

**AGENDA**  
**CITY COUNCIL OF THE CITY OF BATH, MAINE**

Regular Meeting

Wednesday, April 6, 2022 @ 6:00 p.m.

Council Chambers, City Hall

55 Front Street

A. Pledge of Allegiance

B. Roll Call

*Bath Police Department Awards Presentation*

*MLEAP Accreditation Presentation*

C. Public Hearing

D. Consent Agenda

(Items as marked with an asterisk (\*) on the agenda shall be considered routine matters not requiring debate. In the case of items marked with an asterisk, the motion as stated in parenthesis following the items on the agenda shall be considered to have been passed by the City Council as part of the Consent Agenda. Any Councilor wishing to have any item so marked with an asterisk removed from the Consent Agenda shall have the unlimited right to do so at any time prior to the vote by Council on the Consent Agenda. If such an item is removed from the Consent Agenda, it shall be dealt with in the normal course of the meeting.)

\*1) Minutes of the previous Regular Meeting of March 2, 2022, and Special Meeting of March 16, 2022 (Motion to Accept as Presented)

E. Time Devoted to Residents to Address the City Council

F. Ordinances, Resolutions and Orders

2) **ORDINANCE:** LUC Amendment to Article 11 regarding accessory uses not located on the primary parcel

3) **ORDER:** Approving Lease Renewal of Lambert Park Community Center

4) **ORDER:** For Sale of Property by Sealed Bids (17 Bailey Street)

5) **ORDER:** For Sale of Property by Sealed Bids (91 Court Street)

G. Petitions & Communications

H. City Manager's Report

I. Committee Reports

J. Unfinished Business

**K. New Business**

6) Appointment of Megan Mansfield-Pryor to Solid Waste Committee term to expire June 2022

Appointment of George Sprague to Bath Housing Board of Commissioners term to expire February 2025

Appointment of Karen Robbins to Bath Housing Board of Commissioners term to expire February 2027

Appointment of Michael Walton to Economic Development Committee, Business Representative term to expire July 2023

Appointment of Lauren O'Reilly to Economic Development Committee term to expire July 2023

**L. Councilor Announcements**

**EXECUTIVE SESSION:**

Real Estate Matters per 1 MRSA §405(6)(C)

**ADJOURN**

**REGULAR MEETING MINUTES  
CITY COUNCIL OF THE CITY OF BATH, MAINE  
Wednesday, March 2nd, 2022, 6:00 PM**

**Councilors Present:** Julie Ambrosino, Phyllis Bailey, Mary Ellen Bell, Terry Nordmann, Roo Dunn, Jennifer DeChant, Susan Bauer, Aaron Park, Elizabeth Dingley

**Councilors Absent:** None

**City Staff Present:** Marc Meyers, City Manager; Darci Wheeler, City Clerk; Ben Averill, City Planner; Roger Therriault, City Solicitor; and Michael Bethea, BCTV

Chairperson Park led the Pledge of Allegiance, and Darci Wheeler, City Clerk, called the Roll.

- Presentation of City Chair and Proclamation to Richard Chipman for 25 years of dedicated service with the Bath Fire Department
- Presentation by Kirstie Truluck for Maine’s First Ship

**C. Public Hearing: 6:18 PM**

- 1) **Ordinance – Amendment to Chapter 12: Personnel, Article 6, Sec. 12-605 Holiday Leave (first passage)**

**Sec. 12-605. HOLIDAY LEAVE.**

A. City administrative offices will be closed on public holidays, as established under State and Federal law. Most non-union city employees work on a Monday through Friday schedule. For these employees, when a holiday falls on a non-workday -- Saturday or Sunday -- the holiday usually is observed on Monday (if the holiday falls on Sunday) or Friday (if the holiday falls on Saturday).

B. Holidays for Union employees are addressed in their Collective Bargaining Agreements.

C. At the discretion of the City Manager, employees working and supervising special shifts or hours shall be subject to the same standards that apply to the employees which they supervise. Those employees that are required to work during a holiday, due to the nature of the position, will receive overtime pay that is one and one-half times the employee's current wage or compensatory time off for the time worked at the same ratio.

**Councilor DeChant moved, Councilor Bauer seconded, to waive the reading. The motion carried with eight (7) yeas and (1) nay.**

Marc Meyers, City Manager introduced this item.

**Councilor Ambrosino moved, Councilor Bell seconded, to approve as presented. The motion carried with eight (8) yeas.**

**YEAS: Councilors Dingley, Bauer, DeChant, Dunn, Nordmann, Bell, Bailey, and Ambrosino**

**NAYS: NONE**

**Law in 21 days.**

**1) Ordinance – LUC Amendment to Articles 2, 9, and 11 Accessory Dwelling Units (first passage)**

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF BATH THAT THE LAND USE CODE OF THE CITY OF BATH ADOPTED JULY 19, 2000, AND SUBSEQUENTLY AMENDED, BE HEREBY FURTHER AMENDED AS FOLLOWS:

**AMEND ARTICLE 2: DEFINITIONS**

**SECTION 2.02 DEFINITIONS BY ADDING:**

**Accessory Dwelling Unit** A dwelling unit subordinate in size to the principal residential structure(s) on a lot and located either within the principal residential structure(s) or in a detached accessory structure on the same lot or parcel as the primary structure, that provides basic facilities for living, sleeping, cooking, and sanitation.

ORDINANCE

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF BATH THAT THE LAND USE CODE OF THE CITY OF BATH ADOPTED JULY 19, 2000, AND SUBSEQUENTLY AMENDED, BE HEREBY FURTHER AMENDED AS FOLLOWS:

AMEND ARTICLE 9: USES; LAND USE CATEGORY 1.0 RESIDENTIAL TO ADD CATEGORY 1.8 ACCESSORY DWELLING UNIT, 1.8.1 ACCESSORY DWELLING UNIT- ATTACHED, AND 1.8.2 ACCESSORY DWELLING UNIT-DETACHED

ZONING DISTRICTS																				
LAND USE CATEGORY	R1	R2	R3	R4 & R6	R5	C1	C2	C3	C4	C5	NC	I	GC	PH	M	RP	NRPO	TMC	S	
<b>1.0 Residential</b>																				
1.1 Single-family dwelling																				
1.1.1 Site-built																				
1.1.2 Mobile home on individual lot																				
1.2 Two-family dwelling																				
1.3 Multi-family dwelling																				
1.4 Cluster development																				
1.5 In-home lodging																				
1.6 Home occupations																				
1.6.1 Home occupation-A																				
1.6.2 Home occupation-B																				
1.7 Garage and yard sales																				
1.8 Accessory Dwelling Unit																				
1.8.1 Accessory Dwelling Unit- Attached																				
1.8.2- Accessory Dwelling Unit- Detached																				
<b>LAND USE CATEGORY</b>	<b>R1</b>	<b>R2</b>	<b>R3</b>	<b>R4 &amp; R6</b>	<b>R5</b>	<b>C1</b>	<b>C2</b>	<b>C3</b>	<b>C4</b>	<b>C5</b>	<b>NC</b>	<b>I</b>	<b>GC</b>	<b>PH</b>	<b>M</b>	<b>RP</b>	<b>NRPO</b>	<b>TMC</b>	<b>S</b>	

## ORDINANCE

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF BATH THAT THE LAND USE CODE OF THE CITY OF BATH ADOPTED JULY 19, 2000, AND SUBSEQUENTLY AMENDED, BE HEREBY FURTHER AMENDED AS FOLLOWS:

AMEND ARTICLE 11: PERFORMANCE STANDARDS AND SPECIFIC ACTIVITIES AND LAND USES BY ADDING:

### SECTION 11.40 ACCESSORY DWELLING UNIT

In addition to all other requirements of the Code, accessory dwelling units are subject to the following standards:

#### A. General Requirements for Accessory Dwelling Units

1. One accessory dwelling unit shall be permitted per parcel that has a single-family dwelling or two-family dwelling, in the primary building or as an accessory building. An accessory dwelling unit must be clearly accessory to the principle dwelling unit(s) on the parcel.
2. The size of an accessory dwelling unit must meet the minimum size for a dwelling unit as set by the City's adopted building code standards and be no larger than 850 square feet. For principal dwelling units 1,000 square feet or smaller, an accessory dwelling unit may be no greater than 80% of the size of the principal dwelling unit, as measured in square feet. An accessory dwelling unit may have no more than two bedrooms
3. An accessory dwelling unit must meet one or more of the following conditions:
  - a. Be fully constructed within the existing footprint of any legal primary residence or accessory building; or
  - b. Share a common wall with the principal residence, providing yard setbacks; or
  - c. Be constructed as a new accessory building (detached) containing an accessory dwelling unit, providing yard area and lot setback requirements can be met for the zone.
4. When an ADU is significantly visible from one or more public ways, the building design shall:
  - a. Be clearly subordinate to the principal structure(s) in scale and position in relationship with the street and principal structure(s), including locating the entrance to the ADU in a primary structure in such a subordination position

through locating it farther from the street, inside a common foyer, or on the side or rear of the primary building.

- b. Not include outside stairways or fire escapes above the ground floor unless required by life and safety codes.
5. Accessory dwelling units shall comply with all dimensional requirements of the underlying zone except for lot coverage and lot area per dwelling unit requirements.
6. Each accessory dwelling unit shall have one on-site parking space In addition to the parking required for the principle dwelling. Tandem parking is permitted. The additional parking space can be located off-site if there is an approved shared parking agreement in accordance with Article 11.34.
7. An accessory dwelling unit may be located within a preexisting non-conforming primary or accessory structure provided that the structure meets the requirements in Article 6 of this code. The design of an accessory dwelling unit located in a non-conforming primary or accessory structure shall take into consideration to the extent practicable the privacy of adjacent properties as determined by the physical characteristics surrounding the accessory dwelling unit, including landscape screening, fencing, and window and door placement.
8. The height of a detached accessory dwelling unit shall not exceed the height of the primary structure.
9. An accessory dwelling unit shall not be used as rental property for less than 90 days.

#### **B. Approval of Attached Accessory Dwelling Unit**

An attached accessory dwelling unit is allowed, as per the Land Use Table in Section 9.1.8.1, only if it has received a permit from the Code Enforcement Office. An attached accessory dwelling unit must meet the requirements of Article 11.40 A in accordance with the requirements of this section.

#### **C. Approval of Detached Accessory Dwelling Unit**

A detached accessory dwelling unit is allowed as per the Land Use table in Section 9.1.8.2 only after site plan approval from the Planning Board, and it must meet the requirements contained in Section 11.40 A.

**Councilor DeChant moved, Councilor Ambrosino seconded, to waive the reading. The motion carried with eight (8) yeas.**

Ben Averill, City Planner reintroduced this item. Jess Irish, 360 Washington Street, Bath Housing member gave public comment in support.

**Councilor Dunn moved, Councilor Bailey seconded, to approve as presented. The motion carried with eight (8) yeas.**

**YEAS: Councilors Ambrosino, Bailey, Bell, Nordmann, Dunn, DeChant, Bauer and Dingley**

**NAYS: NONE**

**Law in 21 days.**

**D. Consent Agenda 6:27 PM**

**\*3) Minutes of the previous Council Regular Meetings of February 2, 2022, and Special Meeting of February 16, 2022 and items F4 and F5 (Motion to Accept as Presented)**

**Councilor Bauer moved, Councilor Bailey seconded, to approve as presented. The motion carried with eight (8) yeas.**

**E. Time Devoted to Residents to Address City Council: 6:30 PM**

Mandy Reynolds, 16 Dike Road, support of 31 Centre Street project  
Scott Price, 25 Andrews Road and J. Edward Knight Insurance, support of 31 Centre Street project  
Ed Rogers, 5 Old Sloop Lane, JR Maxwell's business owner, support of 31 Centre Street project  
Courtney Macdonald, 65 Pine Hill Drive, Ebb and Flow Yoga business owner, support of 31 Centre Street project

Nicole Testa, 48 Front Street, Union & Co. member, support of project

Brett Johnson, 160 Front Street, Maine Street Design Co. business owner, support of 31 Centre Street

**F. Resolutions, Orders and Ordinances 6:51 PM**

**\*4) Order – Exercising the River Herring fishing rights at Winnegance Lake to be administered by the Winnegance River Herring Commission as per Harvest Plan**

**Councilor Ambrosino moved, Councilor Bell seconded, to approve as presented. The motion carried with eight (8) yeas.**

**YEAS: Councilors Ambrosino, Bailey, Bell, Nordmann, Dunn, DeChant, Bauer and Dingley**

**NAYS: NONE**

**\*5) Order – Exercising the River Herring fishing rights at Whiskeag Creek to “Rod and Line”**

**6) Resolution – Maine Service Center Coalitions**

Marc Meyers, City Manager introduced this item. Mr. Meyers responded to questions from Councilors Ambrosino and Bauer.

**Councilor Ambrosino moved, Councilor Bell seconded, to approve as presented. The motion carried with eight (8) yeas.**

**7) Order – Approving the amendment to the Downtown Improvement Municipal Development Tax Increment Financing Development Program and Approving the Credit Enhancement Agreement with Grant-Tates Building, LLC**

**CITY OF BATH, MAINE  
COUNCIL ORDER**

**AN ORDER AMENDING THE DOWNTOWN IMPROVEMENT MUNICIPAL DEVELOPMENT TAX INCREMENT  
FINANCING DEVELOPMENT PROGRAM AND APPROVING THE CREDIT ENHANCEMENT AGREEMENT WITH GRANT-  
TATES BUILDING, LLC**

**WHEREAS**, the City of Bath (the "City") is authorized pursuant to Chapter 206 of Title 30-A of the Maine Revised Statutes, as amended, to designate specific areas within the City as the Downtown Improvement Tax Increment Financing District ("the District") and to adopt a development program for the District (the "Development Program"); and

**WHEREAS**, on February 6, 2008, the Bath City Council (the "City Council") designated the District and adopted a Development Program for the District (the "Original Development Program"), which received the approval from the Maine Department of Economic and Community Development (the "Department") on March 21, 2008; and

**WHEREAS**, on June 12, 2009, the City adopted the First Amendment to the Original Development Program (the "First Amendment"), adding additional parcels to the District and altering the public project cost list, which received the approval from the Department on February 26, 2010; and

**WHEREAS**, on July 1, 2020 the City adopted the Second Amendment to the Development Program (the "Second Amendment"), removing parcels from the District, which received the approval from the Department on August 6, 2020; and

**WHEREAS**, the City desires to adopt this Third Amendment to the District and Development Program (the "Third Amendment") to allow for the authorization of a Credit Enhancement Agreement ("the CEA") with Grant-Tates Building, LLC, located at 31 Centre Street and to continue to achieve the District's original goals; and

**WHEREAS**, the City desires to approve the Credit Enhancement Agreement with Grant-Tates Building, LLC and grants authorization to the City Manager to finalize the CEA.

**WHEREAS**, the City Council has held a public hearing on July 1, 2022, upon at least ten (10) days prior notice published in a newspaper of general circulation within the City, on the question of amending the Development Program in accordance with the requirements of 30-A M.R.S.A. § 5226; and

**WHEREAS**, the City Council has considered the comments provided at the public hearing, regarding the Third Amendment, if any; and

**WHEREAS**, it is expected that approval will be sought and obtained from the Department, approving the Third Amendment;

**NOW THEREFORE BE IT ORDERED AS FOLLOWS:**

**Section 1.** The City Council hereby finds and determines that:

a. Pursuant to Title 30-A M.R.S.A. Section 5226(5) pertaining to TIF district and development program amendments, this Third Amendment does not result in the District being out of compliance with any of the conditions of 30-A M.R.S.A. Section 5223(3) which pertain to the percentage of area within the District that is suitable for commercial use, the TIF acreage caps for single TIF districts and for all TIF districts in the Town, and the total TIF district valuation cap.

b. The Third Amendment will make a contribution to the economic growth and well-being of the City of Bath and the surrounding region, and will contribute to the betterment of the health, welfare and safety of the inhabitants of the City of Bath, including a broadened and improved tax base and economic stimulus, and therefore constitutes a good and valid public purpose.

**Section 2.** Pursuant to Chapter 206 of Title 30-A of the Maine Revised Statutes, as amended, the City Council hereby amends the Downtown Improvement Municipal Development Tax Increment Financing Development Program and adopts the Third Amendment, all as more particularly described in the Third Amendment presented to the City Council.

**Section 3.** Pursuant to the provisions of 30-A M.R.S.A. § 5227, the percentage of the increased assessed value to be retained as captured assessed value in the District is hereby established as set forth in the Development Program.

**Section 4.** The City Manager, or his duly appointed representative, is hereby authorized, empowered and directed to submit the proposed Third Amendment to the Department for review and approval pursuant to the requirements of 30-A M.R.S.A. § 5226(2); and further is authorized, empowered and directed to enter into the CEA on terms described in the Third Amendment on behalf of the City; and further is authorized and directed to include a performance standard in the CEA that one of the planned rental units must be maintained at 80% of Adjusted Median Income for the term the CEA.

**Section 5.** The foregoing adoption of the Third Amendment shall automatically become final and shall take full force and effect upon receipt by the City of approval of adoption of the Third Amendment by the Department, without requirement of any further action by the City, the City Council, or any other party.

**Section 6.** The City Manager, or his duly appointed representative, is hereby authorized and empowered, at his discretion, from time to time, to make such revisions to the documents adopting the Third Amendment as he may deem reasonably necessary or convenient in order to facilitate the process for review and approval of the Third Amendment by the Department, so long as such revisions are not inconsistent with these resolutions or the basic structure and intent of the Council in adopting the Third Amendment.

Marc Meyers, City Manager introduced this item. Councilors Dunn and Bauer made preliminary comments.

**Public Comment**

Morgan Miller, 450 Washington Street, Union & Co. member, support of order

Joshua Langlais, 450 Washington Street, support of order

Mandy Matrano, 1252 Washington Street, La Nef Chocolate business owner, support of order

John Morse, 57 Main Road, Phippsburg, Bath taxpayer, support of order

Discussion continued among Councilors Ambrosino, Bell, Nordmann, DeChant, Bailey, and Dunn. Shana Cook-Mueller, attorney for the city, answered questions regarding amendments to the Order. Sean Ireland, developer of 31 Centre Street, and business owner of Union & Co. answered questions from Councilors Bauer, DeChant, and Dunn.

Councilor Dunn moved, Councilor DeChant seconded, to approve adding an amendment to section 4 including a performance standard that states 1 planned rental unit would be maintained at 80% AMI for 10 years. The amendment

**Councilor Ambrosino moved, Councilor Dunn seconded, to approve as presented. The motion carried with seven (7) yeas and one (1) nay.**

**G. Petitions and Communications (None)**

**H. City Manager's Report 8:02 PM**

Rick Chipman retiring after 25 years of employment

Ken Lavallee retiring after 24 years of employment

Hiring of the position of Director of Sustainability and Environment

Comprehensive Plan Update Timeline

Lindsey Goudreau exit

Bus line between Bath, Brunswick, Topsham, and Lewiston/Auburn (Maine Blueline Commuter)

**I. Committee Reports 8:08 PM**

Councilor Dingley reported

Rabies Adhoc Committee Update-initial meeting has not taken place at this time

**J. Unfinished Business (None)**

**K. New Business 8:11 PM**

**7) Appointments/Reappointments to Boards and Committees**

Appointment of Michael Mason to Economic Development Committee term to expire July 2022

**Councilor Bailey moved, Councilor Bauer seconded, to approve as presented. The motion carried with eight (8) yeas.**

**L. Councilor Announcements 8:12PM**

Councilor Bailey  
Senior Center Newsletter  
AARP tax club program changes/updates  
Property tax relief program  
Thanks to Kathleen O'Brien for the

Councilor Bauer  
Winterfest appreciation to all who were involved

Councilor Nordmann  
Winnegance Herring Commission  
\$5 a bushel  
Fish ladder tampering

Councilor Dingley  
Solid Waste Advisory Committee  
Compost Bins  
Rabies Adhoc Committee  
Discussion regarding makeup, mission, and tasks between council  
Agreed that the item would be placed on the next meeting agenda

**Councilor Bailey moved, Councilor Ambrosino seconded, to adjourn. The motion carried with eight (8) yeas.**

Meeting adjourned at 8:33pm.

Attested:

Darci L. Wheeler, City Clerk

**Please note: These minutes are action minutes. The entire meeting can be viewed at [www.cityofbath.com](http://www.cityofbath.com)**

**SPECIAL MEETING MINUTES**  
**CITY COUNCIL OF THE CITY OF BATH, MAINE**  
Wednesday, March 16th, 2022, 6:00 PM

**Councilors Present:** Julie Ambrosino, Phyllis Bailey, Mary Ellen Bell, Roo Dunn, Jennifer DeChant, Susan Bauer

**Councilors Absent:** Terry Nordmann, Aaron Park, and Elizabeth Dingley

**City Staff Present:** Marc Meyers, City Manager; Darci Wheeler, City Clerk; Juli Millett, Finance Director; Lee Leiner, Public Works Director; Ben Averill, City Planner; Roger Therriault, City Solicitor; and Richard Osmer, BCTV

Vice Chairperson DeChant led the Pledge of Allegiance, and Darci Wheeler, City Clerk, called the Roll.

Presentation of CSO Master Plan

**I. Public Hearing – CSO Master Plan-Wright Pierce**

Notice is hereby given that the City of Bath will hold a public hearing at its City Council Meeting on

**Wednesday, March 16, 2022**  
**at City Hall**  
**located at 55 Front Street, Bath, ME 04530 at 6:00 p.m.**

The City of Bath will hold a public hearing on the  
"Combined Sewer Overflow Master Plan Update for the City of Bath "

All interested persons are invited to attend the public hearing and will be given an opportunity to be heard at that time. A copy of the proposed application is available at the City Clerk's Office and can also be obtained by calling the City Clerk at 207-443-8332 during normal business hours and requesting that a copy be mailed to you.

Please see the City of Bath website at [cityofbath.com](http://cityofbath.com) in advance of the meeting to find out if there will be a remote participation option.

Public comments will be taken at the meeting and written comments should be submitted to [dwheeler@cityofbath.com](mailto:dwheeler@cityofbath.com).

Lee Leiner, Public Works Director introduced this item. Matt Burns and Kendra Fox, Wright Pierce Engineers facilitated presentation. Discussion and questions provided by Councilors Bauer, Dunn, Bell, Bailey, and DeChant. No public comment.

Public Hearing closed at 6:59pm.

**II. Resolution – To join the Community Resilience Partnership**

**RESOLUTION- JOINING THE COMMUNITY RESILIENCE PARTNERSHIP**

**WHEREAS**, the City Council of the City of Bath adopted the 2019 Climate Action plan on November 6, 2019; and

**WHEREAS**, the City of Bath has pledged to take a leadership role to minimize the City's energy use and emissions and maximize efficiency, resiliency, and sustainability; and

**WHEREAS**, the City of Bath has completed the Community Resilience Partnership's Community Resilience Self- Assessment and List of Community Actions; and

**WHEREAS**, the City of Bath held a community workshop on March 10, 2022, which prioritized the following action areas:

1. Install electric vehicle chargers in public parking areas,
2. Adopt the energy efficiency stretch building codes,
3. Conduct a community vulnerability assessment that identifies climate risks and vulnerable populations and includes a review of existing plans and policies. Adopt a climate resilience plan that describes high priority strategies for reducing risk and vulnerabilities,
4. Require consideration of sea level rise projections and impacts in planning and permitting coastal development,
5. Create a climate change education, outreach, and engagement program, focusing on mitigation and adaptation for residents and businesses,
6. Initiate a community bulk purchasing program with a vendor, or vendors, to provide low-cost equipment such as heat pumps and solar for interested residents and businesses; and

**NOW, THEREFORE, BE IT RESOLVED**, by the City Council of the City of Bath, that the City of Bath commits to participating in the Community Resilience Partnership, which supports community leadership in reducing greenhouse gas emissions and increasing resiliency to extreme weather and climate change impacts;

**BE IT FUTHER RESOLVED**, that the City of Bath designates the Director of Planning and Development and the Director of Sustainability and Environment to coordinate planning, implementation, and monitoring of energy and resilience projects and to be the primary points of contact to the Community Resilience Partnership.

Ben Averill, City Planner, gave overview of the item.

Discussion and questions provided by Councilors Bailey, Bauer, Dunn, Ambrosino, and DeChant. No public comment.

**Councilor Ambrosino moved, Councilor Bell seconded, to approve as presented. The motion carried with five (5) yeas and zero (0) nays.**

**III. Order – Approving Memorandum of Understanding with RSU 1 Regarding Transfer of Former Morse High School and Regional Technical School Property**

**ORDER**

BE IT HEREBY ORDERED BY THE CITY COUNCIL OF THE CITY OF BATH THAT THE CITY COUNCIL, AS MUNICIPAL OFFICERS OF THE CITY, AUTHORIZE THE CITY MANAGER TO ENTER INTO A MEMORANDUM OF UNDERSTANDING WITH REGIONAL SCHOOL UNIT NO. 1: LOWER KENNEBEC REGION SCHOOL UNIT REGARDING THE TRANSFER OF THE FORMER MORSE HIGH SCHOOL AND REGIONAL TECHNICAL SCHOOL PROPERTY, LOCATED AT 826 HIGH STREET, FROM RSU 1 TO THE CITY IN SUBSTANTIALLY THE FORM AS PRESENTED HERETO.

Marc Meyers, City Manager, gave overview of the item. Juli Millett, Finance Director, provided financial feedback.

Discussion and questions provided by Councilors Dunn, Ambrosino, Dunn, Bauer. No public comment.

**Councilor Bauer moved, Councilor Ambrosino seconded, to approve as presented. The motion carried with five (5) yeas and zero (0) nays.**

#### **IV. Reappointments to Bath Development Corporation**

**Councilor Ambrosino moved, Councilor Dunn seconded, to approve the slate as amended. The motion carried with five (5) yeas and zero (0) nays.**

#### **V. Rabies Adhoc Committee Discussion**

Councilors Dunn and Bell gave update. Discussion provided by Councilors DeChant, Bauer, Ambrosino, and Bailey. Next report will be in 45 days.

**Councilor Bailey moved, Councilor Bell seconded, to adjourn. The motion carried with five (5) yeas and (0) nays.**

Meeting adjourned at 7:45pm.

Attested:

Darci L. Wheeler, City Clerk

**Please note: These minutes are action minutes. The entire meeting can be viewed at [www.cityofbath.com](http://www.cityofbath.com)**

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# City of Bath

55 Front Street  
Bath, Maine 04530

Dept: 207/443-8363  
Fax: 207/443-8389



**Planning &  
Development**

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## MEMORANDUM

**TO: Aaron Park, Chair, and City of Bath City Council members**

**FROM: Ben Averill, City Planner**

**DATE: March 31, 2022**

**RE: Land Use Code Amendment to Article 11 regarding accessory  
uses not located on the primary parcel**

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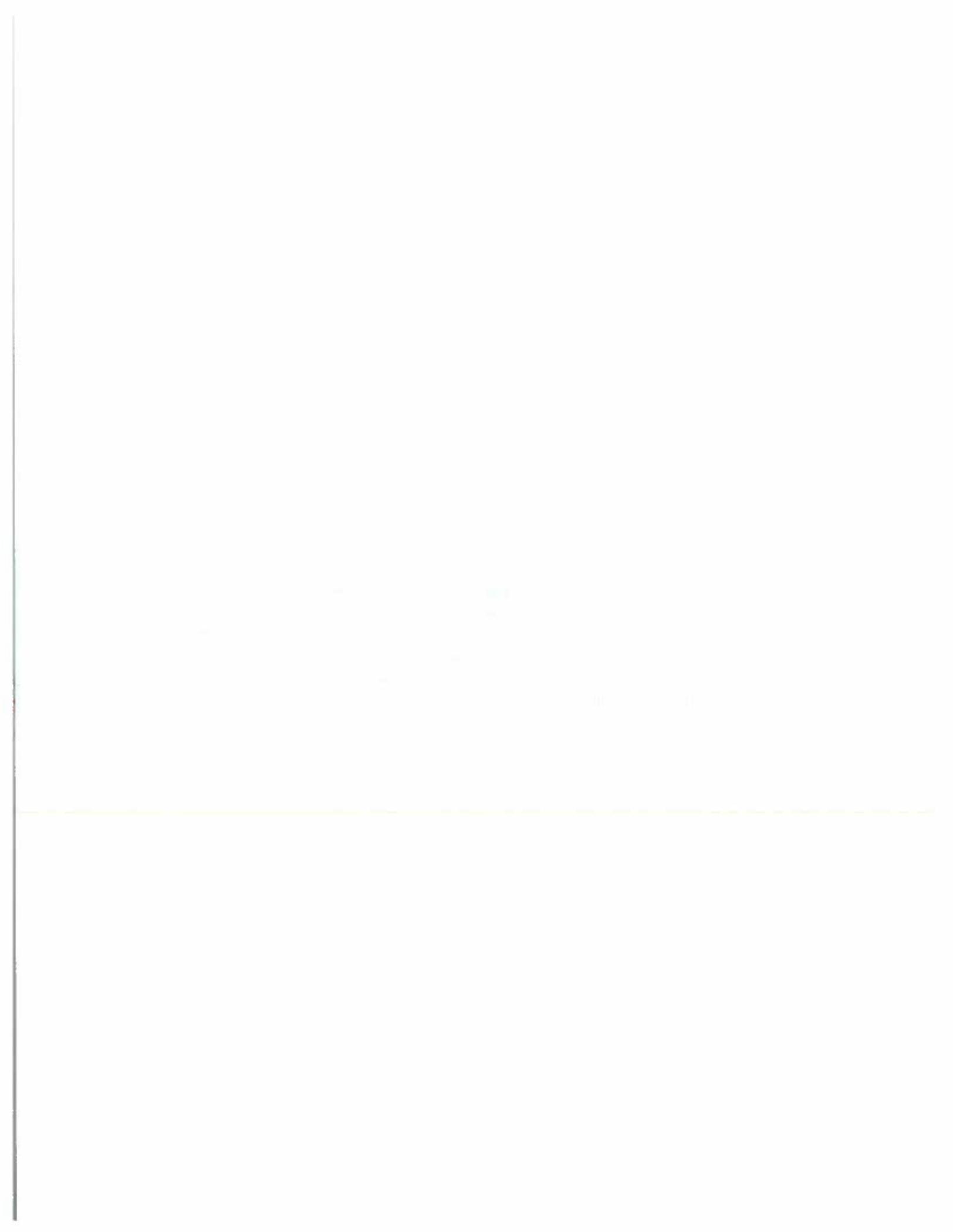
### Background

In October of 2021, The Planning Office received a request to amend the text of the Land Use Code (LUC) to change a portion of Article 11: Performance Standards; Specific Uses. The application requests to modify Section 11.35, which deals with accessory uses not on the same lot as the principal use. The applicant is requesting an amendment to the Code to increase the distance in which an accessory use can be located from the principal use. Currently the Section 11.35 of the LUC requires an accessory use to be located within 200 feet of the principal use. The applicant is requesting that distance requirement to be increased to 350 feet from the principal use. If the Code is amended the distance in which accessory uses can be located from the primary use will increase in all zoning districts.

The request for a Land Use Code Amendment was reviewed by the Planning Board in workshop setting in December and January. The Planning Board held a public hearing on the proposed ordinance during the March 1, 2022 Planning Board meeting. In that meeting the Planning Board voted to recommend the passage of the amendment to the Land Use Code to the City Council for review.

### Council Action

If the Council determines that the Land Use Code amendment has merit the Council can vote to approve the ordinance. If the Council determines that the amendment lacks merit, then action on the amendment to the Land Use Code will cease. The Council could also vote to table review of the item in order to remand the Land Use Code amendment back to the Planning Board for review of specific sections of the proposed ordinance.



ORDINANCE

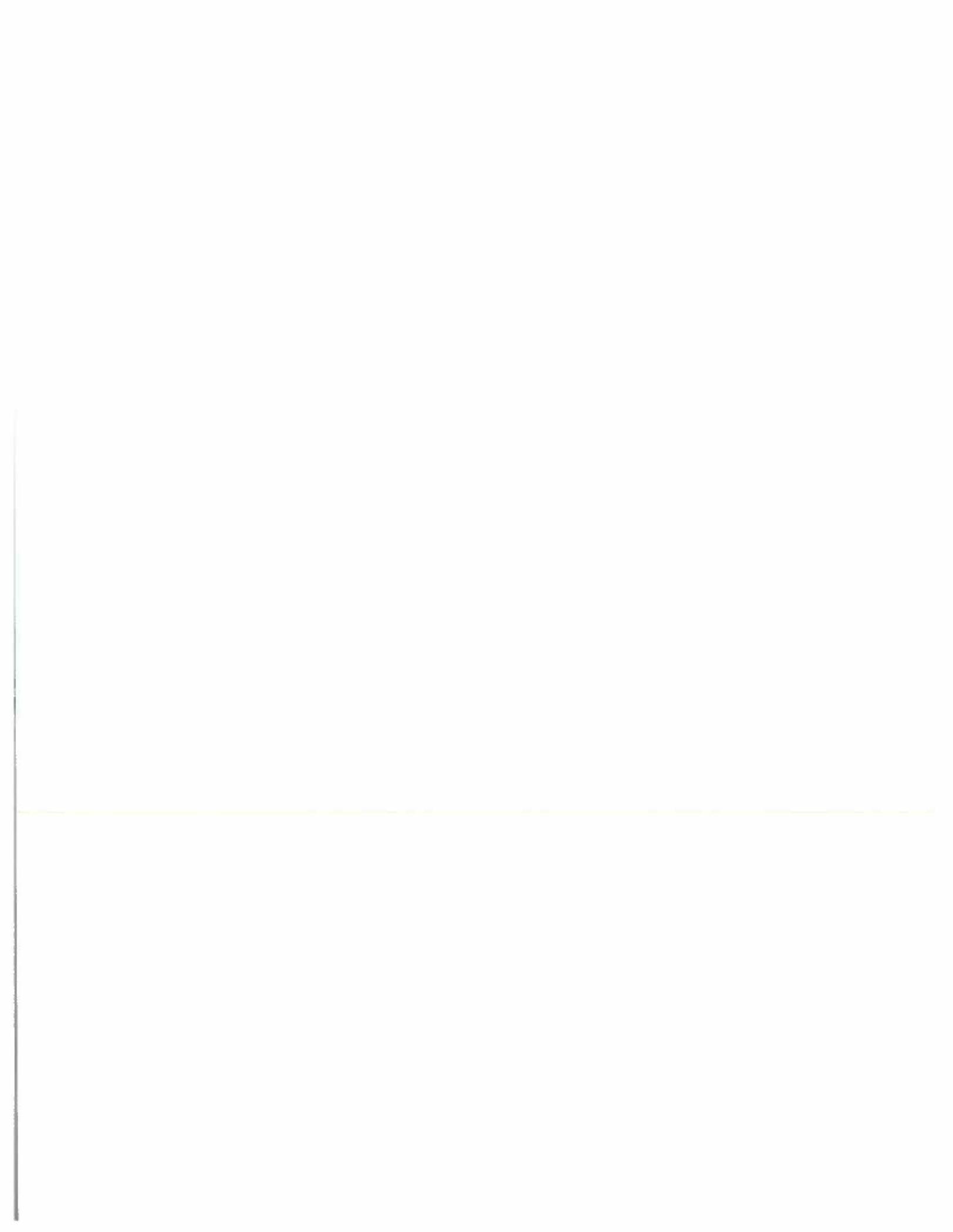
BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF BATH THAT THE LAND USE CODE OF THE CITY OF BATH ADOPTED JULY 19, 2000, AND SUBSEQUENTLY AMENDED, BE HEREBY FURTHER AMENDED AS FOLLOWS:

AMEND ARTICLE 11: PERFORMANCE STANDARDS; SPECIFIC LAND USES

SECTION 11.35 ACCESSORY USES NOT ON THE SAME LOT AS THE PRINCIPAL USE  
BY ADDING:

C. Must be within ~~200 feet~~ *350 feet* of the principal building or use served *as measured from lot-line to lot-line*.

D. *May not include an accessory dwelling unit as defined in Article 2 of the Land Use Code as of April 1, 2022.*



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**MEMORANDUM**

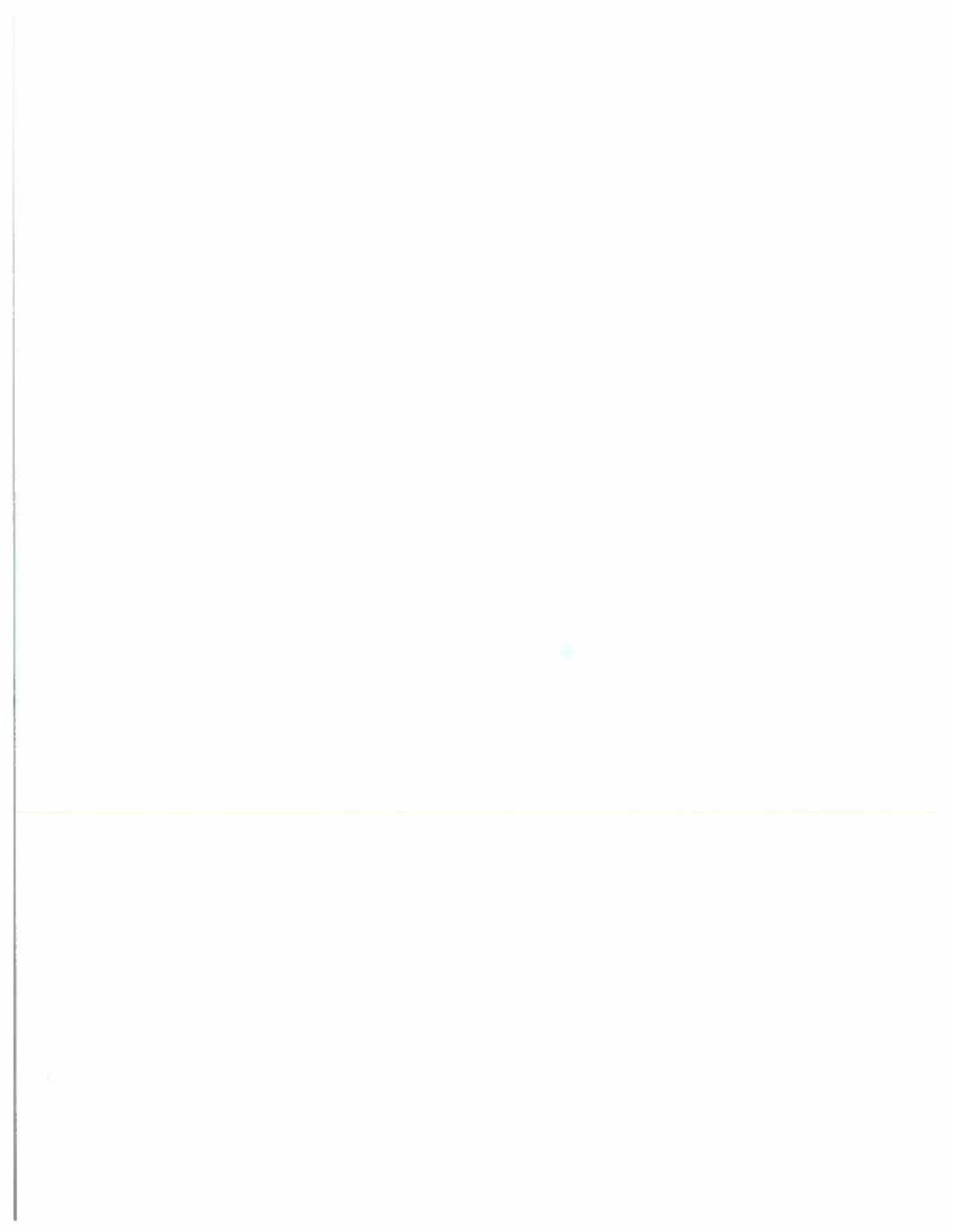
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**TO:** BATH CITY COUNCIL  
**FROM:** STEVE BALBONI, PARKS & RECREATION DIRECTOR  
**SUBJECT:** LAMBERT PARK COMMUNITY CENTER LEASE RENEWAL  
**DATE:** MARCH 30, 2022

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Enclosed in your packet is an order to renew the Lambert Park Community Lease to Terri Crocker. For those that don't know, while the original intent of the community center was to have a public space in the Lambert Park area, it created great financial burden on the city to operate such a facility with no income. Over 15 years ago we decided to lease the space to Terri Crocker to operate a day care out of the facility. It has been highly successful in an area with such a great child care need.

In the best interest of the City I recommend approving the lease.



ORDER APPROVING LEASE RENEWAL

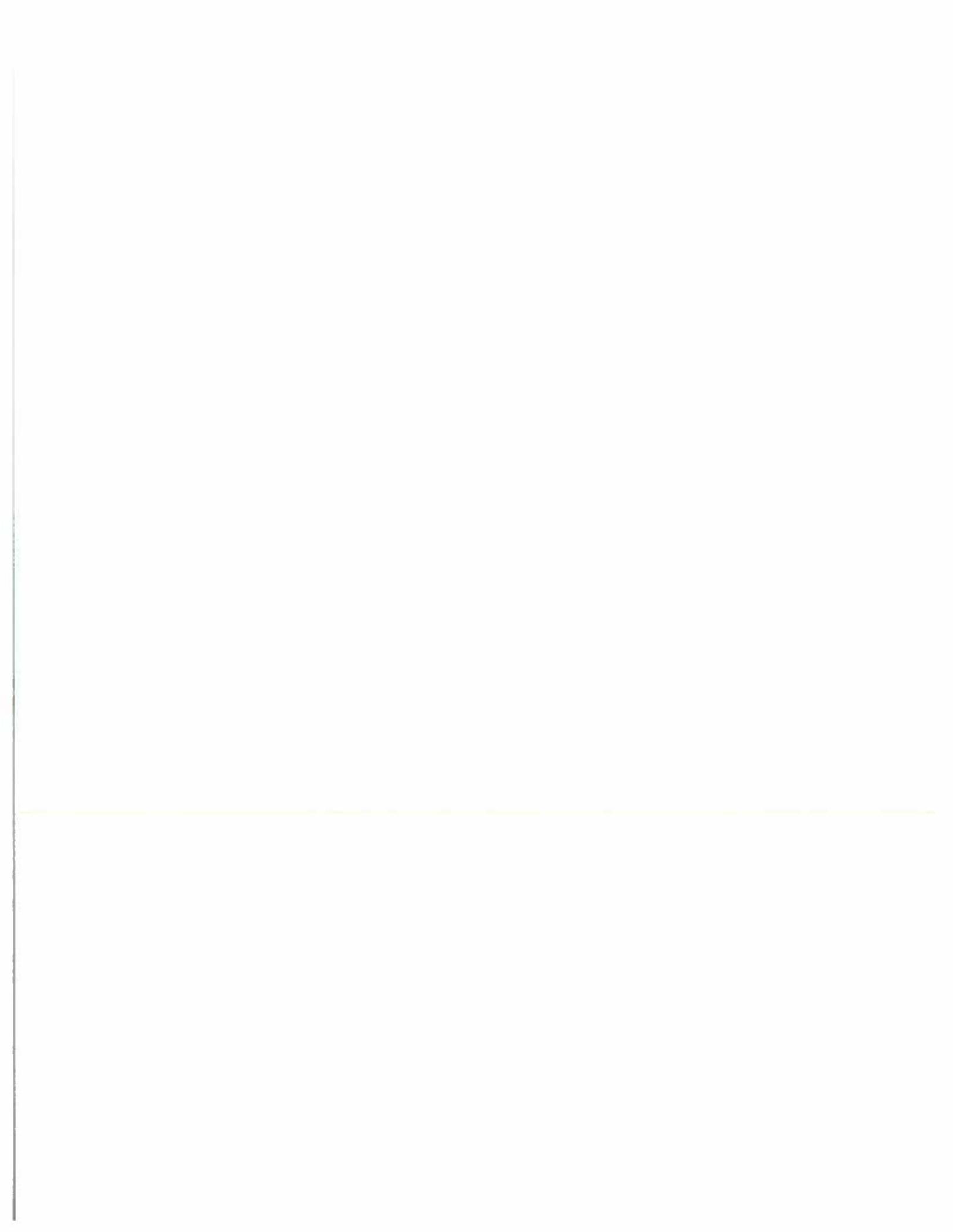
WHEREAS, the City of Bath has had a long-term Lease with Terri Crocker regarding her occupancy at the Lambert Park Community Center; and

WHEREAS, that Lease is up for renewal; and

WHEREAS, there is no proposed change in the terms and conditions of the Lease; and

WHEREAS, the Lease is proposed to run through June 30, 2025.

NOW, THEREFORE, BE IT ORDERED by the City Council of the City of Bath that the Lease Renewal Agreement with Terri Crocker for the Lambert Park Community Center be and hereby is approved and the City Manager is authorized to execute the Agreement to Renew Lease and such other documentation that may be necessary for the renewal.



AGREEMENT TO RENEW LEASE

KNOW ALL MEN BY THESE PRESENTS, that we, The City of Bath, a municipal corporation, located in the County of Sagadahoc, and State of Maine, hereinafter referred to as the "Landlord", and Terri Crocker, of Bath, in the County of Sagadahoc, and State of Maine, hereinafter referred to as the "Tenant", parties to a Lease, dated April 30, 2007, for approximately 2,800 square feet located in the Lambert Park Community Center, in Bath, in the County of Sagadahoc, and State of Maine, hereby agree to renew said Lease with the following modifications:

2. Term.

A. Renewal Term. The renewal term of this Lease shall commence on the 1<sup>st</sup> of July, 2022 and run through the 30<sup>th</sup> day of June, 2025.

B. Additional Terms. This Lease may be renewed for additional terms. Notice of renewal shall be given by the Tenant on or before April 1<sup>st</sup> in advance of each renewal and the City shall respond on or before April 15<sup>th</sup>. Such renewal shall be on terms and conditions as may be mutually agreed by the parties.

6. Rent.

A. Renewal Term. For the renewal term of this Lease, the rental cost shall be in accordance with the following schedule, to be paid on a monthly basis in advance:

<u>Period</u>	<u>Cost Per Sq. Ft.</u>	<u>Yearly Amt.</u>	<u>Monthly Amt.</u>
7/22-6/25	\$9.643	\$27,000.00	\$2,250.00

All other terms, covenants and conditions contained in said Lease are to remain in full force and effect.

IN WITNESS WHEREOF, the parties hereto have made and executed this Agreement to Renew Lease this \_\_\_ day of \_\_\_\_\_, 2022.

WITNESS:

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LANDLORD:  
CITY OF BATH

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By: Marc Meyers  
Its: City Manager

TENANT:

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Terri Crocker



**BATH**  
MAINE *City of Ships*

**FINANCE DEPARTMENT**

Juli Millett  
Finance Director/Asst. City Manager  
jmillett@cityofbath.com

**Memorandum**

**To:** Chair Park, Vice Chair DeChant and Members of the City Council  
**CC:** Marc Meyers, City Manager  
**Date:** March 31, 2022  
**From:** Juli Millett, Finance Director/ Assistant City Manager  
**RE:** 17 Bailey Street/91 Court Street

The City Manager's and Finance Offices are recommending the sale of 17 Bailey Street (Map 25, Lot 139) and 91 Court Street (Map 28, Lot 090). These single-family homes are tax acquired properties.

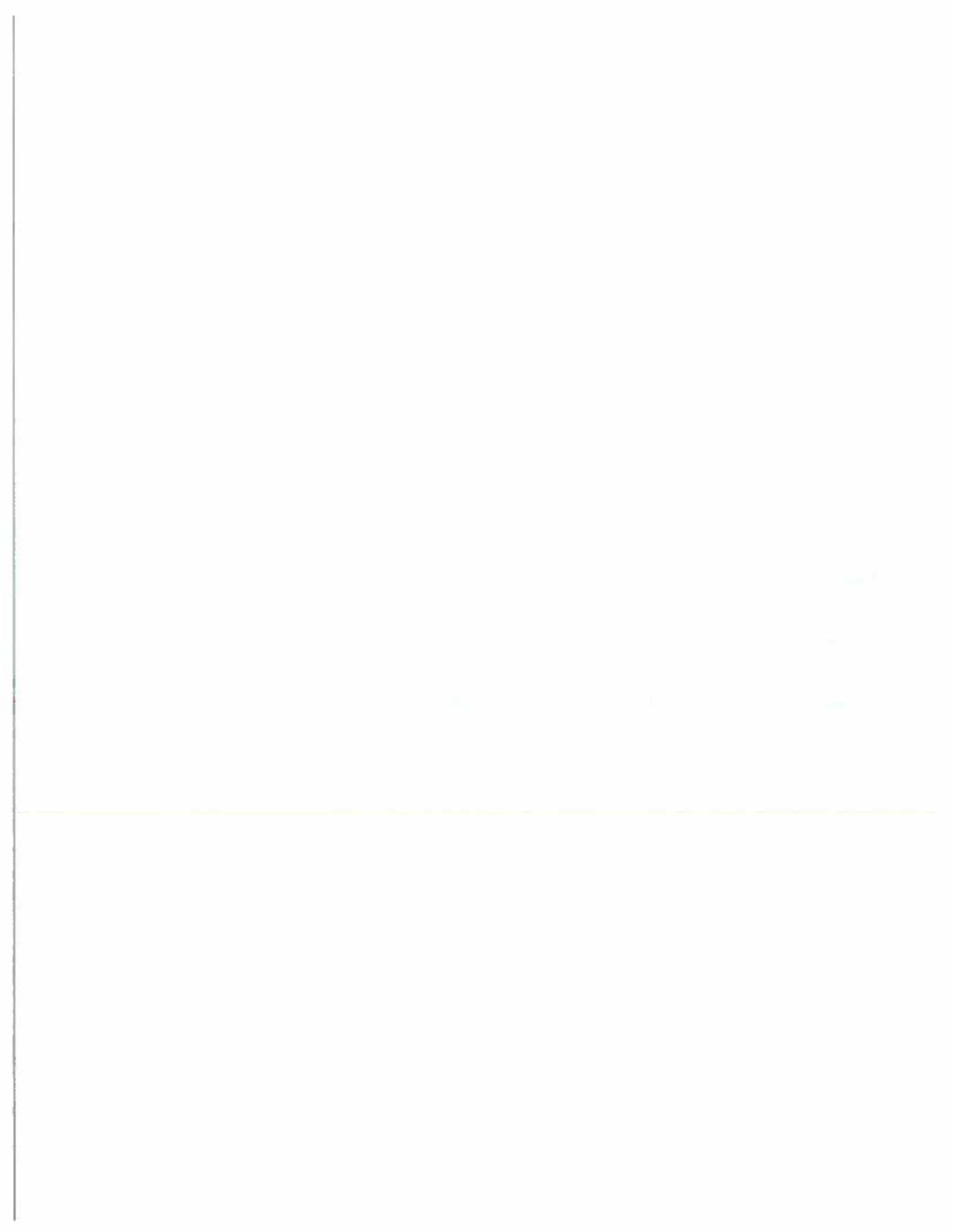
Property	Tax Map/Lot	Assessed Value	Unpaid property taxes (inc. fees/interest 3/31/22)	Unpaid sewer (inc. fees/interest 3/31/22)
17 Bailey	25/139	\$103,500	\$35,322.153	\$6,866.52
91 Court	28/090	\$112,800	\$45,980.13	\$0.00

17 Bailey Street is in violation of the City's Vacant Building Ordinance and several items would need to be addressed to bring the properties into compliance. Some councilors may remember that this property was brought forward to the council in July of 2021. It was noted by the highest bidder that the City did not have a valid lien. 36 M.R.S.A s.946-B sets a 5-year period (commencing at the time of foreclosure) in which the validity of a tax lien foreclosure can be contested for liens recorded after October 13, 2014. The property was automatically foreclosed due to the 2015 lien on March 23, 2017. Thus, five years after that date (March 23, 2022) the statute of limitations has run, and the foreclosure cannot be challenged.

91 Court Street is a tenant/ landlord situation, and the landlord has not been heard from since approximately 2007. This property is not being maintained and needs repairs to bring it up to code for the City.

Per the City's Procedure for Disposition of Interests in City Owned Real Property, the City Manager's Office has reviewed the properties with Department Heads and determined that the City does not have any interested in retaining the property for any present or future City purpose.

The City Council will be voting to approve Orders for Sale of Property by Sealed Bids for 17 Bailey Street and 91 Court Street as well as recommending waiving any further appraisals on either property. The properties will be put out to bid with a minimum bid requirement of all monies due.



## ORDER FOR SALE OF PROPERTY BY SEALED BIDS

**WHEREAS**, the City of Bath has acquired, by Lien, property designated as 17 Bailey Street, in Bath, and further designated as Lot 139, on City of Bath Tax Map 25; and

**WHEREAS**, the initial Tax Lien for 2008 taxes matured on March 24, 2011; a second Lien for 2009 taxes matured on March 26, 2012; a third Lien for 2010 taxes matured on March 26, 2013, a fourth Lien for 2011 taxes matured on March 26, 2012; a fifth Lien for 2012 taxes matured on March 20, 2015; a sixth Lien for 2013 taxes matured on March 23, 2016; a seventh Lien for 2014 taxes matured on March 22, 2017; an eighth Lien for 2015 taxes matured on March 23, 2018; a ninth Lien for 2016 taxes matured on March 22, 2019; a tenth Lien for 2017 taxes matured on March 19, 2020; an eleventh Lien for 2018 taxes matured on March 22, 2021; and+

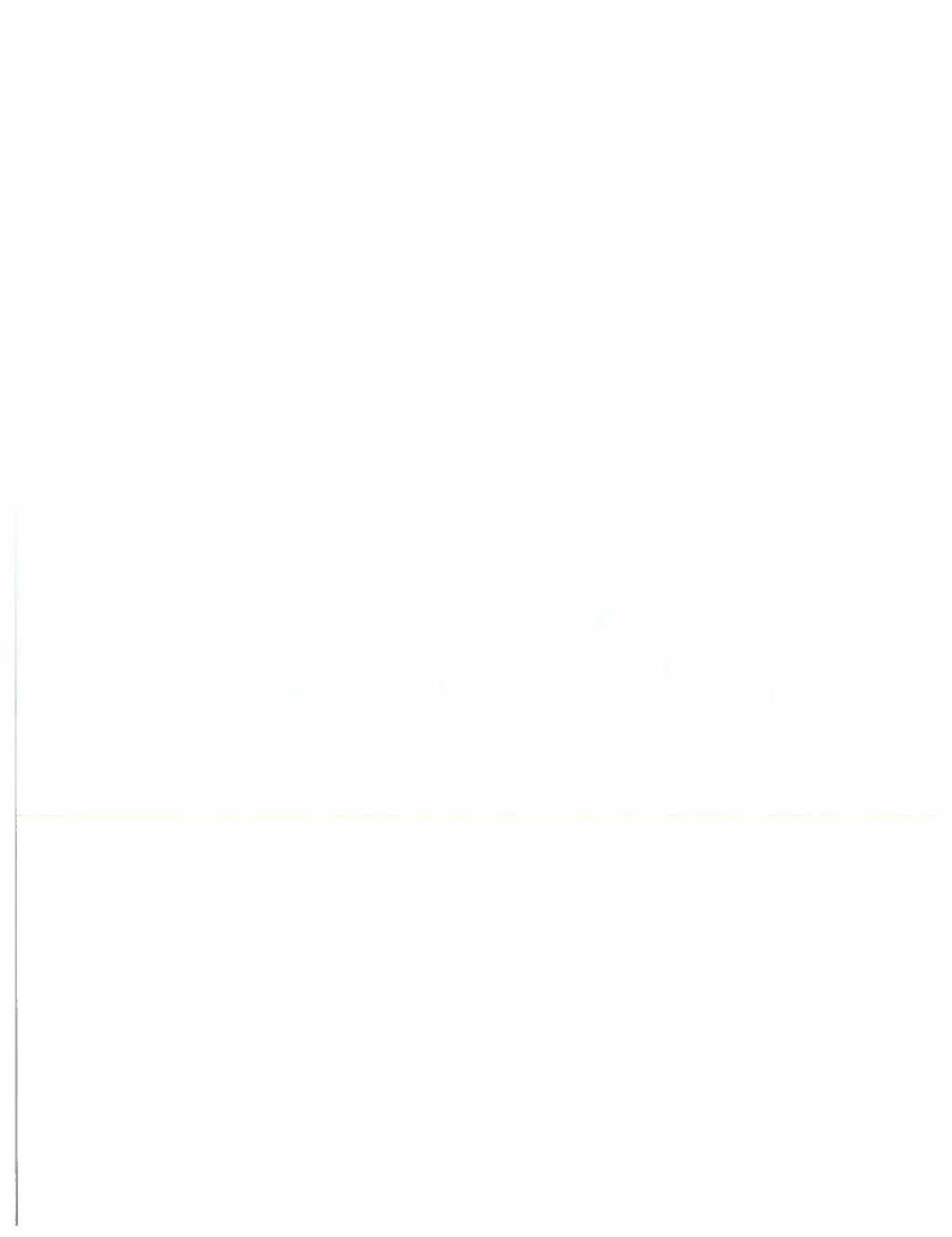
**WHEREAS**, there is due, as of March 31, 2022, a total of \$35,322.13 in real estate taxes, fees and interest; and

**WHEREAS**, there is due, as of March 31, 2022, a total of \$6,866.52 in sewer fees and interest, dating back to July 21, 2009; and

**WHEREAS**, the property has been abandoned; and

**WHEREAS**, there are issues with respect to the condition of the property that need to be addressed by the owner under the Abandoned Building Ordinance.

**NOW, THEREFORE, BE IT ORDERED** by the City Council of the City of Bath that, after appraisal, the property be offered by sale by sealed bid. It is further **ORDERED** that certain terms and conditions designed to make the City whole financially and to provide for building repairs and renovations to bring the property up to Code and a time frame for same, be attached as conditions of sale, together with a reservation of rights with regard to dealing with potential bids including the right to negotiate with bidders, and to reject any all bids.



**ORDER FOR SALE OF PROPERTY BY SEALED BIDS**

**WHEREAS**, the City of Bath has acquired, by Lien, property designated as 91 Court Street, in Bath, and further designated as Lot 090, on City of Bath Tax Map 28; and

**WHEREAS**, the initial Tax Lien for 2007 taxes matured on March 29, 2010; a second Lien for 2008 taxes matured on March 24, 2011; a third Lien for 2009 taxes matured on March 26, 2012; a fourth Lien for 2010 taxes matured on March 26, 2013, a fifth Lien for 2011 taxes matured on March 26, 2012; a sixth Lien for 2012 taxes matured on March 20, 2015; a seventh Lien for 2013 taxes matured on March 23, 2016; an eighth Lien for 2014 taxes matured on March 22, 2017; a ninth Lien for 2015 taxes matured on March 23, 2018; a tenth Lien for 2016 taxes matured on March 22, 2019; an eleventh Lien for 2017 taxes matured on March 19, 2020; an twelfth Lien for 2018 taxes matured on March 22, 2021; a thirteen lien for 2019 matured on 03/22/22 and+

**WHEREAS**, there is due, as of March 31, 2022, a total of \$45,980.13 in real estate taxes, fees and interest; and

**WHEREAS**, there are issues with respect to the condition of the property that need to be addressed by the owner.

**NOW, THEREFORE, BE IT ORDERED** by the City Council of the City of Bath that, after appraisal, the property be offered by sale by sealed bid. It is further **ORDERED** that certain terms and conditions designed to make the City whole financially and to provide for building repairs and renovations to bring the property up to Code and a time frame for same, be attached as conditions of sale, together with a reservation of rights with regard to dealing with potential bids including the right to negotiate with bidders, and to reject any all bids.

1. The first part of the document discusses the importance of maintaining accurate records of all transactions and activities. It emphasizes that this is crucial for ensuring transparency and accountability in the organization's operations.

2. The second part of the document outlines the various methods and tools used to collect and analyze data. It highlights the need for consistent and reliable data collection processes to support informed decision-making.

3. The third part of the document focuses on the role of technology in enhancing data management and analysis. It discusses how modern software solutions can streamline data collection, storage, and reporting, thereby improving efficiency and accuracy.

4. The fourth part of the document addresses the challenges associated with data management, such as data quality, security, and privacy. It provides strategies to mitigate these risks and ensure that data is used responsibly and ethically.

5. The fifth part of the document concludes by summarizing the key findings and recommendations. It stresses the importance of ongoing monitoring and evaluation to ensure that data management practices remain effective and aligned with the organization's goals.

**Darci Wheeler**

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**From:** no-reply@services.evo.cloud  
**Sent:** Tuesday, February 8, 2022 8:54 AM  
**To:** Darci Wheeler  
**Subject:** Appointment Application - New Form Submission for Bath, Maine

**A new submission has been received for Appointment Application at 02/08/2022 8:53 AM**

**First Name::** Megan  
**Last Name::** Mansfield-Pryor  
**Address::** 52 CHESTNUT ST  
**Phone::** 2073325912  
**Your Council Ward Number::** 3  
**Email Address::** mempryor@gmail.com  
**Preferred Method of Contact::** Email  
**I wish to be considered for::** Appointment  
**Name of Board/ Commission/ Committee::** Bath Solid Waste Committee  
**Committee Experience:**  
**Date(s) you attended this Board/Commission/Committee's meetings::** Multiple including 11/22/21, 1/24/22  
**Members of the Board/ Commission/ Committee with whom you spoke and when::** I have spoken to all committee members at meetings including Lee Leiner, George Sprague, Lou Ricciardone, Paul Perkins, Brook Vail  
**How did these experiences affect your interest in the Board/ Commission/ Committee?:** Positively, I find the committee is invested in improving materials management in Bath through waste diversion and in preserving the life of Bath's landfill.  
**Have you every served on a City Board/ Commission/ Committee?:** No  
**If yes please list the Board/ Commission/ Committee and years of service:**  
**Please outline past and present expertise skills employment that you think may be relevant::** I work for the Maine Department of Environmental Protection in the Sustainability Unit of the Division of Materials Management, so much of my work experience is relevant to the Solid Waste Committee. As part of my role, I serve on the Board of Directors for the Northeast Recycling Council, and on the Education Committee of the Maine Resource Recovery Association. Through these relationships, I learn a lot about materials management that I can share with the committee here in Bath.  
**Resume (Optional):** No File Uploaded  
**Why do you want to be a member of this Board/ Commission/ Committee or list your accomplishments during your last term or terms?:** I am interested in solid waste and recycling and want to help make a positive contribution to our community.  
**How many months are you away from Bath in a 12 month period?:** 0

**Date:**

2/8/22

**Signature:**

MEGAN MANSFIELD PRYOR

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FOR USE BY CITY CLERK'S DEPARTMENT:

Date application received: 2/8/2022

Received by: email Dfw

Date emailed to Appointment Review Committee: 2/8

Date interviewed by Appointment Review Committee: 3/21/22

Date application on City Council agenda: 4/16/22

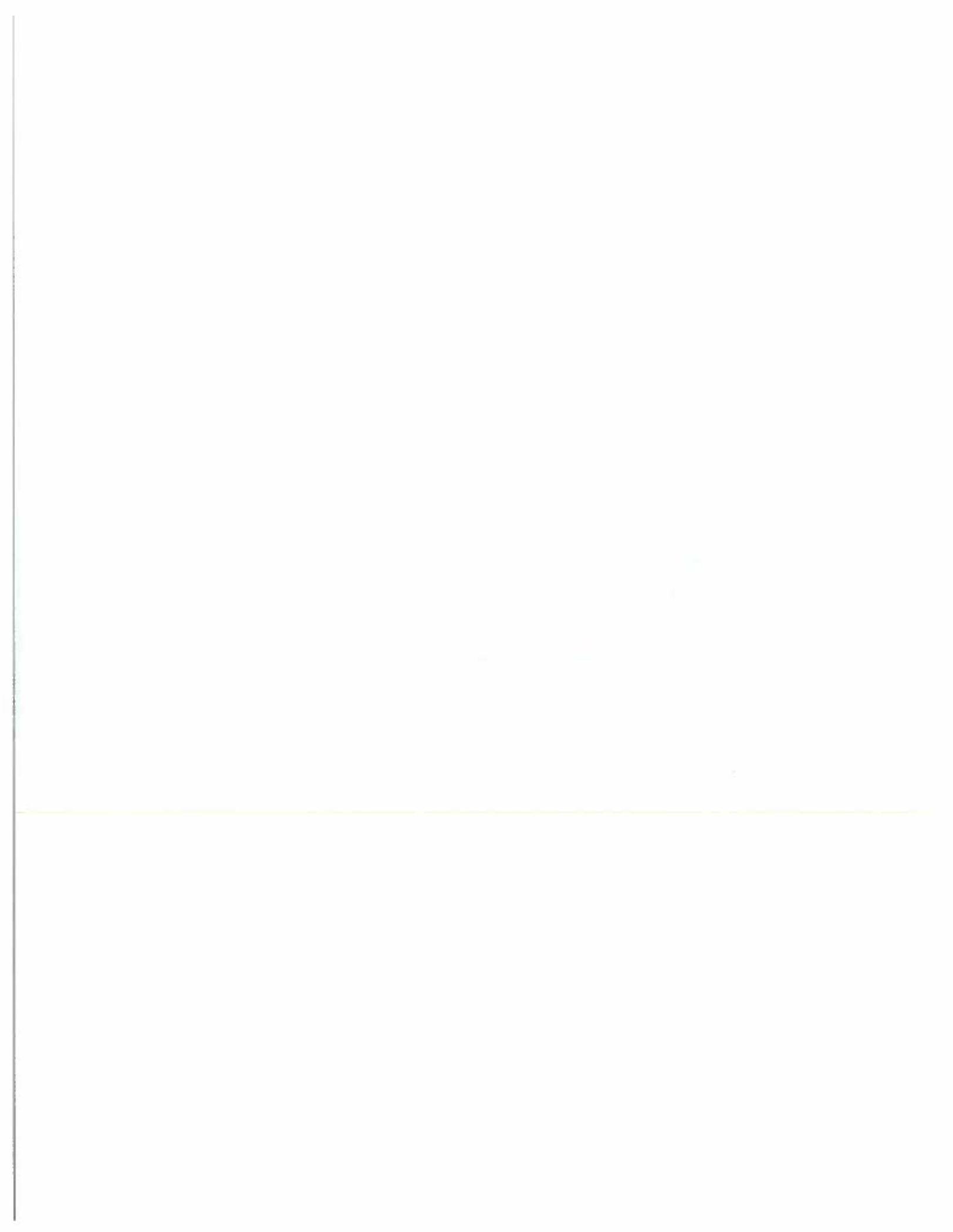
Date appointed by City Council: \_\_\_\_\_

Date applicant notified by City Clerk's office: \_\_\_\_\_

Date applicant sworn in: \_\_\_\_\_

Term to begin: April 2022

Term to expire: July 2022





JAN 13 '22 17:20

**City of Bath**  
Application for (Re)Appointment  
to City Board/Commission/Committee

Full Name: George Sprague

Residence Address: 14 Park St, Bath

I live in Council Ward # (circle one) 1 2 3 4 5 6 7

Phone #: 207-596-3066

E-mail address george.sprague@yale.com

Preferred Method of Contact? (circle one) phone email

I wish to be considered for: (circle one) appointment reappointment

Bath Housing Authority  
(Name of Board/Commission/Committee)

We are asking applicants to attend some actual meetings of this committee and/or to speak with some members of the board/committee to get a sense of what the committee does before submitting their application. Information about the committee meetings, who is chair and committee membership is available from the City Clerk's office and on the City of Bath website.

Please list the following:

A) Date(s) you attended this committee's meetings:

B) Members of the committee or board with whom you spoke and when:

Desora Keller 12/29/21

C) How did these experiences affect your interest in the committee?

Informed me of the shared interests in Bath's housing needs and creative problem solving to address them.

Have you ever served on a City Board/Commission/Committee? (circle one) Y N

If yes, please list the Board/Commission/Committee and years of service:

BSWAC current  
Forestry 2021

The first part of the document discusses the importance of maintaining accurate records of all transactions. It emphasizes that every entry should be supported by a valid receipt or invoice. This ensures transparency and allows for easy auditing of the accounts.

In the second section, the author outlines the various methods used to collect and analyze data. This includes both primary and secondary research techniques. The goal is to gather comprehensive information that can be used to identify trends and make informed decisions.

The third section focuses on the results of the data analysis. It presents a series of charts and graphs that illustrate the key findings. These visual aids help to communicate complex information in a clear and concise manner.

Finally, the document concludes with a series of recommendations based on the findings. These suggestions are designed to help the organization improve its operations and achieve its long-term goals.

Item	Description	Quantity	Unit Price	Total
1	Office Supplies	100	0.50	50.00
2	Printing Services	500	0.20	100.00
3	Travel Expenses	10	10.00	100.00
4	Professional Fees	1	100.00	100.00
5	Utilities	12	8.33	100.00
6	Insurance	1	100.00	100.00
7	Depreciation	1	100.00	100.00
8	Interest	1	100.00	100.00
9	Income Tax	1	100.00	100.00
10	Retirement	1	100.00	100.00
11	Charitable Contributions	1	100.00	100.00
12	Other	1	100.00	100.00
Total				1000.00

Please outline past and present expertise/skills/employment that you think may be relevant (Resumes are welcome):

Landlord in Bath + Maine from 2011 to 2022  
Building trades from 1993 to now

Why do you want to be a member of this Board/Commission/Committee or list your accomplishments during your last term(s)?  
to help meet the housing needs of Bath.

How many months are you away from Bath in a 12-month period?

0

1/11/22  
Date

  
Signature

Please return form to: City Clerk's Office, 55 Front Street, Bath, ME 04530 or email [dwheeler@cityofbath.com](mailto:dwheeler@cityofbath.com)

FOR USE BY CITY CLERK'S DEPARTMENT:

Date application received: 1/13/2022

Received by: MTC

Date emailed to Appointment Review Committee: 1/14/2022

Date interviewed by Appointment Review Committee: 3/21/2022

Date application on City Council agenda: 4/6/2022

Date appointed by City Council:

Date applicant notified by City Clerk's office: 4/7/2022

Date applicant sworn in:

Term to begin: April 2022

Term to expire: Feb 2025

The first part of the document discusses the importance of maintaining accurate records of all transactions. It emphasizes that every entry should be supported by a valid receipt or invoice. This not only helps in tracking expenses but also ensures compliance with tax regulations.

In the second section, the author provides a detailed breakdown of the monthly budget. It includes categories for housing, utilities, food, and entertainment. The goal is to allocate funds wisely to avoid overspending and to save for future needs.

The third section covers the topic of debt management. It suggests creating a repayment schedule for all outstanding loans and credit cards. Regular payments are crucial to avoid penalties and to improve one's credit score.

Finally, the document concludes with advice on emergency savings. It recommends setting aside a portion of each month's income into a separate account to cover unexpected expenses. This financial cushion can provide peace of mind and prevent financial crises.

### Financial Planning and Budgeting

Effective financial planning is essential for long-term success. It involves setting clear goals and creating a realistic budget. By understanding your income and expenses, you can identify areas where you can cut back and save more.

One key strategy is to prioritize your needs over your wants. This means focusing on essential expenses like rent and groceries while limiting discretionary spending. Consistency is also important; sticking to your budget even when faced with temptations can lead to significant savings over time.

Another important aspect is regular financial reviews. At the end of each month, take time to assess your spending habits. This allows you to adjust your budget as needed and stay on track with your financial goals.

Investing in your future is also a critical part of financial planning. Consider opening a retirement account or a college fund. Even small, regular contributions can grow significantly over the years, helping you secure a comfortable future.

In conclusion, financial planning is not just about saving money; it's about making smart choices that align with your long-term vision. By following these principles, you can take control of your finances and achieve your dreams.



**City of Bath**  
Application for (Re)Appointment  
to City Board/Commission/Committee

Full Name: KAREN M ROBBINS

Residence Address: 5 MOSQUITO RUN, ARROWSIC, ME 04530

I live in Council Ward # (circle one)    1    2    3    4    5    6    7 N/A

Phone #: 442-7533                      E-mail address: robbinco@gmail.com

Preferred Method of Contact? (circle one)                      phone                      email

I wish to be considered for: (circle one)                      appointment                      reappointment

BATH HOUSING AUTHORITY BOARD OF COMMISSIONERS (Name of Board/Commission/Committee)

We are asking applicants to attend some actual meetings of this committee and/or to speak with some members of the board/committee to get a sense of what the committee does before submitting their application. Information about the committee meetings, who is chair and committee membership is available from the City Clerk's office and on the City of Bath website.

Please list the following:

A) Date(s) you attended this committee's meetings:

B) Members of the committee or board with whom you spoke and when:

DEB KELLER – Executive Director BHA, various, 1/13/22

BARBARA GAUL – BHA Board of Commissioners 1/31/22

C) How did these experiences affect your interest in the committee?

Having often thought, stable housing is fundamental to the welling of a family and community and not easily available in Bath, it was exciting to hear from Deb about all the informational and navigational services, financial support programs and advocacy BHA is doing in the Bath area. After speaking with Barbara, her enthusiasm for BHA, its staff and administration left me wondering if there might be a way for me to support the organization. When I was told of the current board opening, it was easy to image that serving on the board would be an effective way for me to focus my skills and expertise on the challenges of housing in the Bath area.

Have you ever served on a City Board/Commission/Committee? (circle one)    Y                      N

If yes, please list the Board/Commission/Committee and years of service:

Arrowsic Conservation Commission 2006-present  
Patten Free Library Building and Technology Committee 2020-present  
RSU1-Morse High School Visioning and Building Committee 2017-2020  
Arrowsic Planning Board 1989-2002, co-chair 2000, 2001  
Arrowsic Comprehensive Planning Committee 1988-1989

Please outline past and present expertise/skills/employment that you think may be relevant (Resumes are welcome):

As a residential general contractor and small business owner I understand budgets and personnel issues. More importantly, I understand there are often conflicting needs among stakeholders and even for an individual. I help resolve seemingly dissonant requirements of a project in a way that is satisfying to all parties and within budget constraints.

As Project Manager of the Arrowsic Alewife Restoration Project I lead the multifaceted collaboration between the Town of Arrowsic (officials and over 40 volunteers), local NGO's (KELT, Alewife Harvesters of Maine) as well as many state (DMR, MDOT, DEP) and federal agencies (USF&W, NOAA, NRCS). Over the course of eight years partners surveyed, monitored, analyzed existing field conditions, conceptualized, designed, sourced and received funding to restore fish passage to Sewall Stream and Pond. If as a contractor, I knew how to mediate differing project requirements among family members, on this project I learned to additionally manage the mission dependent requirements of bureaucratic agencies represented by individuals with personal goals and aspirations.

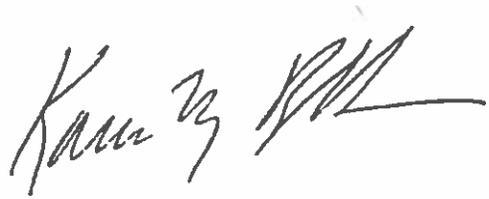
As a landlord I understand the fiscal concerns of property owners and the requirements that tenants have for their housing. I was curious to know if a single-family house suitable as a starter or retirement home could be affordably constructed with sufficient energy efficiencies and low maintenance detailing to be affordable to live in over time. In 2016, I built a net-zero unit in Bath. It has exceeded its financial projections and has been continuously occupied by satisfied tenants. At lease renewal, each has asked, "Are you selling? We would buy it."

As a trained engineer and formerly certified BPI Energy Auditor I know how building envelopes are constructed and how they can be made more energy efficient. I also know the importance of green building practices for maintaining affordability and protecting the environment.

Why do you want to be a member of this Board/Commission/Committee or list your accomplishments during your last term(s)?

I first began thinking about affordable housing in the late 1980's while serving on the Arrowsic Comprehensive Planning Committee. Serving on the BHA Board would give me the opportunity to help families in Bath and surrounds access and maintain the housing stability required for the well-being of themselves and the community. As a Board member I would be able to build on and strengthen existing partnerships such as the BRCTC/Rotary House, the Comfortably Home program and the Sagadahoc MOFGA Garden collaboration at the Anchorage. One possibility is to enhance Comfortably Home to provide in-home weatherization to LIHEAP or HEAP consumers.

How many months are you away from Bath in a 12-month period? -0- months



Date 2/4/2022

Signature

Please return form to: City Clerk's Office, 55 Front Street, Bath, ME 04530 or email [dwheeler@cityofbath.com](mailto:dwheeler@cityofbath.com)

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FOR USE BY CITY CLERK'S DEPARTMENT:

Date application received: 2/4/2022

Received by: Email DFW

Date emailed to Appointment Review Committee: 2/7/2022

Date interviewed by Appointment Review Committee: 3/21/2022

Date application on City Council agenda: 4/6/2022

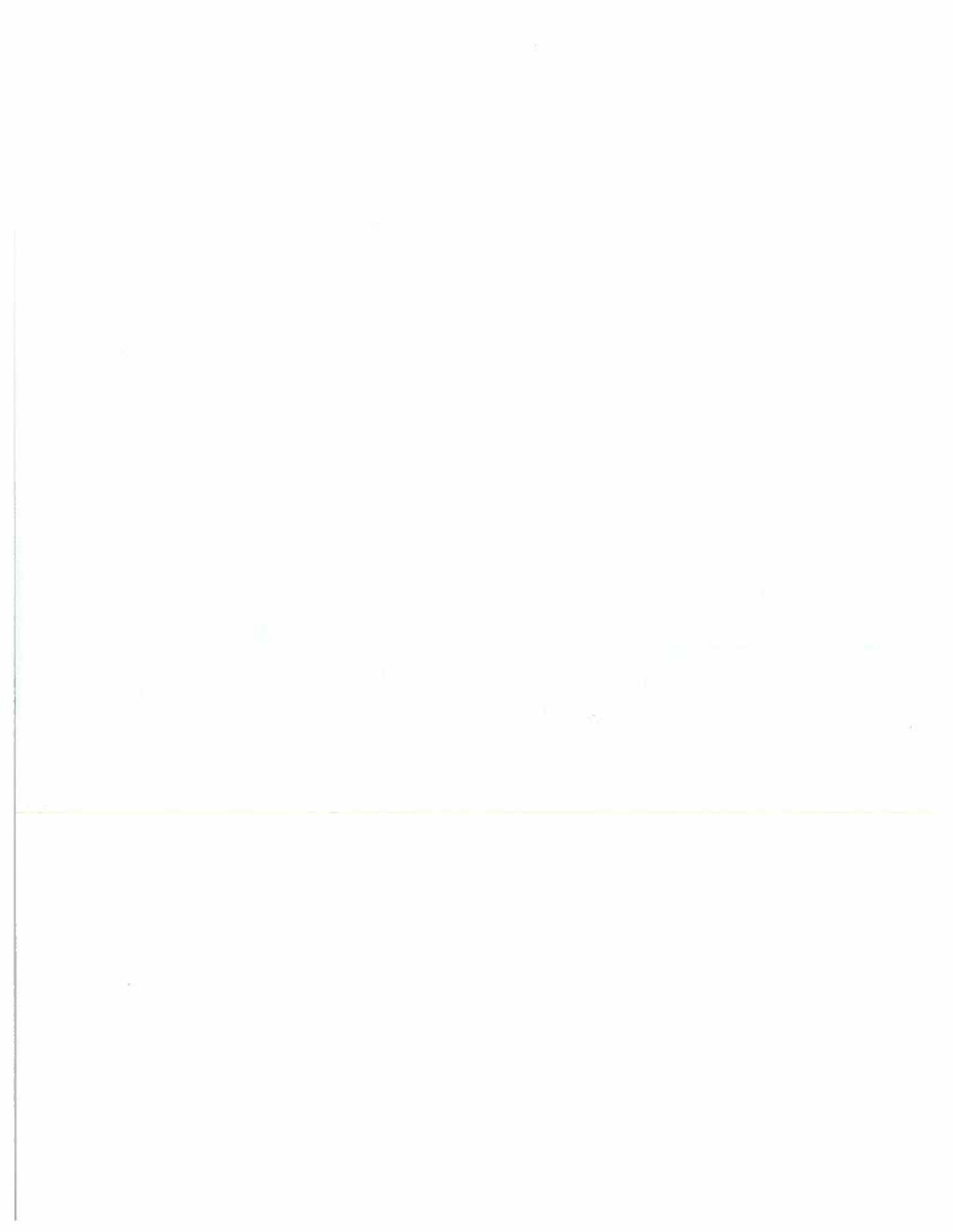
Date appointed by City Council: 4/7/2022

Date applicant notified by City Clerk's office: \_\_\_\_\_

Date applicant sworn in: \_\_\_\_\_

Term to begin: April 2022

Term to expire: Feb 2027



## Darci Wheeler

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**From:** no-reply@www.cityofbath.com  
**Sent:** Tuesday, January 11, 2022 9:58 AM  
**To:** Darci Wheeler  
**Subject:** Appointment Application - New Form Submission for Bath, Maine

### A new submission has been received for Appointment Application at 01/11/2022 9:58 AM

**First Name::** Michael  
**Last Name::** Walton  
**Address::** 67 Academy Street  
**Phone::** 2077517005  
**Your Council Ward Number::** 4  
**Email Address::** mwalton@firstfederalbath.com  
**Preferred Method of Contact::** Email  
**I wish to be considered for::** Appointment  
**Name of Board/ Commission/ Committee::** Economic Development Committee  
**Committee Experience:**  
**Date(s) you attended this Board/Commission/Committee's meetings::** Aaron Park mentioned attending the upcoming meeting as I've had no exposure to date.  
**Members of the Board/ Commission/ Committee with whom you spoke and when::** Aaron Park suggested that I apply over the phone last night.  
**How did these experiences affect your interest in the Board/ Commission/ Committee?:** I wouldn't say that these experiences have necessarily influenced my interest. I was touched that Aaron thought of me and agree with his opinion that I could be a key stakeholder for this evolving group.  
**Have you every served on a City Board/ Commission/ Committee?:** No  
**If yes please list the Board/ Commission/ Committee and years of service:** N/A  
**Please outline past and present expertise skills employment that you think may be relevant::**  
As a 30-year old I cannot speak to the volume of experience that some may offer. I grew up in Bath before attending Bentley University. After about 5-years at Unum Group acting as a coach and software project manager I returned to Bath where I have been training for two years at First Federal Savings to become the banks next President & CEO. In the past two years I've joined the Board of Directors for the Bath Rotary, Maine's First Ship and Sagadahoc Preservation (Two of which I am on the Executive Board). In each group that I offer my time, including my role at First Federal, I spend my time in operational efficiency as well as strategic development.  
**Resume (Optional):** No File Uploaded  
**Why do you want to be a member of this Board/ Commission/ Committee or list your accomplishments during your last term or terms?:** I am incredibly interested in finding my place to influence the direction of the City of Bath and what we offer to our residents and those this wish to come enjoy the great town. I believe this Committee is a great avenue for me to get exposure to conversations from a new and key perspective, but also further find my place in helping drive our

communities economy to a better place. As an "outside perspective" I believe I can bring creativity to our way of thinking and use my coaching skills to help the team operate.

**How many months are you away from Bath in a 12 month period?:**

Approximately 2 for educational purposes (and some vacation/skiing time)

**Date:**

01/11/2022

**Signature:**

Michael Walton

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FOR USE BY CITY CLERK'S DEPARTMENT:

Date application received: 1/18/2022

Received by: email Pfu

Date emailed to Appointment Review Committee: 1/18/2022

Date interviewed by Appointment Review Committee: 3/21/2022

Date application on City Council agenda: 4/16/2022

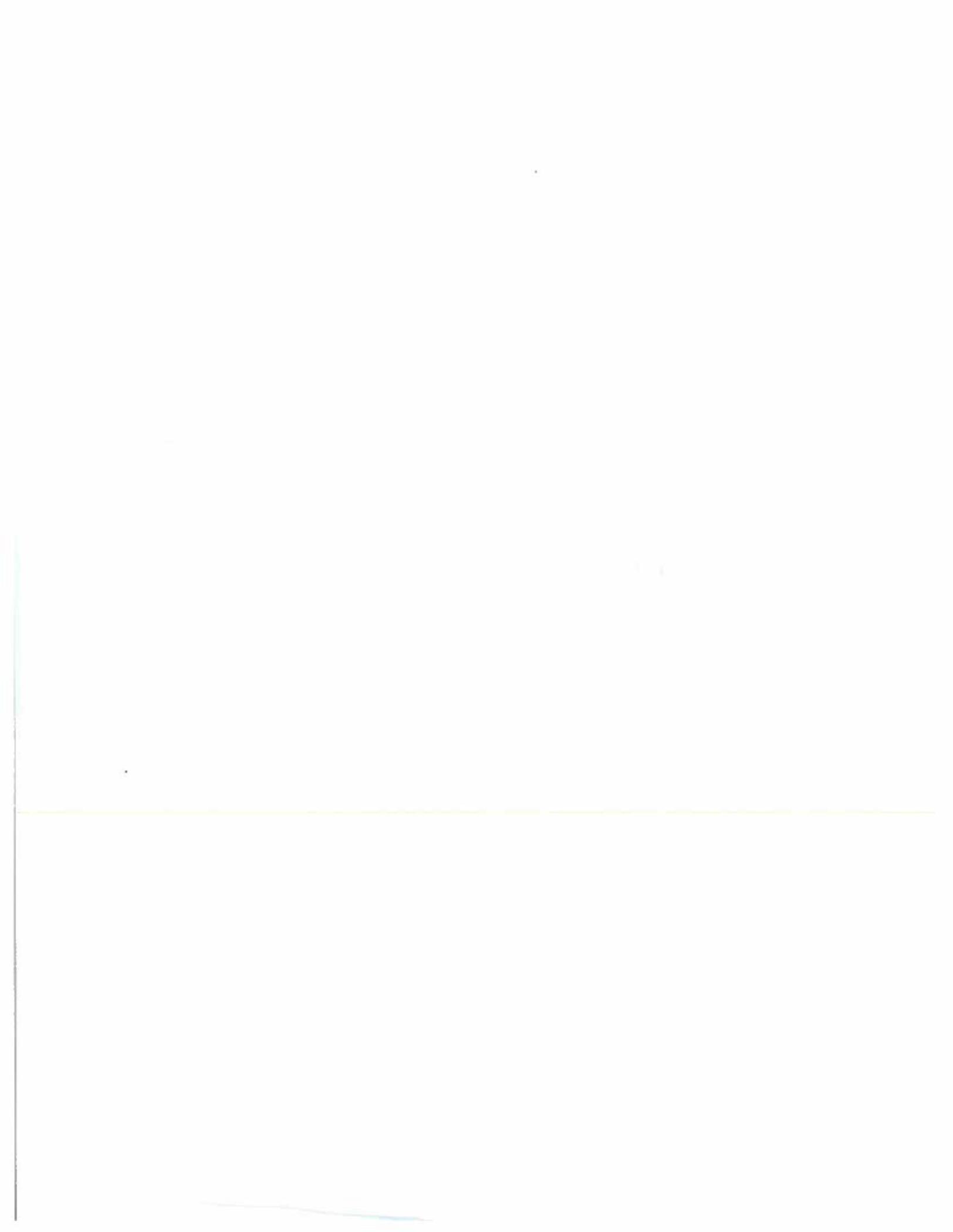
Date appointed by City Council: \_\_\_\_\_

Date applicant notified by City Clerk's office: 4/7/2022

Date applicant sworn in: \_\_\_\_\_

Term to begin: April 2022

Term to expire: July 2024



To whom it may concern,

In lieu of the opportunity presented to me to interview to join the Economic Development Committee, I feel it necessary to offer a statement for reference that encapsulates my story, however short, and alludes to the value I can offer, that may seem less than black and white through a quick conversation. I hope the following message doesn't come off as boastful. Most that know me can attest that I never speak of my accolades, as I would rather prove my value in action.

I was born 30-years ago in Bath to a local middle school teacher and legal secretary. I was lucky to be loved and pushed; leading to roles as class president, the Maine Principals Award, GPA in the top 10 of my class, and captainship for all sports that I played despite what most may have seen as mediocre athletic abilities. I've always been a leader and never recognized it as a choice but something that was expected of me. My hard work earned me a near full ride to one of the most expensive schools in the country (Bentley University), which was the only option that I personally could afford. I am thankful for letters of recommendation that I was privy to read, including sentiments like "having met maybe one or two Michael Walton's in their lifetime", that continue to drive my belief that I will never stop earning those words.

In my senior year of college, I visited Google in San Francisco, had friends moving to big cities, and saw endless opportunity. I had big dreams but knew how happy I was to be in Maine – the peace, the people, the tranquility, and the ocean. I surprised myself and my family and chose to move back to Portland taking a job at Unum as a Software Project Manager. This job, much like our interview Monday, I was exploring an opportunity that wasn't necessarily supported by my experience. But my love for learning and leadership skills moved me quickly to seniority among software development teams, managing multi-million-dollar budgets and coaching tenured engineers and architects across different departments. I flew business class to India to negotiate contracts, I saw projects fail, I was rewarded with trips to Disney for my leadership, I coached teams to high-performance, and I saw massive corporate turnover and layoffs. Eventually, I was victim of these layoffs. I was asked if I was offended after so much positive feedback during my short tenure, but I felt blessed. I had once been presented with an incredible opportunity to return to Bath but had too much pride to give up on my chosen path. Now things were different.

Andrew Perry, the current President of First Federal Savings, had approached me about looking for someone that loved to learn, had leadership skills like mine, and could commit to a place like Bath, Maine to succeed him in his role. The ladder often being the biggest challenge in his search. I took this opportunity when my software development career took a turn. Jim Roche, the current President of the Maine Banker's Association heard my story and called me the poster boy of one of their biggest priorities – Showing individuals like myself, that there is opportunity in Maine. I have often made this argument and looked for avenues to express the same message. I believe Bath is in dire need to embody this perspective. At the bank, I have a path that includes a lot of learning, training in different roles, but also managing the large volume of retiring employees and building the team that I will have here in the future is my top priority. Having young and educated individuals open to joining our community to be a part of the workforce is a challenge I think about daily.

As I nest back into Bath, a little over 2-years at this point since my transition, I am constantly looking for opportunities to add value. At first, I struggled to understand what was really happening in Bath, but that vision seems to be expanding and more clarity seems to be coming. I

have joined the board for 3 different organizations in the past year including Sagadahoc Preservation, Maine's First Ship, and the Bath Rotary Club. All three of these organizations have pushed me forward onto their Executive Committees in various roles as they look to reevaluate their purposes and strengthen their teams amidst an evolving Bath. Maybe I had some value they saw at first, or saw the opportunity based on my connection with a Bath focused community bank, but my time with each of them since then has clearly left an impression that I don't feel is easy to explain.

My lengthy eight years since college doesn't carry a lot of opportunity to express vast experiences. That said, I do know my eight years heightened above are full of examples of almost immediately proving my value to people who quickly beckon me to lead. I have a lot of interest in what the Economic Development Committee can do. I think my coaching experience, my facilitation skills in complement with my youthfulness and innovation will bring the thought leadership that I heard the committee wants. I hope you see the opportunity we have, because I'm here to stay and I want Bath to be the best place that it can for all of us.

Thanks for taking the time to consider me.

Michael Walton

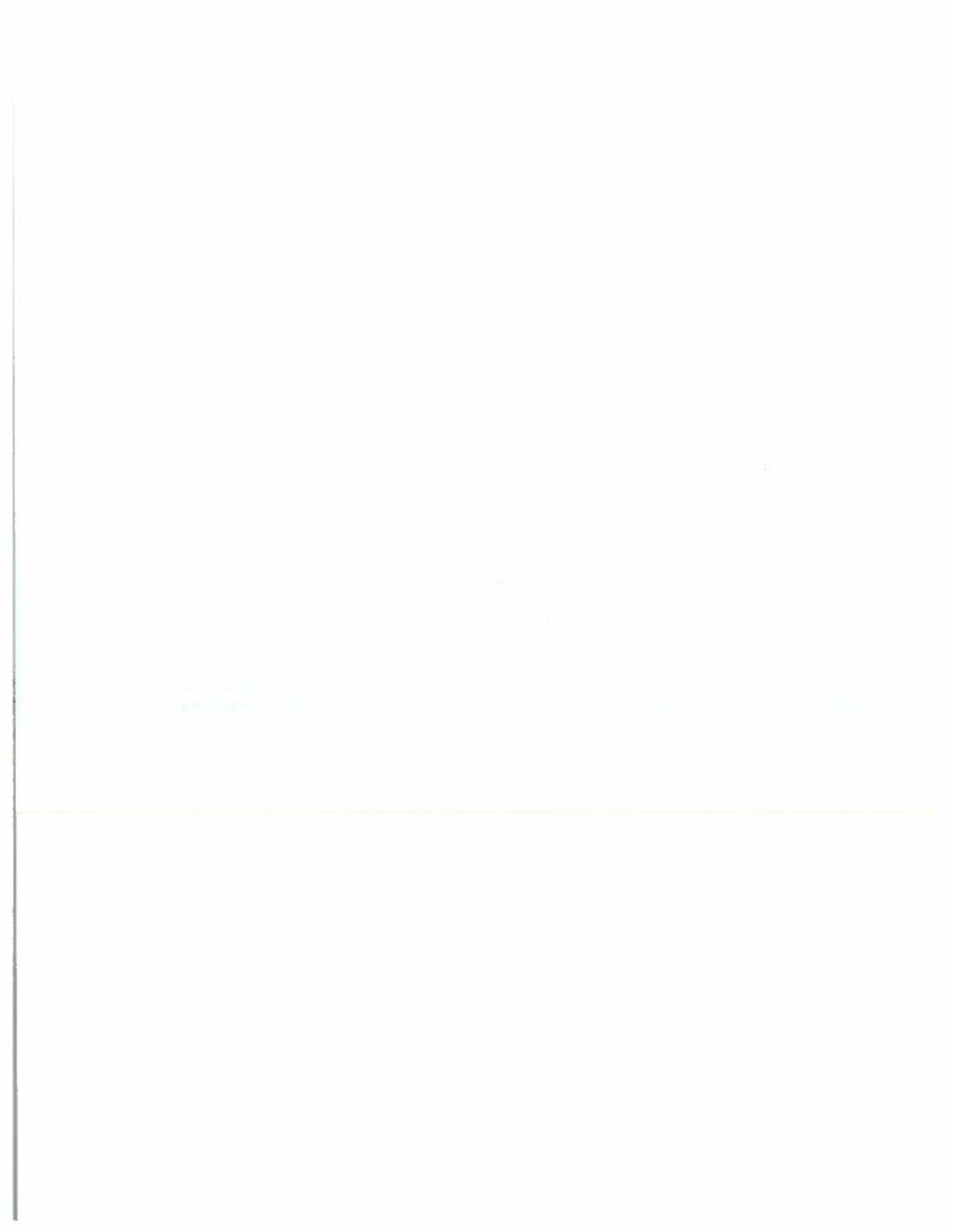
## Darci Wheeler

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**From:** no-reply@www.cityofbath.com  
**Sent:** Thursday, December 30, 2021 12:45 PM  
**To:** Darci Wheeler  
**Subject:** Appointment Application - New Form Submission for Bath, Maine

### A new submission has been received for Appointment Application at 12/30/2021 12:44 PM

**First Name::** Lauren  
**Last Name::** O'Reilly  
**Address::** 21 Meadow Way Bath  
**Phone::** 603-733-6526  
**Your Council Ward Number::** 6  
**Email Address::** lauren.oreilly@mwarep.org  
**Preferred Method of Contact::** Email  
**I wish to be considered for::** Appointment  
**Name of Board/ Commission/ Committee::** Bath Economic Development Committee  
**Committee Experience:**  
**Date(s) you attended this Board/Commission/Committee's meetings::** 12/28/21  
**Members of the Board/ Commission/ Committee with whom you spoke and when::** Lindsey Goudreau over emails since 11/8/21  
**How did these experiences affect your interest in the Board/ Commission/ Committee?:** Very positively. Although the one meeting I attended so far was low in attendance due to the holidays, I learned just enough of the mission and direction this committee is going to inspire me to become involved and to offer my dedication.  
**Have you every served on a City Board/ Commission/ Committee?:** Yes  
**If yes please list the Board/ Commission/ Committee and years of service:** Not sure if this counts-I served as Supervisor of the Checklist in Harts Location, NH for 3 years.  
**Please outline past and present expertise skills employment that you think may be relevant::** I've held management, business operations, and training positions for over 25 years. Currently as Managing Partner for Modern Woodmen Fraternal Financial.  
**Resume (Optional):** No File Uploaded  
**Why do you want to be a member of this Board/ Commission/ Committee or list your accomplishments during your last term or terms?:** Quite simply my husband and I fell in love with the city of Bath's history and it's present culture. I feel aligned with the community, inspired to learn more and to make a difference. And the best way to do this is to become involved! We plan on remaining in Bath for a very long time.  
**How many months are you away from Bath in a 12 month period?:** Bath is our one and only home.  
**Date:** 12/30/2021  
**Signature:** Lauren O'Reilly



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**FOR USE BY CITY CLERK'S DEPARTMENT:**

Date application received: 12/30/2021

Received by: email Afu

Date emailed to Appointment Review Committee: 12/30/21

Date interviewed by Appointment Review Committee: \_\_\_\_\_

Date application on City Council agenda: \_\_\_\_\_

Date appointed by City Council: \_\_\_\_\_

Date applicant notified by City Clerk's office: \_\_\_\_\_

Date applicant sworn in: \_\_\_\_\_

Term to begin: April 2022

Term to expire: July 2023

