

CITY OF ROCKLAND, MAINE



*270 Pleasant Street
Rockland, Maine 04841*

CITY CLERK'S OFFICE

February 28, 2025

*YOU ARE HEREBY NOTIFIED THAT THE AGENDA-SETTING MEETING
OF THE ROCKLAND CITY COUNCIL WILL BE HELD ON **MONDAY,**
MARCH 3, 2025 AT 5:00 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]

Executive Session pursuant to 1 M.R.S.A. §405(6)(C) for
Discussion of possible acquisition/disposition of property
**[The Public Forum will be held immediately following the
Executive Session]**

Presentation: Susan Beebe – Local Pollinators

Presentation: Penquis CAP – Rockland Assist Program

Presentation: Sustainability Coordinator Jennifer Carter – City
Tree Program

Presentation: Public Service Director Todd Philbrook – Flashing
Beacon Project

Set Agenda for 03/10/2025 Regular Meeting

*THIS MEETING WILL BE AVAILABLE ELECTRONICALLY
VIA ZOOM AT ZOOM.COM MEETING I.D. 890 8555 7089 PASSCODE:
613955*

<https://us02web.zoom.us/j/89085557089?pwd=aEaFQbHfEsoMr2D08f4ThUb2FqMSnK.1>

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

*_____ Stuart H.
Sylvester _____
STUART H. SYLVESTER
CITY CLERK*

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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.

ITEMS FOR 03/10/2025 REGULAR MEETING AGENDA:

February 28, 2025

Communications:

- a. Letter from Emma Wendt – Resignation from Energy & Sustainability Advisory Committee

Licenses & Permits: None.

Resolves:

#7 Affirming Law Enforcement Responsibilities

A Resolve affirming community confidence in the Rockland Police Department and clarifying the department's responsibilities with respect to enforcement of federal laws and relationships with federal law enforcement agencies.

#8 Supporting the Creation of a Maine Climate Superfund

A Resolve expressing the City Council's support to the Governor and Legislature of the creation of a Maine Climate Superfund in alignment with guidance from the Maine Environmental Priorities Coalition to protect Maine communities and ensure the largest oil and gas companies pay their fair share for climate-related damage.

#9 Commendation – Cheryl Heal (20 years)

A Resolve commending Cheryl Heal for 20 year of service to the community with the Pollution Control Department.

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 when possible, 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.

6 Chapter 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.

8 Chapter 2, Section 2-212 Rules of Procedure; Org. 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.).

9 Chapter 19, Section 19-207 Min Lot Size; A, B & B-1 Zones

An amendment to the City's Zoning Ordinance to eliminate the Minimum Lot Size for sewerer lots in the Residential A & B Zones.

#10 Chapter 19, Section 19-207 Max Structure Height, Stories

An amendment to the City's Zoning Ordinance eliminating the maximum structure stories in the Residential AA, A, B, & B-1 Zones, and the Rural Residential 1 & 2 Zones.

#11 Bond Ordinance – Housing Bond

An Ordinance authorizing the borrowing of funds to finance capital projects to enable and promote the construction of affordable workforce housing in the City.

Ordinances in First Reading:

#12 Ch. 17, Sec. 17-420 Parking Violation; Metered Parking

An amendment to the City's Parking Ordinance establishing fines and waiver fees for violation of the metered parking regulations.

#13 Ch. 17, Sec. 17-802 Parking Time Limits; Main Street

An amendment to the City's Parking Ordinance establishing a 2-hour parking limit on the seven spaces on the east side of Main Street from its intersection with North Main Street northerly to the property at 639 Main Street.

#14 Contract Zone – Rockland Street

An Ordinance establishing the Rockland Street Contract Zone to allow for the development of affordable housing units on the properties identified as 11, 13 & 15 Rockland Street.

#15 Contract Zone – White Street

An Ordinance establishing Rockland Commons, The Docks Contract Zone to allow the creation of a mixed-use development at the properties identified as 4 White Street, 6 White Street and 87 Limerock Street.

#16 Conditional Zone – Primo Restaurant

An Ordinance establishing the Primo Restaurant Conditional Zone to allow agricultural activities to support restaurant operations.

#17 Ch. 19, Sec. 19-206 Waterfront WF2 Zone Regs.

An amendment to the City's Zoning Ordinance expanding the allowed uses in the Waterfront WF2 Zone to accommodate uses such as various educational, recreational, lodging and service activities.

#18 Ch. 9, Sec. 9-214 Rockland Middle Pier Operations

An amendment to the City's Harbor & Waterfront Ordinance expanding the use of Rockland Middle Pier to include services other than commercial passenger vessels.

#19 Authorizing Lease Agreement – Portable Restrooms

An Ordinance authorizing a lease financing contract not to exceed \$81,465 for a portable, ADA-compliance two-station restroom to be placed at MacDougal Park.

Orders:

#71 Boards, Commissions & Committees Guide (Post. 2/10/25)

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.

#11 Calling Election/Placing Ref Question on Ballot – Bond Question

An order calling for a special municipal election to take place in conjunction with the annual RSU #13 Budget Validation Referendum Election on June 10, 2025, and placing the Affordable Housing Bond Question on the ballot.

#12 Authorizing TIF Expenditure – Main Street Sidewalks

An order authorizing the expenditure of up to \$120,000 from the Downtown TIF Account for repairs and improvements to the sidewalk on the east side of Main Street between the properties of 255 and 279 Main Street.

#13 Authorizing TIF Expenditure – Main Street Crosswalks

An order authorizing the expenditure of up to \$80,000 from the Downtown TIF Account for the repairs and improvements to the crosswalks on Main Street to enhance pedestrian safety.

#14 Amending Solid Waste Disposal Fee Schedule – Trash Bags

An amendment to the Solid Waste Disposal Fee Schedule adding a 3rd size of trash bag: Small 6-7 gallon 22” x 24” at cost of \$1.00 per bag.

#15 Authorizing License Agreement – Funny Farm LLC (Primo)

An order authorizing a license agreement with Funny Farm LLC (aka Primo Restaurant) to allow the use of a City Right-of-Way between the properties of Funny Farm LLC located at 2 Main Street and 25 Dunton Avenue to link the two parcels to support restaurant operations.

#16 Authorizing Use of City Property – Lobster Festival Road Race

An order authorizing the closure of certain street and use of public properties for the Lobster Festival Road Races scheduled for Sunday, August 3, 2025 beginning at 8:00 a.m.

Consent Agenda: