

# TOWN OF ROCKPORT

## ANNUAL TOWN MEETING WARRANT

### Tuesday, June 11, 2024

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To: Randy Gagne, Constable of the Town of Rockport, in the County of Knox, State of Maine

#### *Greetings:*

In the name of the State of Maine, you are hereby required to notify and warn the voters of the Town of Rockport in said County, qualified by law to vote in Town affairs, to meet at the Rockport Public Library, of the said Town of Rockport, on Tuesday, the 11th day of June, 2024 at 8:00am to 8:00pm to vote on Articles 2 through 15, at which time the meeting will adjourn.

**Article 1.** To elect a moderator to preside at said meeting.

**Article 2.** To elect:

- a. Two 3-year terms for Select Board and Overseers;
- b. One 1-year term for Select Board and Overseers;
- c. Three 3-year terms for the Budget Committee;
- d. Two 2-year terms for the Budget Committee;
- e. Two 3-year term for the Library Committee;
- f. One 3-year term for Director of SAD #28 and to also serve concurrently on the Five Town CSD School Board.

*Explanation: We have received papers back for the two open three-year terms on the Select Board, the three people that will be on the ballot in June for this position will be Tiffany Ford, Michelle Hannan, and Denise Munger. For the one one-year term, we have received papers back from John Viehman, who will appear on the June ballot.*

*There are three three-year term open positions on the Budget Committee, and we received papers back from Walker Angell and Helen Shaw. We also have two two-year term open positions, and we received papers back from Douglas Cole.*

*There is two three-year terms open position for the Library Committee, and we received papers back from David Bannister and Helen Shaw.*

*There is one three-year term position for the School Board, which we received papers back from Marcia Dietrich.*

*Write ins for all vacancies are also accepted, however, for a write in to accept the position, they must declare in writing with the Town Clerk that if written in they will accept the position. Such declarations must be received by the Town Clerk prior to 4 p.m. on June 10<sup>th</sup>, 2024.*

**Article 3.** Shall the Town: (1) approve a capital project consisting of the construction of a new wastewater recovery facility on property currently owned by Pen Bay

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Medical Center located at 6 Glen Cove Drive and an extension of the wastewater collection system along Route 90 to the Route 17 intersection, including engineering and design costs, transaction costs and other expenses reasonably related thereto (the “Project”); (2) appropriate the sum of \$33,667,000, plus any additional premium, to provide for the costs of the Project; (3) authorize the Town Treasurer and the Chair of the Select Board to issue general obligation securities of the Town (including temporary notes in anticipation of the sale thereof) in an aggregate principal amount not to exceed \$33,667,000, plus any additional premium, to fund the Project; and (4) delegate to the Treasurer and the Chair of the Select Board the authority and discretion to fix the dates, maturities, interest rates, denominations, calls for redemption (with or without premium), form, refundings, and other details of said securities, including authority to execute and deliver the securities on behalf of the Town?

FINANCIAL STATEMENT

1. TOTAL BOND INDEBTEDNESS

a. Bonds outstanding and unpaid:	\$ 6,228,570
b. Bonds authorized and unissued (other than this loan):	\$ 8,258,675
c. Maximum amount to be issued if approved:	\$ 33,667,000

2. COSTS

At an estimated maximum interest rate of 3.5% for a thirty (30) year maturity, the estimated cost of this bond will be:

Principal	\$ 33,667,000
Interest	\$ 18,224,708
Total:	\$ 51,891,708

3. VALIDITY

The validity of the bonds and the voter's ratification of the bonds may not be affected by any error in the above estimates. If the actual amount of the total debt service varies from the estimates, the ratification by the voters nevertheless conclusive, and the validity of the bond issue is not affected by reason of the variance.

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Town Treasurer

Select Board Votes: 4 For, 0 Against, 0 Abstain RECOMMEND  
Budget Committee Votes: 5 For, 0 Against, 0 Abstain RECOMMEND

[Explanation: This is a bonding article looking for voter approval to fund the construction of a Water Resource Recovery Facility, and extended the sewer collection system out Route 90 to the interaction of Route 17. As a reminder this is not debt that will be paid for by the entire tax base, this will be paid for by the rate payers of the system. For more information on this project, please visit the Town’s website, in the header click on “Projects”, then “Water Resource Recovery Facility and Route 90 Sewer Expansion. All information we have in](#)

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regard to this project is there and will be updated as new information is gathered.

**Article 4.** Shall the Town adopt the amendments to the Rockport Land Use Ordinance Zoning Map to change a parcel’s zone located at Map 20 Lot 182 from part of 903 Coastal Residential and 906 Mixed Business Residential to fully 906 Mixed Business Residential.

*Note: A copy of proposed zoning map amendment is available on the Town website and at the Town Office.*

Planning Board Votes:           6 For, 0 Against, 0 Abstain   RECOMMEND

Explanation: The proposed changes to the Map are seen in the images below. The lot in question included the former Fuller Chevrolet car dealership on Route 1. This change would place the entire lot in the 906 Mixed Business Residential district.



**Article 5.** Shall the Town adopt the amendments to the Rockport Land Use Ordinance to place Planned Unit Development Ordinance within, and to be known as Section 817 Planned Unit Development, and with proposed amendments to definitions accompanying Planned Unit Development.

*Note: A copy of proposed zoning map amendment is available on the Town website and at the Town Office. This ordinance is proposed with regards to State Legislation LD2003 – Title 30-A § 4364.*

Planning Board Votes:           7 For, 0 Against, 0 Abstain   RECOMMEND

Explanation: The proposed ordinance of a Planned Unit Development (PUD) is aimed at creating another tool the Town can use to increase the housing stock. Currently, Rockport’s Land Use Ordinance is a black and white setup with little flexibility for a developer to create housing that is sorely needed. If Rockport is to increase housing supply, then additional tools such as this PUD are needed. This PUD ordinance will allow for density bonuses in exchange for types of housing and other amenities for the community at large. For the full proposed amendment, please see the Town website.

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**Article 6.** Shall the Town adopt the amendments to the Rockport Land Use Ordinance to place Affordable Housing Ordinance within, and to be known as Section 818 Affordable Housing.

*Note: A copy of proposed zoning map amendment is available on the Town website and at the Town Office. This ordinance is proposed with regards to State Legislation LD2003 – Title 30-A § 4364.*

Planning Board Votes: 7 For, 0 Against, 1 Abstain RECOMMEND

Explanation: The Town finds that an adequate supply of affordable housing for persons of moderate income is desirable for public health, safety and welfare in that it promotes a community rich in economic, social, and cultural diversity. It is therefore a public purpose to make available and integrate into the Town an adequate supply of housing for people of all economic segments of the community. For the full proposed amendment, please see the Town website.

**Article 7.** Shall the Town adopt the amendments to the Rockport Land Use Ordinance regarding section 804 Cluster Development, and related amendments to Section 917 Land Use Table, and with proposed amendments to definitions accompanying Cluster Development.

*Note: A copy of proposed zoning map amendment is available on the Town website and at the Town Office. This ordinance is proposed with regards to State Legislation LD2003 – Title 30-A § 4364.*

Planning Board Votes: 7 For, 0 Against, 0 Abstain RECOMMEND

Explanation: This is amending text in section 804 to conform to the LD 2003 legislation from the State. For the full proposed amendment, please see the Town website.

**Article 8.** Shall the Town adopt the amendments to the Rockport Land Use Ordinance regarding section 918 Dimension Tables A and B, and related amendments to Section 917 Land Use Table, and with proposed amendments to definitions accompanying these amendments.

*Note: A copy of proposed zoning map amendment is available on the Town website and at the Town Office. This ordinance is proposed with regards to State Legislation LD2003 – Title 30-A § 4364.*

Planning Board Votes: 7 For, 0 Against, 0 Abstain RECOMMEND

Explanation: This is amending text in section 918 and 917 to conform to the LD

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2003 legislation from the State. For the full proposed amendment, please see the Town website.

**Article 9.** Shall the Town adopt the amendments to the Rockport Land Use Ordinance regarding Chapter 900.

*Note: A copy of proposed zoning map amendment is available on the Town website and at the Town Office. This ordinance is proposed with regards to State Legislation LD2003 – Title 30-A § 4364.*

Planning Board Votes: 7 For, 0 Against, 0 Abstain RECOMMEND

Explanation: This is amending text in Chapter 900 to conform to the LD 2003 legislation from the State. For the full proposed amendment, please see the Town website.

**Article 10.** Shall the Town adopt the amendments to the Rockport Land Use Ordinance regarding section 604, accompanying amendments to the definitions in Section 302, and related amendments to Section 917 Land Use Table.

*Note: A copy of proposed zoning map amendment is available on the Town website and at the Town Office.*

Planning Board Votes: 7 For, 0 Against, 0 Abstain RECOMMEND

Explanation: This is amending text in Section 604, 302, and 917 for additional definitions and clean up amendments to strengthen the Land Use Ordinance.

**Article 11.** Shall the Town adopt the amendments to the Rockport Land Use Ordinance regarding section 816.

*Note: A copy of proposed zoning map amendment is available on the Town website and at the Town Office. This ordinance is proposed with regards to State Legislation LD2003 – Title 30-A § 4364.*

Planning Board Votes: 7 For, 0 Against, 0 Abstain RECOMMEND

Explanation: This is amending text in Section 816 to conform to the LD 2003 legislation from the State. For the full proposed amendment, please see the Town website.

**Article 12.** To see if the Town will vote to raise and appropriate the following expenditures for the 2024/2025 fiscal year:

A.	Administration.....	\$41,754
B.	Town Manager.....	\$412,745
C.	Town Clerk.....	\$354,295
D.	Planning & Community Development .....	\$448,718

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E.	Finance .....	\$328,430
F.	Assessing .....	\$295,516
G.	Insurance.....	\$92,984
H.	General Assistance .....	\$105,330
I.	Police Department .....	\$1,145,010
J.	Fire Department.....	\$736,529
K.	Emergency Medical Services .....	\$1,191,665
L.	Other Public Safety Services .....	\$254,460
M.	Animal Control.....	\$6,400
N.	Harbormaster .....	\$358,950
O.	Emergency Management .....	\$9,115
P.	Public Works .....	\$2,884,615
Q.	Sanitation.....	\$171,100
R.	Library .....	\$596,207
S.	Conservation Commission .....	\$33,050
T.	Parks .....	\$85,811
U.	Opera House .....	\$280,420
V.	Recreation.....	\$71,080
W.	Buildings and Grounds Administration .....	\$399,030
X.	Town Office Building.....	\$187,474
Y.	Public Safety Building.....	\$39,980
Z.	West Rockport Fire Station.....	\$37,850
AA.	Debt.....	\$508,849
AB.	County Service, E-911 .....	\$102,199
AC.	County Service, Dispatch.....	\$50,357
AD.	Cemeteries .....	\$168,900
AE.	Special Assessments.....	\$6,800
	Total.....	\$11,405,623

Budget Committee recommendations:

A.	Add \$32,500 to Harbormaster Budget	Select Board: Approved
B.	Remove \$10,000 from Public Works	Select Board: Not Approved
C.	Remove \$15,000 from Public Works	Select Board: Approved
D.	Add \$6,000 to Library	Select Board: Approved
E.	Add \$15,000 to Conservation Commission	Select Board: Approved

*Note: “Select Board: Approved” means the Budget Committee recommendation is included in the budget reflected above, Not Approved means that it is not reflected above.*

Select Board Votes:                    4 For, 0 Against, 0 Abstain    RECOMMEND

Explanation: Like last year we will not be having an open Town Meeting and the budget articles will be voted on by written ballot. This article seeks the approval for the expenses for the 2024/2025 fiscal year. Through the budget process, the Budget Committee, Select Board, Town Manager, and Department Heads met to develop the annual budget. The Budget Committee had five recommended

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changes to the budget that they presented to the Select Board, these changes are listed above. All but one recommendation of Budget Committee’s recommendations was approved by the board and is included in the warrant article numbers. The one item that was not approved the board felt that it was appropriate to leave that money in the Public Works budget for winter snow removal and road treatment. Some high-level highlights of budget presented are:

1. Overall, the budget is an increase of 14.15%, which includes an 8.66% increase from the schools and an increase of 9.4% from the county. The biggest driving force of this increase is item #2 in the explanation.
2. The creation of an Emergency Medical Services (EMS) department. We currently contract our EMS services out to a private company, and that provider is not meeting the standard that the Rockport taxpayers deserve. By providing our own service, we have total control of the care that is provided to those that need the services. It also allows us to make sure adequate training, patient care and such are met. We will also be able to do more community outreach and preventative care to the residents of Rockport.
3. We have also increased the paving allocation, although not enough to do all the work that is needed across town, it will aid us getting more work done.

**Article 13.** To see if the Town will vote to raise and appropriate the following as Revenue from the following sources to be used in reducing the property tax assessment for the 2024/2025 fiscal year:

A.	General Government .....	\$1,570,565
B.	Public Assistance.....	\$49,700
C.	Public Safety.....	\$855,634
D.	Public Works .....	\$66,879
E.	Culture and Recreation .....	\$200,987
F.	Buildings and Grounds .....	\$27,070
G.	All Other – Cemeteries.....	\$65,500
H.	Schools .....	\$93,750
I.	Unassigned Fund Balance .....	\$380,000
J.	Special Assessments.....	\$687,500
	Total.....	\$3,997,585

Budget Committee recommendations:

- |    |  |                            |
|----|--|----------------------------|
| A. | Add \$50,000 to Finance Department                 | Select Board: Approved     |
| B. | Reduce use of Unassigned Fund Balance to \$200,000 | Select Board: Not Approved |

*Note: “Select Board: Approved” means the Budget Committee recommendation is included in the budget reflected above, Not Approved means that it is not reflected above.*

Select Board Votes:                    4 For, 0 Against, 0 Abstain    RECOMMEND

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Explanation: This article is to approve all the non-tax revenues that are collected by the Town, and to approve the use of the Unassigned Fund Balance, to lessen the burden felt by taxpayers. We were able to increase our non-tax revenues by 22.62% over the current fiscal year. The Budget Committee approved two recommended changes which were presented to the Select Board. The board approved one of those recommendations, but chose not to include the reduction of the use of the unassigned fund balance in this budget because the Board felt that these funds were needed to help reduce the burden felt by the taxpayers.

**Article 14.** Shall the Town accept the dedication in fee simple of all of Business Circle, Rolling Meadow East, and Rolling Meadow West comprising approximately 1,600 feet of private right-of-ways located off of West Street Extension, as shown on the subdivision plan recorded in the Knox County Registry of Deeds at Cabinet 25, Sheet 131, as amended, and to accept and establish such ways as municipal roads to be Town-owned and maintained?

Select Board:	4 For, 0 Against, 0 Abstain	RECOMMEND
Budget Committee:	6 For, 0 Against, 0 Abstain	RECOMMEND

Explanation: This article, if approved would accept the above listed roads as Town roads. The Budget Committee and Select Board both voted in favor of this article.

**Article 15.** Do you favor requiring the Rockport Select Board to appoint an advisory committee to study the costs and benefits of a collaborative approach for improving wastewater treatment systems in the towns of Rockport and Camden, including a municipal utility district, and to have such committee report findings to the Board prior to the 2025 Rockport Town Meeting and prior to funding the construction of a new wastewater treatment plant?

*Note: This article was submitted by a citizens' petition.*

Explanation: A citizens' petition cannot be altered in any form from the word presented to signers of the petition, so this language is identical to that provide to those who signed the petition. To have an article included on the ballot, petitioners must obtain the signatures at least 10% of the voters participating in the last gubernatorial election, which in this case amounted to 217 voters. The petitioners in this instance provide more than 217 registered voters and thus this article will be on the June ballot.