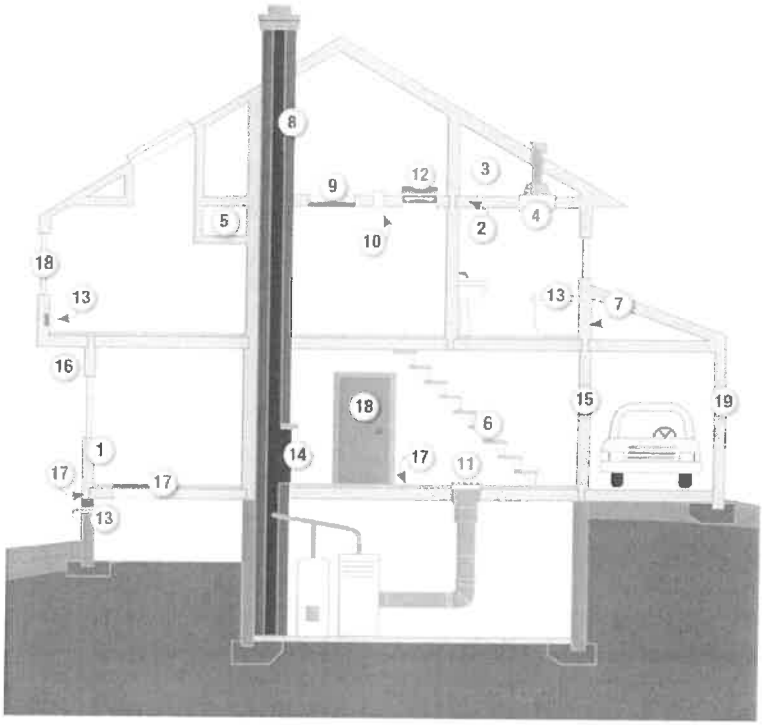


In Rockland, Assessing Department data suggests as many as 55 % of the residential structures were probably built in 1948 or earlier when meaningful air sealing was technically difficult to achieve during construction, if it was considered at all, and functional insulation was virtually nonexistent. An additional 15% of the residential structures in Rockland appear to have been constructed in the years from 1949 to 1975 before building science research developed effective approaches to control moisture, reduce air leaks, and provide thermal insulation.

Thus, approximately 70% of the residential structures in Rockland were likely built either without any insulation and air sealing or without effective insulation and air sealing. Even newer insulated buildings

built in the 1980's, 1990's and the first few years of this century may have been constructed with poor air sealing and thus have easily reducible annual energy costs. Available data from a variety of sources documents completed insulation, air sealing, or similar energy projects in < 100 (< 3%) of Rockland homes.

$850 of basic air sealing in a home can lower yearly home energy costs by $200 or more. Efficiency Maine offers incentives through the Home Energy Savings program that allow a homeowner to get $850 to $1050 of air sealing work completed for costs to the homeowner ranging from $50 to $450. With these incentives a homeowner would recover their investment in 1 to 2 heating seasons, increase comfort in the home, and reduce energy bills for years to come. When air sealing is coupled with installing effective insulation in key areas like the roof/attic area (i.e., creating an effective insulated "winter hat" for the home) the cost savings can be much higher



Air Sealing Trouble Spots

1. Air Barrier and Thermal Barrier Alignment
2. Attic Air Sealing
3. Attic Kneewalls
4. Shaft for Piping or Ducts
5. Dropped Ceiling/Soffit
6. Staircase Framing at Exterior Wall
7. Porch Roof
8. Flue or Chimney Shaft
9. Attic Access
10. Recessed Lighting
11. Ducts
12. Whole-House Fan
13. Exterior Wall Penetrations
14. Fireplace Wall
15. Garage/Living Space Walls
16. Cantilevered Floor
17. Rim Joists, Sill Plate, Foundation Floor
18. Windows & Doors
19. Common Walls Between Attached Dwelling Units

Reducing the energy consumption of older homes would lower the costs of living in Rockland and also reduce local air emissions from the burning of heating oil, propane and wood. Changes in funding for the Efficiency Maine Trust that took effect on July 1st expand types of incentives available to homeowners for air sealing, insulation and similar energy saving projects.

Programs like "Solarize Freeport" as well as the Island Institute's "Weatherization Weeks" illustrate the potential for coordinated community wide energy programs to increase resident participation and lower the costs to homeowners. For example, coordinated weatherization efforts have resulted in insulation and air sealing projects being completed on 25% of the year round homes on Peaks Island and 87% of the year round homes on Monhegan Island.

"Weatherize Rockland" & The Energy Committee's Charge In City Ordinance

The charge to the Energy Committee in City ordinance includes " . . .identify places where City actions may directly impact energy use in the community" and "identifying and researching potential projects . . . and then making recommendations to Council on ways City government can encourage and support energy efficiency . . . in all segments of the Rockland community" as well as " . . . work with City staff to ensure educational materials on any energy conservation opportunities for residential or business properties through programs like the Efficiency Maine Trust are readily available to members of the community who might benefit."

Primary Components Of Proposed "Weatherize Rockland" Initiative

In eight Energy Committee meetings over five months, the Committee discussed possible lessons learned from both Solarize Freeport and Island Weatherization Weeks, the Efficiency Maine Trust's residential incentives, the demographics of Rockland homeowners, and the potential for a City sponsored initiative to lower residents' energy costs. The Committee also met with staff from the Efficiency Maine Trust, City staff, and representatives of community organizations. Based on the Committee's research and project development work, the Energy Committee recommends that the City Council authorize the Energy Committee and City staff to implement a "Weatherize Rockland" Residential Energy Efficiency Initiative substantially as outlined below.

Community Education On Benefits of Home Insulation & Air Sealing

In many cases, homeowners thinking about lowering energy costs assume that this goal requires changing or updating the heating system - - which might well be a several-thousand-dollar investment with an unclear payback given volatile energy prices. The comparatively low costs (and significant benefits for the dollars spent) for home air sealing are frequently overlooked. Community education on the costs of air sealing and the potential to lower heating expenses is one of the core components of the proposed "Weatherize Rockland" initiative.

Community outreach and education would likely include: (a) some variation on a Community Energy Fair and/or "Weatherize Rockland" Forum; (b) a "Weatherize Rockland" web page or web site and related social media pages; (c) a "Weatherize Rockland" brochure that could be made available through a variety of channels and distributed in neighbors; (d) "Weatherize Rockland" information distributed through known community organizations such as through Rockland Main Street to employees of local businesses who live in Rockland, as well as through religious and community organizations. The development and distribution of "Weatherize Rockland" materials would be coordinated by the Energy Committee.

Explore "Neighborhood Sign-Up Competition" As Incentive

In the town coordinated "Solarize Freeport" initiative, lawn signs were placed in the front yards of homes as residents signed up for the program. When a lawn sign went up, inquiries about participating in the program came in from others in the neighborhood. "Weatherize Rockland" is currently proposed as a City wide initiative (i.e., it would be open to residential property owners anywhere in town).

In addition, the Energy Committee is also proposing to build on the "Solarize Freeport" approach by seeing if a "neighborhood sign up competition" could be a tool to encourage participation. In the initial season the initiative would focus on a couple of neighborhoods and publicize the number of participants in each neighbor during the signup period to see if a "challenge" between two neighborhoods (for example Upper Park Street versus North End West) brings attention to the initiative and encourages participation.

Community Education On Efficiency Maine Home Energy Savings Incentives

Beyond general education on the potential benefits of air sealing and insulation, another key component of the "Weatherize Rockland" initiative would be distributing information on Efficiency Maine Programs that are most likely to be relevant to local homeowners.

Request For Proposals/Qualifications To Prequalify Insulation & Air Sealing Contactors

In various Community Development Block Grant programs the City has administered, including both the façade program to assist owners of commercial masonry buildings and the

home rehabilitation program aimed at improving existing housing, the City has prequalified contractors and vendors to participate in the programs. In a similar manner, the Energy Committee is proposing that air sealing and insulation contactors be prequalified through a Request for Qualifications/Request for Proposals process.

This accomplishes two things. First, this step helps insure the quality and qualifications of any vendors mentioned in the "Weatherize Rockland" initiative. Second, this step simplifies the process for homeowners and in other programs appears to have increased participation. Homeowners considering a weatherization project would know that vendors "A" and "B" have committed to provide basic level of air sealing work "C" for a specified price "D.". All contracts for work would be between the weatherization contractor and the homeowner. The Request for Proposals process would be carried out by the Acting City Manager with the assistance of the City Attorney based the Energy Committee recommendations.

Request For Proposals To Explore Potential For Lower Costs Based On Participation
The municipally coordinated "Solarize Freeport" program found that having multi projects in one neighborhood can lower contractor costs (and costs to homeowners) by both reducing mobilization costs and by leveraging economies of scale. Solarize Freeport's RFP sought a range of prices from vendors based on the number of households that sign up for the program (i.e., if ten homes sign up the installed price for a 7.5 kW PV array would be "X" dollars, but if thirty homes sign up the price drops to "Z" dollars, etc.).

The Energy Committee is recommending this option be included in the Request for Proposals as a bid alternate to see if the City's initiative has the potential to lower the price for homeowners (i.e., the RFP would first be to establish qualifications and vendor offerings to be included in "Weatherize Rockland" materials; the bid alternate would ask what price the vendor would charge for 15 homes vs 30 homes vs 60 homes, etc.).

Community Fundraising To Offset Homeowner Cost
Depending on the value of the home and a resident's income, Efficiency Maine's Low Income Home Energy Savings Program allows a resident to have as much as $1050 of air sealing work done with only $50 direct costs to the homeowner. The Energy Committee discussed that even this amount could be a barrier to participation in some scenarios.

Thus the Committee is recommending the City Manager, through the General Assistance Office, be authorized to accept donations to offset some (up to all) of the homeowner costs needed to match basic Efficiency Maine incentives and rebates. The City has used this approach before to provide funds for heating oil and propane assistance. Any outreach for funds to support this aspect of "Weatherize Rockland" would be coordinated by the Energy Committee with all funds handled by City staff.

"Weatherize Rockland" Would Identify Homeowners Qualifying For CDBG Grants Or Loans
While developing this proposal, the Energy Committee learned the City has funds (mostly from parties paying back CDBG home rehab loans) that can be used as grants or loans for home energy projects. "Weatherize Rockland" should identify homes and homeowners that would be strong candidates for deeper energy retrofits with financial support through this existing program which is administered by staff and the Economic Development Committee.

Concept Schedule For "Weatherize Rockland" If Approved By Council

The actual schedule for "Weatherize Rockland" would be dependent on when the initiative is approved by Council and the response to the Request for Proposals/Qualifications from insulation and air sealing contractors. The following is a concept schedule of what should be practical if Council authorizes this initiative at its September 12th meeting.

September 7th:
Council To Discuss "Weatherize Rockland" Initiative At Agenda Setting Meeting

September 12th
Recommended To Council By Energy Committee For Council Adoption On 9/12

September 15th (Energy Meeting)
Energy Committee Meeting To Refine/Modify Proposal Based On Council Recommendations

September 21st
RFP Issued By Acting City Manager To Qualify Installers/Determine Pricing/Explore Discounts

September 27th (Energy Meeting)
Work On Project Outreach Materials
(i.e., Door Card, Brochure, Info Sheet, Web Site Template, etc.)
Work On Project Partners/Project Info Distribution Channels
(i.e., Penquis, Rockland Main Street, Chamber, AIO, Local Churches, Habitat, etc.)
Explore Possible Partners To Contribute To LiHESP Copays

October 7th
Response to RFQ/RFP From Insulation & Air Sealing Contractors Due At City Hall

October 11th (Energy Meeting)
Consider/Select Neighborhoods For Neighborhood Outreach/Neighborhood Challenge

October 14th
Proposed Target Date To Accept/Approve Energy Contractors To Participate in Program

October 19th (Approximate)
Project Rollout And Implementation
All Info/Educational Materials Finalized For Distribution
Online Materials (website and social media live)
Residents Can Begin Requesting Materials & Begin Signing Up For Initiative

October 22nd (Approximate)
Begin Neighborhood Outreach

November 2nd (Approximate)
Community Forum or Energy Fair (Could Be Weeknight or Weekend)

November 16th (Approximate)
Sign Up Deadline For First Phase Of Weatherize Rockland

November 16th Through January 25th (Approximate)
Weatherization Projects Carried Out

Online References

How air sealing makes your home more energy efficient (Efficiency Maine):
https://www.youtube.com/watch?v=xdzuIOLfY_Y

Saving Like an Islander: An overview of the Island Institute's Weatherization Week Program
https://www.youtube.com/watch?v=TbDZpT2eIqs

Energy Committee Meetings Focused On Developing "Weatherize Rockland"

April 12, 2016
April 26, 2016 (Discussed Committee Priorities & Potential For Residential Energy Initiative)
May 12, 2016 (Including Habitat for Humanity and Efficiency Maine Trust staff).
May 26, 2016 (Discussion of Key Components Of Island Weatherization Weeks)
July 21, 2016 (Brooks & Nathan Presented Outline Possible Residential Initiative To Committee)
July 26, 2016 (Weatherize Rockland Timeline Developed/Voted To Recommend Initiative to Council)
August 18, 2016 (Refined Weatherize Proposal For Council)
September 1, 2016 (Proposal Report To Council Finalized)