

# ***CITY OF ROCKLAND, MAINE***



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

**CITY CLERK'S OFFICE**

January 31, 2025

***YOU ARE HEREBY NOTIFIED THAT A SPECIAL MEETING OF THE  
ROCKLAND CITY COUNCIL WILL BE HELD ON MONDAY, FEBRUARY 3,  
2025 AT 5:30 P.M. IN CITY COUNCIL CHAMBERS AT ROCKLAND CITY  
HALL, 270 PLEASANT STREET, ROCKLAND, MAINE, FOR THE  
FOLLOWING PURPOSE(S):***

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

**Resolve #4 Commendation – Michael Cole  
Presentation of FY2024 Municipal Audit  
Workshop – Housing Bond  
Set Agenda for 02/10/2025 Regular Meeting**

*THIS MEETING WILL BE AVAILABLE ELECTRONICALLY  
VIA ZOOM AT ZOOM.COM MEETING I.D. 837 8626 5420 PASSCODE:  
060479*

*<https://us02web.zoom.us/j/83786265420?pwd=8a9vdnf5oHxmbvwCw9VnkKY4JR9AsM.1>*

*THIS MEETING IS ALSO BEING LIVE STREAMED THROUGH THE  
CITY'S WEBSITE ([www.rocklandmaine.gov](http://www.rocklandmaine.gov))  
AND BROADCAST OVER SPECTRUM CABLE CHANNEL 1303.*

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

[City of Rockland, Maine \(Link to City Website\)](#)  
[Stay Connected with the City of Rockland! \(Link to Free City Alert sign-up page\)](#)  
**Guide for Reading Agenda Items**

Pursuant to the City Charter, the City Council can only act by Ordinance, Order or Resolve.

For Ordinance Amendments: There are two readings for each proposed Ordinance Amendment, First Reading and Final Reading (along with a Public Hearing). After an Ordinance Amendment is passed in First Reading, a public hearing is set for the next Regular Monthly Meeting. If the Ordinance Amendment requires review by a City board, commission, or committee, it will be referred to that board, commission or committee between First Reading and Final Reading. Once an Ordinance Amendment is passed in Final Reading, it becomes effective 30 days after that date.

The format for Ordinance Amendment is as follows:

Plain Text = existing language in the Ordinance that is not being changed.

~~Red Strike-Through Text~~ = existing language being deleted from the existing Ordinance.

Red Underlined Text = language that is being added to the existing Ordinance.

If a proposed Ordinance Amendment is changed by vote of the Council in either First Reading or Final Reading, that language will appear as underline or strike-through of a different color (for any initial changes made at a particular meeting, the color **Blue** is typically used to indicate changes to the original proposal; different colors are used for any subsequent changes made at different meetings).

Orders and Resolves take effect immediately upon adoption by the Council. When the Council expresses anything by way of command, or direction for someone to take any sort of action, the form shall be an Order; when it expresses opinions, principles, facts or propositions, the form shall be a Resolve.

For more information see City Council Rules of Procedure, Chapter 2, Section 2-212 of the Rockland Code.

**Communications: None**

**Licenses & Permits: None**

**Resolves:**

#5 Appointments to Boards, Commission & Committees

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

**#33 Chapter 2, Section 2-211 Boards; Membership (Post. 1/13/25)**

An amendment to the City's Administrative Ordinance urging the Mayor to appoint members of diverse backgrounds and professions whenever possible. It also requires prospective members to attend at least one meeting of the Board, Commission or Committee, and to meet with the chair to discuss role expectations, time commitments and processes. The Mayor shall also meet with the chair to confirm that these discussions have taken place.

**#56 Chapter 17, Section 17-801 No Parking; Linden St (Post. 1/13/25)**

An amendment to the City's Parking Ordinance to prohibit parking for 100 feet on the northerly side of Linden Street westerly from Scott Street.

**# 1 Chapter 19, Section 19-206 Min Lot Size per Dwelling Unit**

An amendment to the City's Zoning Ordinance removing the minimum lot size per dwelling unit requirement from the TB1 – TB3, NC, C1, C2 & PC Zone.

**# 2 Chapter 4, Section 4-202 Sprinkler Requirement**

An amendment to the City's Building Code exempting single and two-family dwellings from the requirement to install sprinklers if the dwelling is within 1000 feet of a fire hydrant, is no more than 800 square feet in area, or is constructed with flame-resistant materials.

**# 3 Authorizing Quit Claim Deed – Reconveyance of 11 Dunton Ave.**

An Ordinance reconveying a lien-acquired property back to the previous owners, now that the outstanding debts have been satisfied.

**# 4 Chapter 17, Section 17-802 Time Limit on Parking – Harbor Park**

An amendment to the City's Parking Ordinance designating two spaces by the Harbor Master's building as 30-minute loading & unloading spaces.

**# 5 Chapter 17, Section 17-422 Long-Term Parking**

An amendment to the City's Parking Ordinance designating 10 parking spaces at Snow Marine Park for long-term trailer parking, and 5 spaces at Harbor Park as long-term passenger vehicle parking, by permit.

**Ordinances in First Reading:**

**# 6 Ch. 2, Sec. 2-212 Rules of Procedure; Written Public Comment**

An amendment to the City Council's Rules of Procedure establishing criteria for the acceptance and reading of written public comment during City Council meetings; and clarifies that there is no Public Forum held at the Annual Organizational Meeting.

**# 7 Ch. 2, Sec. 2-212 Rules of Procedure; Mayor Participation in Debate**

An amendment to the City Council's Rules of Procedure to allow the Mayor to participate in debate of issues during formal Council sessions without having to call upon another member of Council to take the Chair to do so.

**# 8 Ch. 2, Sec. 2-212 Rules of Procedure – Start Time of Organizational Meeting**

An amendment to the City Council’s Rules of Procedure changing the start time of the Annual Organizational Meeting to conform with a recent change to the Charter specifying that the start time of the Annual Organizational Meeting will be the same as the start time set for Regular Monthly Meetings (currently 5:30 p.m.).

**Orders:**

**#71 Boards, Commissions & Committees Guide (Post. 1/13/25)**

An Order adopting the Guide to Boards, Commissions & Committee to act as a reference document to aid in creating consistency across the City’s boards.

**# 5 Authorizing Grant Application – Ulmer Square Improvements**

An Order authorizing application for Environmental Justice for New England Thriving Communities Grantmaking Program EPA Region 1 funds of up to \$350,000 for the purpose of installing green infrastructure and public space improvements at Ralph Ulmer Square in accordance with the City’s 2021 Stormwater Master Plan. The order also authorizes acceptance and expenditure of funds, if successful. No local match is required for this grant.

**# 6 Amending Licenses & Permits Fee Schedule – Long-Term Parking Permits**

An Order amending the Licenses & Permits Fee Schedule to add a \$10 per day fee for the newly-established long-term parking at Harbor Park and Snow Marine Park from May 15 to October 15 of each year.

**# 7 Authorizing TIF Fund Expenditure – Public Service Garage Engineering**

An Order authorizing the expenditure of up to \$29,150 from the Cranberry Isles TIF Account for engineering services for the new Public Services Garage.

**Consent Agenda:**