

TOWN OF ROCKPORT

SPECIAL TOWN MEETING WARRANT

Voter's Guide

Tuesday, November 5, 2024

This is meant for informational purposes only to give voters a condensed explanation for the purpose of each article listed on the November 2024 Special Town Meeting Warrant. For more info, please visit the Town website or visit the Town office.

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

Article 2. Shall the Town adopt the amendments to the Rockport Land Use Ordinance regarding Chapter 300 Definitions?

Note: A copy of the proposed amendments is available on the Town website and at the Town Office.

Explanation: The amendments proposed in this chapter pertain to requests by the Code Enforcement Officer for clarification of definitions.

Planning Board Votes: 5 For, 0 Against, 0 Abstain RECOMMEND

Article 3. Shall the Town adopt the amendments to the Rockport Land Use Ordinance regarding Chapter 500 Nonconformance?

Note: A copy of the proposed amendments is available on the Town website and at the Town Office.

Explanation: The clean-up item proposed here is to correct a bad citation.

Planning Board Votes: 5 For, 0 Against, 0 Abstain RECOMMEND

Article 4. Shall the Town adopt the amendments to the Rockport Land Use Ordinance regarding Chapter 600 Administration?

Note: A copy of the proposed amendments is available on the Town website and at the Town Office.

Explanation: Clean up edits made, in correlation with Maine State Law as it relates to Maine Uniform Building and Electrical Code (MUBEC). With this amendment, the Town will then begin to enforce the Energy Code portion of MUBEC, which it did not do before. The State of Maine already requires this to be the standard of new construction. This ordinance will slightly change the permitting and inspection process, by adding a step in the process.

Planning Board Votes: 3 For, 2 Against, 0 Abstain RECOMMEND

Article 5. Shall the Town adopt the amendments to the Rockport Land Use Ordinance regarding Chapter 1300 Site Plan Review?

Note: A copy of the proposed amendments is available on the Town website and at the Town Office.

Explanation: This is a clean-up for the section pertaining to a site plan

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revision application, in reducing the total number of printed copies to two instead of fifteen.

Planning Board Votes: 5 For, 0 Against, 0 Abstain RECOMMEND

Article 6. Shall the Town adopt amendments to the Rockport Land Use Ordinance to place Fire Prevention and Protection Ordinance within, and to be known as Section 609 Fire Prevention and Protection, and with proposed amendments to definitions accompanying Fire Prevention and Protection?

Note: A copy of the proposed amendments is available on the Town website and at the Town Office.

Explanation: This ordinance is one recommended by our legal counsel. Because we have responsibilities for the Fire Chief, or their designee, this ordinance cleans up their authority in one location and properly references the Fire Code.

Planning Board Votes: 5 For, 0 Against, 0 Abstain RECOMMEND

Article 7. Shall the Town adopt an ordinance to be known as Licensing – Business and Others?

Note: A copy of the proposed ordinance is available on the Town website and at the Town Office.

Explanation: This ordinance is a new, stand alone, ordinance in which entities offering lodging services, food services, or peddling goods in any manner to obtain a license. Some already are required, however, the rules are scattered into other locations. This ordinance is an aim at solidifying these items into a lone location.

Planning Board Votes: 5 For, 0 Against, 0 Abstain RECOMMEND

Article 8. Shall the Town adopt an ordinance to be known as the Rockport Pole Ordinance?

Note: A copy of the proposed ordinance is available on the Town website and at the Town Office.

Explanation: This ordinance establishes rules for the maintenance and upkeep of utility poles in the public right of way. The draft ordinance is based upon a similar ordinance adopted in Lewiston in an attempt to control the placement of utility poles in such a manner which those poles do not become nuisances themselves due to improper placement of the pole and effective abandonment of older facilities.

Select Board Votes: 5 For, 0 Against, 0 Abstain RECOMMEND

Article 9. Shall the Town:

(1) Approve the design, planning, preparation, permitting, construction,

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equipping, purchase, and/or acquisition, including all expenses reasonably related thereto, of the following types of projects located throughout the Town of Rockport, Maine:

(a) roadway water crossing rehab, repair, replacement, and/or improvements to the following water crossing areas, West Street Extension, Gurney Street, Main Street, Warrenton Street, Meadow Street, Chris’ Road, Porter Street, and Mt. Pleasant Street;

(b) cover our share of the costs associated to storm damage we suffered in October 2021 related to Robinson Drive and other damages;

(c) should excess funding be available, allow the Select Board to allocate funding to other necessary infrastructure projects; (collectively, the “Projects”);

(2) Appropriate a sum not to exceed \$3,400,000, plus any additional premium, for the Projects; and

(3) To fund the appropriation, authorize the Treasurer and Chair of the Select Board to issue, at one time or from time to time, general obligation securities of the Town of Rockport, Maine, including temporary notes in anticipation of the sale thereof, in an aggregate principal amount not to exceed \$3,400,000, plus any additional premium, with the discretion to fix the date(s), maturity(ies), denomination(s), interest rate(s), place(s) of payment, premium(s), call(s) for redemption(s), form(s), and other details of said securities, including execution and delivery of said securities against payment therefore, and to provide for the sale thereof, to be delegated to the Treasurer and the Chair of the Select Board.

FINANCIAL STATEMENT

Total Town Indebtedness:

A. Bonds outstanding and unpaid:	\$ 6,228,570
B. Bonds authorized and unissued:	\$ 8,258,675
C. Bonds to be issued if this Article is approved:	<u>\$ 3,400,000</u>
Total	\$ 17,887,245

Costs:

At an estimated interest rate of 3.76% for an estimated 15-year maturity, the estimated costs of this bond issue will be:

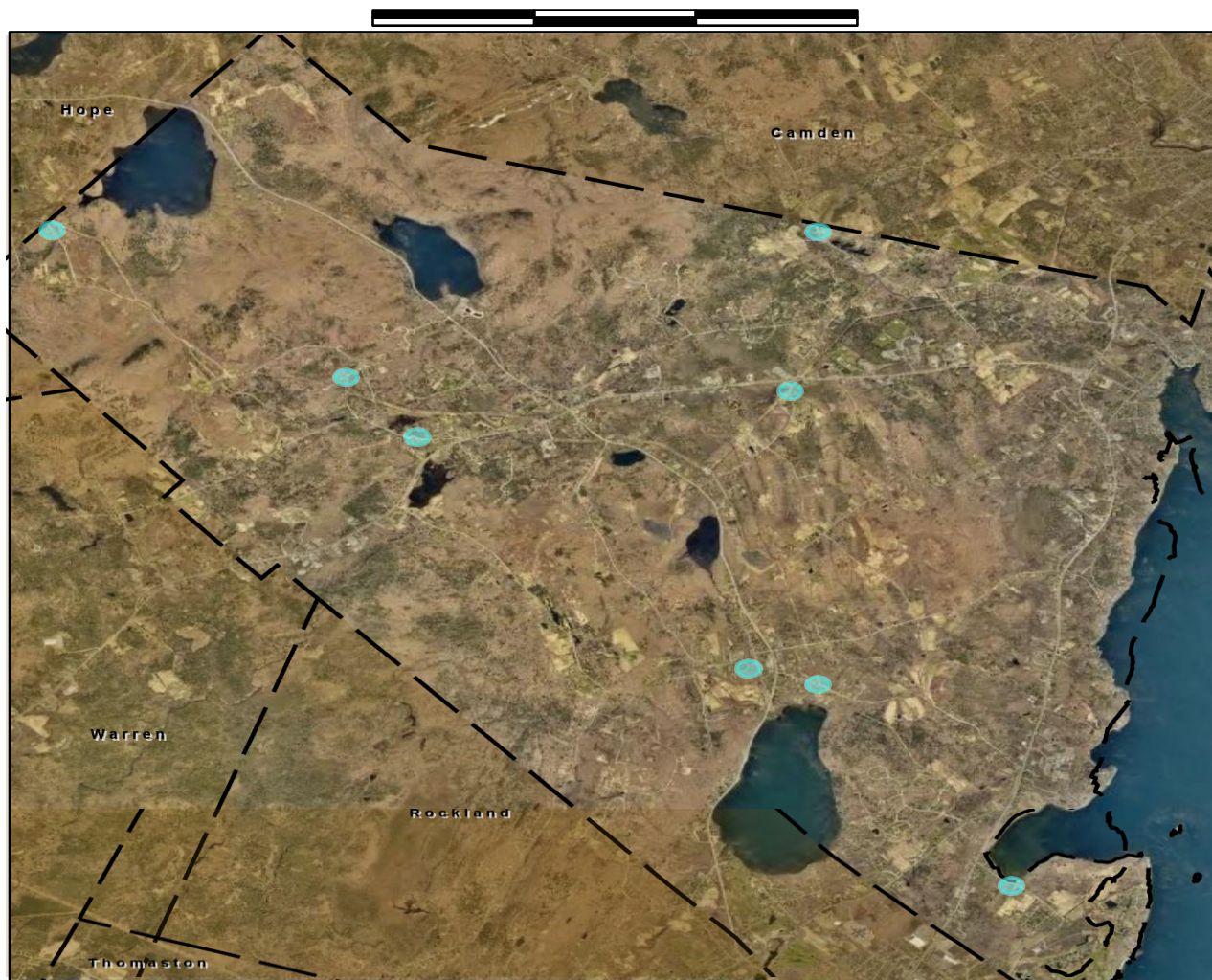
Principal:	\$ 3,400,000
Interest:	<u>\$ 1,050,577</u>
Total Debt Service:	\$ 4,450,577

Validity: The validity of the bonds and the voters’ ratification of the bonds may not be affected by any errors in the above estimates. If the actual amount of the total debt service for the bond issue varies from the estimate, the ratification by the electors is nevertheless conclusive and the validity of the bond issue is not affected by reason of the variance?

S/ _____, Town Treasurer

Explanation: This bond article would be to replace several larger and costly stream crossing that we have in Town, that are in poor condition and need to be replaced for road safety concerns and in some cases flooding concerns. We have a grant to go along with the work to be on West Street Extension, and we have tried to get FEMA reimbursement on damage sustained to the Chris' Road project, but they denied our claims. We need to be able to get these projects done by putting the funding into the budget, and feel it is best to bond these projects. All these projects once completed have a minimum life expectancy of 20 years, with several of the larger projects being upwards of 50 years.

Select Board Votes: 5 For, 0 Against, 0 Abstain RECOMMEND



Article 10. Shall the Town:
(1) Approve the design, site preparation, and construction of a sewer connection line on Union Street (approximately from Grove Street to Rockport Town line), Commercial Street (approximately from the Fox Hill Pump Station to Beech Hill Road), Forest Street West (approximately from Rte. 90 to Forest Glen) and if

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excess funding is available complete other connections in public right of ways as deemed appropriate based upon those connections ability to provide affordable housing development opportunities in the affected areas, including all engineering and design costs, transaction costs and other expenses reasonably related thereto (the “Project”);

(2) Appropriate the sum of \$2,400,000 to fund the project, plus any additional premium, which includes approximately \$1,000,000 in already secured grant funding from Northern Borders Regional Commission (NBRC) for the Project; and

(3) Authorize the Town Treasurer and Chair of the Select Board to issue, at one time or from time to time, general obligation securities of the Town of Rockport, Maine (including temporary notes in anticipation of the sale thereof), including in an aggregate principal amount not to exceed \$1,400,000, to partially fund the Project; and

(4) Delegate to the Treasurer and the Chair of the Select Board the authority and discretion to fix the date(s), maturity(ies), denomination(s), interest rate(s), place(s) of payment, premium(s), call(s) for redemption (with or without premium), form(s), refunding(s) and other details of said securities, including authority to execute and deliver the securities on behalf of the Town?

FINANCIAL STATEMENT

Total Town Indebtedness:

A. Bonds outstanding and unpaid:	\$ 6,228,570
B. Bonds authorized and unissued:	\$ 8,258,675
C. Bonds to be issued if this Article is approved:	<u>\$ 1,400,000</u>
Total	\$15,887,245

Costs:

At an estimated interest rate of 2% for an estimated 30-year maturity, the estimated costs of this bond issue will be:

Principal:	\$ 1,400,000
Interest and Fees:	<u>\$ 512,800</u>
Total Debt Service:	\$ 1,912,800

Validity: The validity of the bonds and the voters’ ratification of the bonds may not be affected by any errors in the above estimates. If the actual amount of the total debt service for the bond issue varies from the estimate, the ratification by the electors is nonetheless conclusive and the validity of the bond issue is not affected by reason of the variance?

S/ _____, Town Treasurer

Explanation: This bond article would be to appropriate the money in concert with a grant that we have been awarded for sewer line extension as it relates to housing projects. The grant award for this project was one-million dollars

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(\$1,000,000), with the remaining balance being asked for though this article question, which is one-million-four-hundred thousand dollars (\$1,400,000). This sewer line extension will allow housing developments to take place, as well as assist parcels with failing septic systems, and allow us to close gaps in our current collection system.

Select Board Votes: 5 For, 0 Against, 0 Abstain RECOMMEND



Date: September 9, 2024

Denise Munger, Chair

Michelle Hannan, Vice-Chair

Kimberlee Graffam

Michael Thompson

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John Viehman

ROCKPORT SELECT BOARD

Attest:

Elizabeth M. Lowe, Town Clerk