

BUDGET PUBLIC HEARING
Wednesday, May 19, 2021 6:00 PM
Remote Meeting

SPECIAL MEETING AGENDA
Bath City Council
Wednesday, May 19, 2021
Immediately Following Budget Public Hearing
Remote Meeting

- I. ORDER: To prepare and post Warrant for the Regional School Unit #1 Budget Validation Election to be held on June 8, 2021
- II. ORDER: Registrar of Voters Hours for the Regional School Unit #1 Budget Validation Election to be held on June 8, 2021
- III. RESOLUTION: Creating a Bath Century Club to recognize Bath Residents who reach their 100th year
- IV. BOND ORDINANCE: Authorizing up to \$797,000 of the City's General Obligation Bonds to Finance Miscellaneous Municipal Improvements and the Acquisition of Vehicles and Equipment (*first passage*)
- V. ORDINANCE: Supplemental Appropriation to Set Aside Additional Funds for Unanticipated Expenditures (*first passage*)
- VI. ORDINANCE: LUC Amendment to Article 8.12, Historic Overlay District (*first passage*)
- VII. Re-appointment to the Bath Bicycle and Pedestrian Committee
Re-appointment to the Bath Development Corporation

ADJOURN

WORKSHOP:

Morse High School Redevelopment

I

ORDER

In City Council
May 19, 2021

BE IT ORDERED BY THE CITY COUNCIL OF THE CITY OF BATH, THAT:

Warrants be prepared and issued to notify and summons the inhabitants of the City of Bath, qualified to vote, that the Regional School Unit #1 Budget Election will be held on the Tuesday following the second Monday of June, the same being the 8th day of said month, in the Year of our Lord Two Thousand Twenty One, at 8' O'clock in the forenoon, then and there, to cast their votes for the following questions:

Article 1: School Budget. Shall Regional School Unit No. 1 appropriate the sum of **\$38,529,903.00** and raise the sum of **\$19,053,532.00** for the 2021-2022 school budget?
School Board Recommends a "Yes" Vote.

VOTER INFORMATION FOR ARTICLE 1

The Regional School Unit No. 1 school budget submitted in this Article 1 totals **\$38,529,903.00**. It includes locally raised funds in the amount of **\$19,053,532.00**, to be assessed in shares to member municipalities in accordance with the RSU's cost sharing formula and state law. The locally raised amount exceeds the State's Essential Programs and Services funding model by **\$3,822,797.00**. This budget includes these cost centers and amounts:

Cost Center	Amount Appropriated
Regular Instruction	\$ 12,311,222.00
Special Education	\$ 6,362,879.00
Career and Technical Education	\$ 1,724,330.00
Other Instruction	\$ 770,459.00
Student and Staff Support	\$ 3,029,435.00
System Administration	\$ 612,682.00
School Administration	\$ 1,869,032.00
Transportation and Buses	\$ 1,459,712.00
Facilities Maintenance	\$ 3,304,475.00
Debt Service and Other Commitments	\$ 7,085,677.00
All Other Expenditures	\$ 0.00
Summary of Total Authorized School Budget Expenditures:	\$ 38,529,903.00

Article 2: **RSU Nutrition Program:** Shall the RSU be authorized to raise and appropriate \$215,000.00 for the school nutrition program with authorization to expend any additional, incidental, or miscellaneous receipts in the interest and for the well-being of the school nutrition program?
School Board Recommends a “Yes” Vote.

Article 3: **RSU Adult Ed Program.** Shall the RSU be authorized to appropriate \$889,129.00 for adult education and raise \$76,191.00 as the local share, with authorization to expend any additional, incidental, or miscellaneous receipts in the interest and for the well-being of the adult education program?
School Board Recommends a “Yes” Vote.

Article 4: **Capital Reserve Fund.** Shall the School Board be authorized to transfer up to \$50,000.00 from available fund balances to the Capital Reserve Fund and to expend \$50,000.00 from said fund for capital improvements and/or unexpected or emergency maintenance or repairs to Regional School Unit facilities and equipment as the School Board may deem necessary or advisable?
School Board Recommends a “Yes” Vote.

Article 5: **Cost Center Transfers.** Shall the School Board be authorized to transfer amounts exceeding 5% of the total appropriation for any cost center to another cost center or among other cost centers for the 2021-2022 fiscal year, provided that transfers shall not be permitted to increase the authorized total school budget?
School Board Recommends a “Yes” Vote.

and, be it further ordered, that said polls are to be kept open until eight o'clock in the afternoon of said day and then be closed.

**WARRANT AND NOTICE OF ELECTION
CALLING REGIONAL SCHOOL UNIT NO. 1
BUDGET REFERENDUM**

(20-A M.R.S. §§ 1486 & 1501; Executive Orders #8 & #8A FY20/21)

TO: Debra Clark, a resident Regional School Unit No. 1 (the "RSU") composed of the City of Bath and the Towns of Arrowsic, Phippsburg, and Woolwich, State of Maine.

In the name of the State of Maine, you are hereby ordered to serve upon the municipal clerks of each of the municipalities within the RSU, namely, the City of Bath and the Towns of Arrowsic, Phippsburg, and Woolwich, an attested copy of this warrant and notice of election. Service shall be in hand within three (3) days of the date of this warrant and notice of election. The municipal clerks of the above municipalities shall immediately notify the respective Municipal Officers. The Municipal Officers shall meet forthwith and countersign this warrant and notice of election. The Municipal Officers shall provide below for the respective municipal clerks to post or have posted this warrant and notice of election.

**CITY OF BATH
RSU BUDGET REFERENDUM
WARRANT AND NOTICE OF ELECTION**

Sagadahoc County, ss.

State of Maine

TO: Michael Peabody, Constable of Bath: You are hereby required in the name of the State of Maine to notify the voters of this municipality of the election described in this warrant and notice of election.

TO THE VOTERS OF BATH: You are hereby notified that a RSU Budget Referendum election will be held at the Bath Middle School, 6 Old Brunswick Road in the City of Bath on Tuesday, June 8, 2021 for the purpose of determining the following articles:

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

Article 1: School Budget. Shall Regional School Unit No. 1 appropriate the sum of **\$38,529,903.00** and raise the sum of **\$19,053,532.00** for the 2021-2022 school budget?
School Board Recommends a "Yes" Vote.

VOTER INFORMATION FOR ARTICLE 1

The Regional School Unit No. 1 school budget submitted in this Article 1 totals **\$38,529,903.00**. It includes locally raised funds in the amount of **\$19,053,532.00**, to be assessed in shares to member municipalities in accordance with the RSU's cost sharing formula and state law. The locally raised amount exceeds the State's Essential Programs and Services funding model by **\$3,822,797.00**. This budget includes these cost centers and amounts:

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School Board Recommends a "Yes" Vote.

Article 3: RSU Adult Ed Program. Shall the RSU be authorized to appropriate **\$889,129.00** for adult education and raise **\$76,191.00** as the local share, with authorization to expend any additional, incidental, or miscellaneous receipts in the interest and for the well-being of the adult education program?
School Board Recommends a "Yes" Vote.

Article 4: Capital Reserve Fund. Shall the School Board be authorized to transfer up to **\$50,000.00** from available fund balances to the Capital Reserve Fund and to expend **\$50,000.00** from said fund for capital improvements and/or unexpected or emergency maintenance or repairs to Regional School Unit facilities and equipment as the School Board may deem necessary or advisable?
School Board Recommends a "Yes" Vote.

Article 5: Cost Center Transfers. Shall the School Board be authorized to transfer amounts exceeding 5% of the total appropriation for any cost center to another cost center or among other cost centers for the 2021-2022 fiscal year, provided that transfers shall not be permitted to increase the authorized total school budget?
School Board Recommends a "Yes" Vote.

The voting on Articles 1 through 5 shall be by secret ballot referendum. The polls will be opened immediately after election of the moderator following commencement of the meeting at 8:00 a.m. and closed at 8:00 p.m.

The Registrar of Voters shall hold office hours while the polls are open to correct any error in or change a name or address on the voting list; to accept the registration of any person eligible to vote and to accept new enrollments.

A person who is not registered as a voter may not vote in any election.

Dated as of this May 3, 2021.

Jamie Oveser
Henrietta Ritch-Smirk
Andi Brown
Louis R. Emery

Steph McLaughlin
Debra Clark

A majority of the School Board of Regional School Unit No. 1

A true copy of the Warrant and Notice of Election, attest:

Debra Clark
Debra Clark
Resident of
Regional School Unit No. 1

Countersigned this _____ day of _____, 2021 at Bath, Maine.

A majority of the Municipal Officers of Bath, Maine

A true copy of the Warrant and Notice of Election, attest:

Darci Wheeler, Municipal Clerk
Bath, Maine

ORDER

Be It Ordered by the City Council of the City of Bath, that the hourly schedule for the office of the Registrar of Voters shall be from 8:30am to 12:00pm and 1:00pm to 4:30pm Monday through Friday prior to the RSU #1 School Budget Election to be held Tuesday, June 8, 2021. On Election Day anyone may register to vote at the Polls at the Bath Middle School Gymnasium from 8:00am to 8:00pm.

Background Memo for the Century Club Resolution for Council Meeting on May 5, 2021

From: Councilor Bailey

Date: April 28, 2021

The process planned:

Family members or friends of the honoree complete a brief form (attached) and submit it with documentation of the applicant's age and a valid current Bath address to the Bath City Clerk's office. The City Clerk's office would then process the application(s), prepare the individual's recognition resolution (with support from the Community Development committee if needed) for inclusion on the City Council agenda periodically. This population being small, this is not expected to occur more than 4 times a year, if that many.

An initial press release will publicly announce the creation of this program to raise awareness of the city's desire to honor residents who are 100 or more years old. Information about the program will be available from City Hall via multiple channels on an ongoing basis.

How recognition is given: A resolution recognizing each honoree will be read out loud at a Bath City Council meeting. The City Clerk's office and Community Development Committee can together draft a standard framework for the Century Club recognition for the honoree.

The business "*Just Framing*", has offered to create a lovely small framed, matted award with an iconic Bath image, such as the Hallet clock and a personalized note honoring the older adult. The owner stated they wanted to do it at no charge as a way of giving back to the community. (up to 6 in a year).

Also, to keep the documentation low barrier, it could be a Covid vaccination card, a current or expired passport, a current or expired driver's license, etc.

The Councilor for the Ward of the Honoree could be the person to present the recognition at the City Council meeting.

I am happy to be an ongoing resource to sort out the process and materials going forward.

**A Resolution to create a Bath Century Club,
in recognition of Bath Residents who reach their 100th year**

The Bath City Council resolves to create the “Bath Century Club”, a formalized, consistent process for recognizing current Bath residents who reach their 100th year of life. Maine is the oldest state in the country and our community has begun to experience the longevity of some residents to the age of 100. Through the Century Club, we will honor elders whose lives have spanned 100 or more years, by giving them (or a representative) recognition at a City Council meeting. Honorees or their families/friends will submit a brief form available from the City Clerk’s office to initiate the process.



CITY OF BATH

FINANCE DEPARTMENT

Juli Millett, Finance Director
Linda McCourt, Deputy Finance Director
Susan Hunt, Payroll Supervisor
Telephone (207) 443-8338

jmillett@cityofbath.com
lmccourt@cityofbath.com
shunt@cityofbath.com
Fax (207) 443-8397

May 10, 2021

To: City Council Members

From: Juli Millett, Finance Director

CC: Peter Owen, City Manager

Re: May 19 Special City Council Meeting

Agenda Item – Bond Ordinance: Authorizing issuance of a General Obligation Bond in the amount not to exceed \$797,000 for the purpose of funding certain improvements and equipment. (First Passage) - This is the borrowing ordinance for the FY 2022 Capital items, as per the Council discussion during the budget workshops. This is the first passage, and the second passage will be June 2. Items included in the borrowing are as follows:

Name of Equipment	Cost	City's down Payment	Amount to be Financed	Term
Landfill Rebuild Flare	20,000.00	10,000.00	10,000.00	1 Year
Landfill Cover and Gas Collection Expansion	200,000.00	100,000.00	100,000.00	1 Year
Facilities Improvements	100,000.00	20,000.00	80,000.00	5 years
Recreation Maintenance Building	200,000.00	0.00	200,000.00	15 years
Custom House Roof	275,000.00	25,000.00	250,000.00	10 years
Plow Truck	180,000.00	23,000.00	157,000.00	10 years
	\$ 975,000.00	\$178,000.00	\$ 797,000.00	

Special Meeting agenda item – Ordinance: Supplemental Appropriation in the amount of \$35,495 (First Passage) This item is the calculation of the City of Bath expenditure limitation and moving forward the room available under the limitation to future years. This has been done by the Council every year since the expenditure limit was adopted to reserve the available space under the limit for future use. This is also the first passage, and the second passage will also be June 2. As you will notice, the available space continues to reduce and the City continues to make difficult choices within the capital budget based on the room. This is the first year the City also had to make difficult operating budget choices in order to comply with the expenditure limitation. The expenditure limitation will continue to be more and more of an issue in future budgets.

The following table shows the results of the experiment. The first column is the number of trials, the second column is the number of correct responses, and the third column is the percentage of correct responses. The fourth column is the number of trials that were not completed.

Number of trials	Number of correct responses	Percentage of correct responses	Number of trials not completed
10	8	80%	2
20	15	75%	5
30	22	73%	8
40	28	70%	12
50	35	70%	15
60	42	70%	18
70	48	69%	22
80	55	69%	25
90	62	69%	28
100	70	70%	30

As can be seen from the table, the percentage of correct responses remains relatively constant, around 70%, across all trial numbers. This suggests that the subjects were able to maintain a consistent level of performance throughout the experiment.

BOND ORDINANCE

AUTHORIZING UP TO \$797,000 OF THE CITY'S GENERAL OBLIGATION BONDS TO FINANCE MISCELLANEOUS MUNICIPAL IMPROVEMENTS AND THE ACQUISITION OF VEHICLES

IT IS HEREBY ORDAINED BY THE CITY COUNCIL OF THE CITY OF BATH, AS FOLLOWS:

Section 1. That a sum of up to, but not to exceed, \$797,000, plus the sale premium of and investment earnings on the bonds authorized in Section 2 below, is hereby appropriated for the purpose of funding the following municipal improvements, and vehicles, including issuance costs therefor:

- Landfill Rebuild Flare
- Landfill Cover and Gas Collection Expansion
- Facilities Improvements
- Recreation Maintenance Building
- Custom House Roof
- Public Works Plow Truck

Section 2. That, for the purpose of funding the aforesaid appropriation, the City Treasurer, with the approval of the Chair of the City Council and the City Manager, is hereby authorized, in the name of and on behalf of the City, to issue the City's bonds or notes in anticipation thereof, in the stated principal amount of up to, but not to exceed, \$797,000 under and pursuant the City Charter and Title 30-A, Section §5772 of the Maine Revised Statutes.

Section 3. That any and all bonds or notes in anticipation thereof issued pursuant to this Ordinance are issued pursuant to Chapter 8 of the City Charter and shall be signed by the City Treasurer and countersigned by the Chair of the City Council and the City Manager.

Section 4. That any and all bonds issued pursuant to this Ordinance shall be payable in annual installments, which need not be equal, the total amount of which shall extinguish the entire debt at maturity pursuant to the requirements of 30-A M.R.S.A. Section 5772(3), pursuant to Section 807 of the City Charter.

Section 5. That the term of any bonds issued pursuant to this Ordinance shall not exceed sixteen (16) years.

Section 6. That the City Treasurer, with the approval of the Chair of the City Council and the City Manager, shall determine the date or dates, maturities (not to exceed the maximum term specified above), denominations, interest rate or rates and any other details of any bonds or any notes in anticipation thereof to be issued pursuant to this Ordinance, such approval to be conclusively evidenced by the execution thereof.

- Section 7. That the City Treasurer, with the approval of the Chair of the City Council and the City Manager, is hereby authorized to make any bonds or notes in anticipation thereof issued pursuant to this Ordinance subject to prepayment and call for redemption with or without premium prior to the stated maturity date at the election of the City.
- Section 8. That the City Treasurer is hereby authorized to take all such action as may be necessary to designate any bonds or notes in anticipation thereof issued pursuant to this Ordinance (to the extent such designation is available) as qualified tax-exempt obligations for purposes of Section 265(b) of the Code.
- Section 9. That the bonds or notes in anticipation thereof issued pursuant to this Ordinance shall be general obligations of the City, backed by the full faith and credit and taxing power of the City.
- Section 10. That in the event the City Treasurer elects to issue such bonds or notes in anticipation thereof through the Maine Municipal Bond Bank (the "Bond Bank"), that the City Treasurer and the Chair of the City Council and the City Manager be and hereby are authorized, on behalf of the City, to enter into a loan agreement with the Bond Bank in conjunction with the issuance of the bonds or notes, in the aggregate principal amount not to exceed \$797,000 with a term not to exceed the term of the bonds or notes, said loan agreement to be in the usual and ordinary form utilized by the Bond Bank in connection with its General Resolution Program, which is hereby approved, and to contain such other terms and provisions, not contrary to the general tenor hereof, as the Treasurer, the Chair of the City Council and the City Manager may approve, their approval to be conclusively evidenced by the execution thereof.
- Section 11. That the City Treasurer is authorized to do or cause to be done all such acts and things, and to execute and deliver any and all contracts, agreements, certificates, and other documents as may be necessary or advisable, including but not limited to an Arbitrage and Use of Proceeds Certificate and a Continuing Disclosure Certificate, to carry out the provisions of this Ordinance in connection with the issuance and delivery by the City of the bonds or notes in anticipation thereof.
- Section 12. That if the City Treasurer, Chair of the City Council, City Manager, or Clerk are for any reason unavailable to approve and execute the bonds or notes in anticipation thereof issued pursuant to this Ordinance, any loan agreement or any related financing documents, the person or persons then acting in any such capacity, whether as an assistant, a deputy, or otherwise, is authorized to act for such official with the same force and effect as if such official had himself or herself performed such act.
- Section 13. That during the term any of the bonds authorized hereby are outstanding, the City Treasurer is hereby authorized, in the name and on behalf of the City, to issue and deliver refunding bonds on either a current or advance refunding basis, to refund some or all of the bonds then outstanding, and to determine the date, form, interest rate, maturities (not to exceed 11 years from the date of issuance of the original bonds) and all other details of such refunding bonds, including the form and manner of their sale and award. The City Treasurer is hereby further authorized to provide that any of such

refunding bonds hereinbefore authorized be made callable, with or without premium, prior to their stated date(s) of maturity, and each refunding bond issued hereunder shall be signed by the City Treasurer and countersigned by the Chair of the City Council and the City Manager, sealed with the seal of the City, and attested by its Clerk.

Section 14. That any suit questioning the validity of this Ordinance shall be barred unless commenced within forty-five (45) days following publication of the Ordinance in accordance with Section 805 of the City Charter.

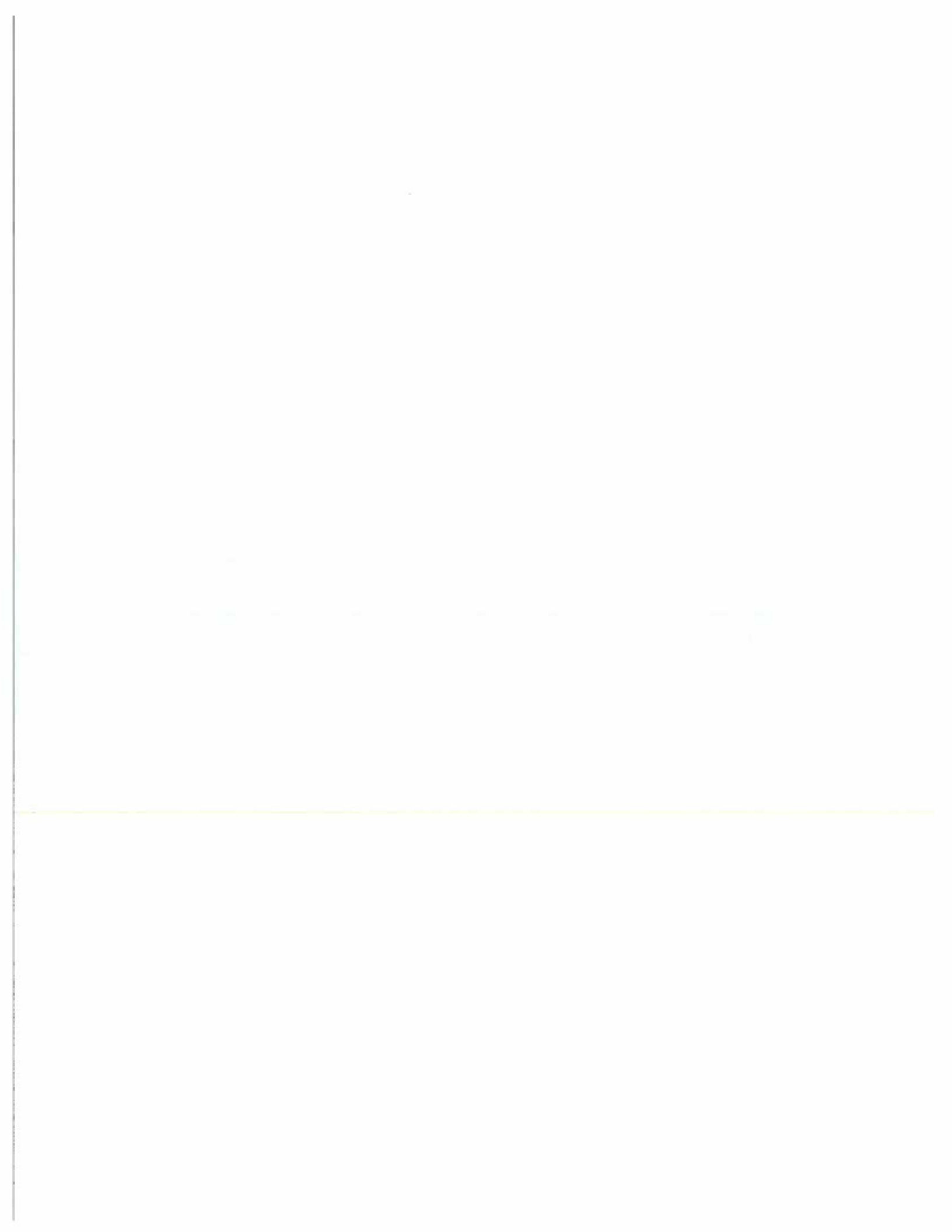


CERTIFICATION OF REVENUES IN EXCESS OF BUDGET ESTIMATES

I, Peter H. Owen, pursuant to Section 611 (A) of the Charter of the City of Bath, hereby certify to the City Council of the City of Bath that there are available for appropriation revenues in excess of those estimated in the Budget, to the extent of at least Thirty-five Thousand Four Hundred Ninety-five Dollars (\$35,495.00). The source of these funds is additional surpluses in the General Fund Undesignated Fund Balance Account which have been verified over and above those included in revenue in the 2019/2020 Fiscal Year Budget. The amount of surplus has been verified by the Auditor, and is available for supplemental appropriation pursuant to the opinion of the City Solicitor.

Respectfully Submitted,

Peter H. Owen
City Manager



ORDINANCE

SUPPLEMENTAL APPROPRIATION

WHEREAS, the City Council desires to set aside additional funds for unanticipated expenditures; and

WHEREAS, surplus funds in the General Fund Undesignated Fund Balance Account, constituting revenue in excess of those estimated in the Budget for the current fiscal year, are available for this purpose; and

WHEREAS, the sum proposed to be appropriated by this Supplemental Appropriation, totaling Thirty-five Thousand Four Hundred Ninety-five Dollars (\$35,495.00), will not exceed the expenditure limits for the current fiscal year pursuant to Section 617 of the Charter of the City of Bath;

NOW THEREFORE, be it ordained by the City Council of the City of Bath that the total sum of Thirty-five Thousand Four Hundred Ninety-five Dollars (\$35,495.00), be and hereby is supplementally appropriated from the General Fund Undesignated Fund Balance (Account 01-2500-00) to the Council Contingency Account (Account 01-0012-402).

City of Bath

55 Front Street
Bath, Maine 04530

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



VI

**Planning &
Development**

MEMORANDUM

TO: Aaron Park, Chair
City Councilors

FROM: Ben Averill, City Planner

DATE: May 12, 2021

RE: Land Use Code Amendment to Article 8.12, Historic Overlay District, as related to alternate energy devices within the historic district.

Background

Last year, The Neighborhood United Church of Christ requested an amendment to the text of the Land Use Code to change a portion of Article 8: District Regulations. The request was to modify a portion of the approval criteria within the Historic District related to alternate energy devices within the historic district (Section 8.12.H.e). The amendment would allow for the creation of new language related to the placement of solar panels on structures within the historic district.

The request for a Land Use Code Amendment was first reviewed by the City Council in the May 2020 meeting to determine if it had merit and if review should proceed. At the May 6^h Council meeting it was recommended for Planning Board review. The Planning Board reviewed the request for a Land Use Code Amendment in workshops beginning on the June 16th Planning Board meeting. After review of the amendment in multiple workshops, the Planning Board held a Public Hearing at its October 6th meeting and voted to recommend the amendments to Article 8.12.H.e of the Land Use Code to the City Council for review.

The City Council reviewed the proposed ordinance in both the November and December 2020 City Council meetings. During second passage of the proposed ordinance the Council voted to table review of the item and remanded the ordinance back to the Planning Board for additional review. The motion from Council did not give specific recommendations for additional review on the item from the Planning Board, however the initial Council conversation did indicate that the ordinance was both too broad and too narrow in scope.

The Planning Board began re-review of the in workshop session in January 2021. The Planning Board held five workshops from January 2021 through April 2021 to review additional ordinances and testimony from residents regarding the proposed ordinance. The Planning Board held a public hearing on the proposed ordinance at the May 4, 2021 Planning Board meeting and recommended the ordinance for review by the City Council.

The Planning Board revised the ordinance to address specific design criteria and screening requirements for solar panels and other alternate energy devices within the historic district. The intent of the proposed ordinance is to allow alternate energy devices within the historic district while also maintaining the historic character of structures within the district. Newly added elements of the ordinance include screening requirements for solar panels, permanent HVAC equipment, and other alternate energy devices if placement is required within the viewshed of a public way as well as recommendations of placement on non-historic structures.

Council Action

If the Council determines that the Land Use Code change request has merit the Council can approve the request. If the Council determines that the request lacks merit, then action on the amendment to the Land Use Code will cease.

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:

ARTICLE 8: DISTRICT REGULATIONS

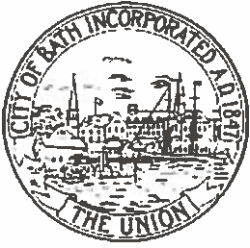
SECTION 8.12 HISTORIC OVERLAY DISTRICT (HO)

H. APPROVAL CRITERIA

Prior to approving any application for Historic District Review, the Historic District Approval Authority must find that the following criteria have been met:

- (e) ... Alternate-energy Devices: ~~Wind generators, solar collectors, and similar alternate-energy devices may be utilized only if they can be installed in a manner in which they are not visible from a public way.~~
1. *Wind generators; permanently installed heating, ventilation, and air conditioning equipment; solar arrays; and other appendages may be utilized on buildings if they are not visible from a public way or if they are incorporated into the structural design of, or attached to, the building. Said equipment shall be screened with vegetation or suitable elements of a permanent nature. Where such screening is not feasible, the equipment shall be located to minimize its visibility.*
 2. *In addition to the items in Article 8.12.H.e.1 solar arrays, whether photovoltaic or thermal, shall be installed flush with the roof and located on the same pitch as the roof. If a flush installation is not efficient, solar arrays should be set back from the roof edge sufficiently to minimize visibility from a public way. The solar array should be designed in a manner to blend into the existing roof. Framing, support, and construction of solar arrays should be designed to be black or the darkest value possible.*
 3. *Solar panels, wind generators, and other alternate energy devices should be installed in a manner that does not damage the historic materials of the structure and is completely reversible. When possible, alternate energy devices should be located on non-historic buildings or on building additions*

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APR 28 '21 9:28

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

Full Name: JOHN SWENSON

Residence Address: 985 High St

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

Phone #: 443-5999

E-mail address JSSWENSON@GMAIL.COM

Preferred Method of Contact? (circle one) phone email

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

PEDESTRIAN & BIKE COMMITTEE
(Name of Board/Commission/Committee)

We are asking applicants to attend some actual meetings of this committee and 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:
MOST ALL FOR PAST 6 YEARS

B) Members of the committee or board with whom you spoke and when:
KEVIN SCHULTZ - often

C) How did these experiences affect your interest in the committee?
WE HAVE ACCOMPLISHED A LOT IN THE PAST FEW YEARS

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:
PLANNING BOARD FOR 5 YEARS ABOUT 6-7 YEARS AGO.

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

I WAS INVOLVED IN TECHNICAL STANDARDS WORK.


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

My goal is to improve the experience of walking and biking in Bath

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

TYPICALLY NONE

4-26-21
Date


Signature

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

FOR USE BY CITY CLERK'S DEPARTMENT:

Date application received: 4/28/2021

Received by: MC dropped off

Date emailed to Appointment Review Committee: 4/28

Date interviewed by Appointment Review Committee: N/A

Date application on City Council agenda: 5/19/2021

Date appointed by City Council:

Date applicant notified by City Clerk's office:

Date applicant sworn in:

Term to begin:

Term to expire:

Handwritten notes: "MC", "dropped off", "4/28", "5/19/2021", "995 097"



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

Full Name: Eugene L Wiemers

Residence Address: 959 Middle St, Bath, 04530

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

Phone #: 207-443-4014 E-mail address gene.wiemers@gmail.com

Preferred Method of Contact? (circle one) phone email

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

BATH DEVELOPMENT CORPORATION
(Name of Board/Commission/Committee)

We are asking applicants to attend some actual meetings of this committee and 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: *There have been no meetings to date.*

B) Members of the committee or board with whom you spoke and when: *The chair called and invited me to apply for reappointment for a regular term.*

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

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:

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

See previous application and resume. Nothing has changed since then.

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

How many months are you away from Bath in a 12-month period? Usually no more than one month.

Date April 7 2021

Signature EJ - Wheeler

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

FOR USE BY CITY CLERK'S DEPARTMENT:

Date application received: 4/27/2021

Received by: Email Ofw

Date emailed to Appointment Review Committee: 4/27

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: _____

Term to expire: _____



rec'd by email
4/3/2021
9:12am

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

Full Name: Eugene L. Wiemers

Residence Address: 959 Middle St, Bath, ME 04530

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

Phone #: (207) 443-4014 E-mail address gene.wiemers@gmail.com

Preferred Method of Contact? (circle one) phone email

I wish to be considered for appointment to the:
Bath Development Corporation
(Name of Board/Commission/Committee)

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

I have many years of experience planning and implementing services and technologies that serve public and private uses. I was head of information technology and library services at Bates College for 21 years before I retired in 2015. I led a staff of more than 60 professionals, and managed multi-million dollar budgets. As Bath seeks to develop public facilities, my experience in technology and public services may be helpful.

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

I understand that there are projects on the horizon, such as redevelopment of the Morse High School property on High Street, that promise to provide new opportunities and services to the community. I would like to be involved.

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:

How many months are you away from Bath in a 12-month period? In normal times, no more than 1 month.

1/5/2021
Date

E. Wiemers
Signature

FOR USE BY CITY CLERK'S DEPARTMENT:

Date application received: 4/5/2021

Received by: Dfw email

Date emailed to Appointment Review Committee: 4/5/2021

Date interviewed by Appointment Review Committee: N/A

Date application on City Council agenda: 5/19/21

Date appointed by City Council: _____

Date applicant notified by City Clerk's office: _____

Date applicant sworn in: _____

Term to begin: _____

Term to expire: _____



CITY of BATH, MAINE

Office of the City Manager

Peter H. Owen, P. E.

55 Front Street

Bath, Maine 04530

Memorandum

To: Chair Park, Vice Chair DeChant and Members of the City Council
CC: Peter Owen, City Manager
Date: May 14, 2021
From: Marc Meyers, Assistant City Manager
RE: Morse redevelopment workshop

The City Manager's Office will be reviewing the Morse High School Reuse Options Study and presenting next steps in the redevelopment of the former high school at 826 High Street for City Council in a May 19 workshop.

RSU 1, now occupying the new high school at 826 Shipbuilder Drive, is planning to transfer the former high school to the City in late summer/early fall of 2021. This study, conducted by Harriman, focused on reuse of the school's facilities and site, including site assessment, building analysis, public feedback and reuse options. The year-long process was completed earlier this month with delivery of the final report, which summarizes the findings and documents collected data.

Along with presentation of the findings from the study, the City Manager' Office will also update the City Council on the next steps for the potential redevelopment over the next two-three years.

For the full reuse option study final report and the process so far, visit www.cityofbath.com/morse.



Morse High School Redevelopment

New Morse High School and Bath Tech

- Opened February 2021
- Grades 9-12 for RSU 1,
regional vocational school



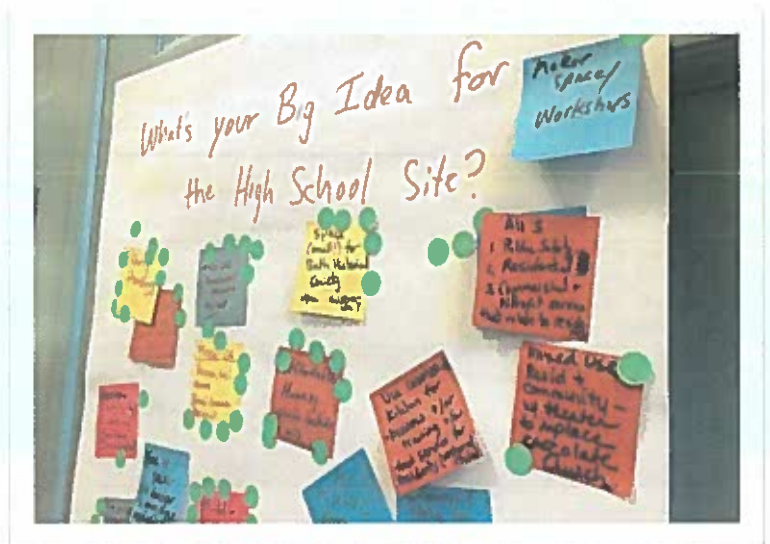


Former Morse High School and Bath Tech

- Original section built in 1928. Additional wings in 1941, 1968 and 1995
- Nearly 200,000 square feet
- To be transferred from RSU to City in late summer/early fall

What to do with Morse?

- Process started in January 2019
- Staff, committees reviewing reuse options
- Public charrette in June 2019



Reuse Study - Harriman

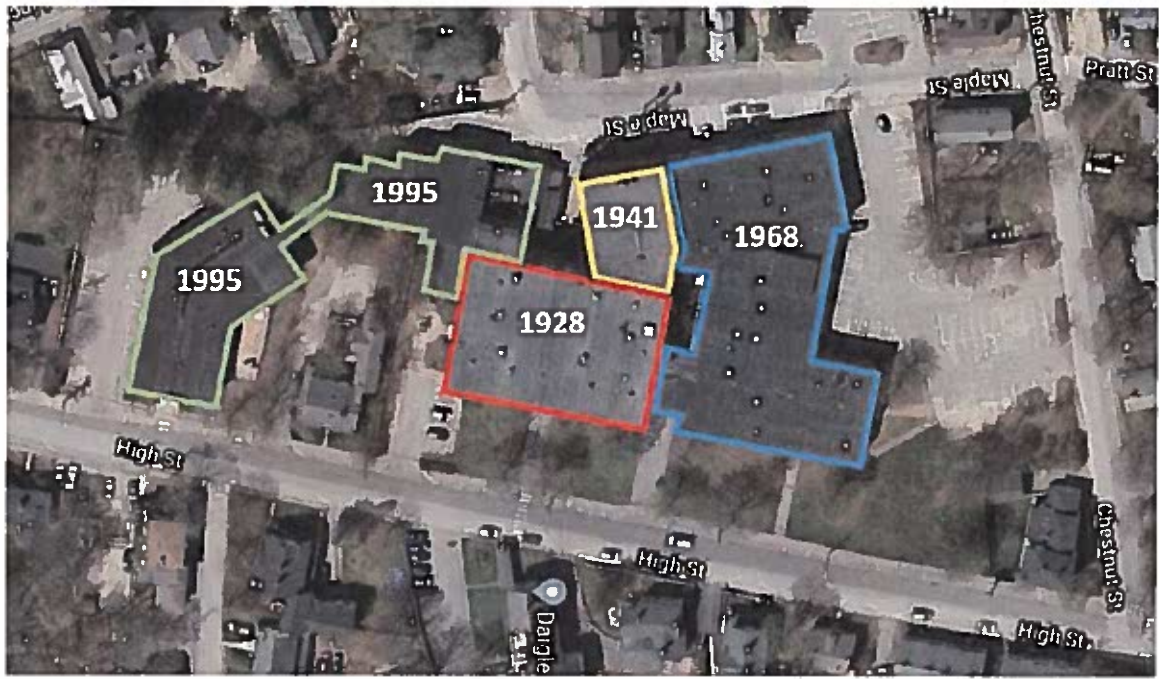
- Existing Conditions
- Market Analysis
- Future Uses Survey
- Design Options Feedback

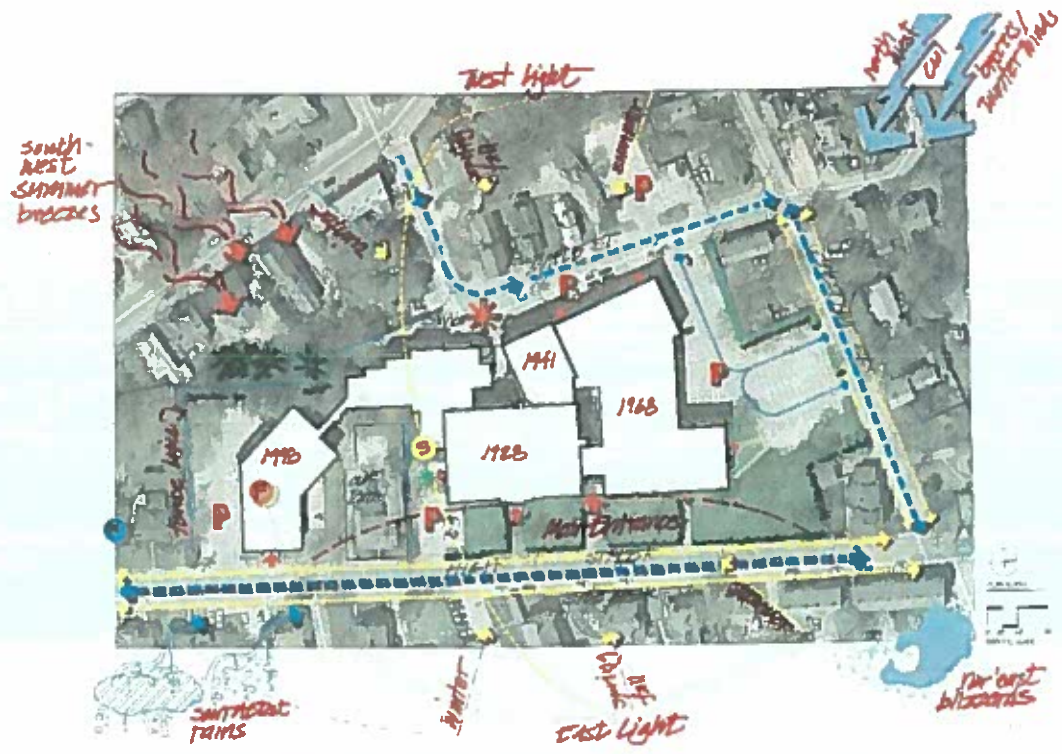


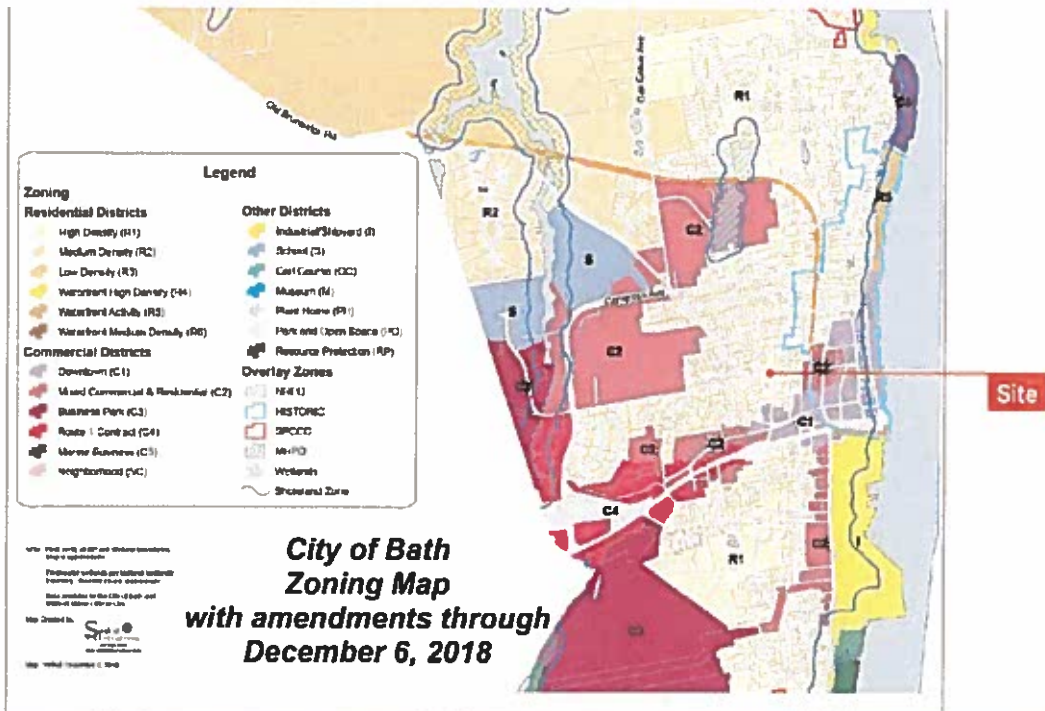
Existing Conditions – Market Analysis

- Opportunity for housing for smaller households, young people or aging population.
- Potential to capture retail or food sales, but not compete against downtown.
- Possibilities for gallery space, live-work units or makers' space.









Market Analysis

- Opportunity for housing for smaller households, young people or aging population.
- Potential to capture retail or food sales, but not compete against downtown.
- Possibilities for gallery space, live-work units or makers' space.

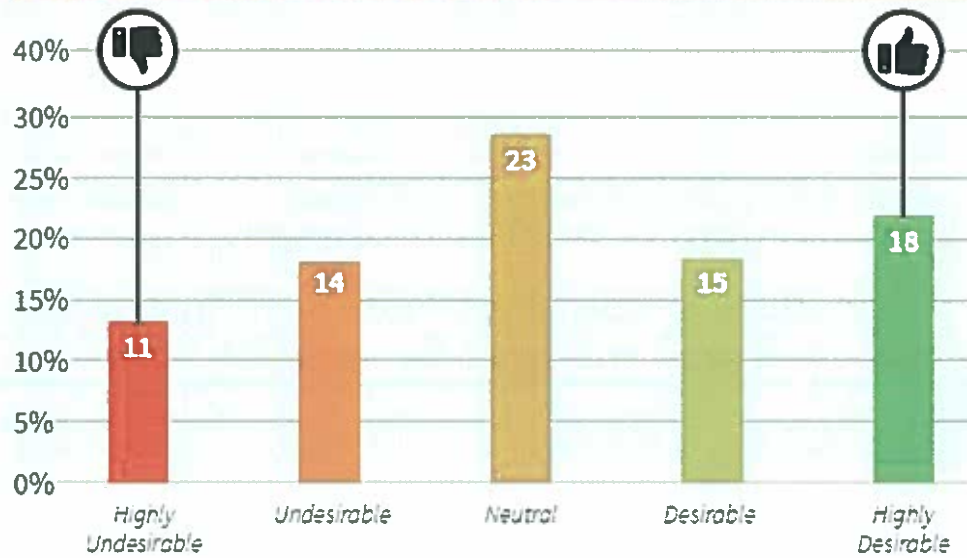


Future Uses Survey

- Future Uses Survey revealed neutrality toward reusing the site for either a new Fire or Police Station, trending toward favorability.
- There is a strong desire from the community to preserve the existing auditorium space.



Figure 24: Would you support the relocation of the Fire Department to Morse High School.



Future Uses Survey

- The preferred ground floor uses include a mix of café, artist live-work space, small office space, and restaurant, not retail.
- The second and third levels are preferred for housing.
- The most preferred outdoor uses were community park and community garden.



Desirability

	Highly Desirable	Desirable	Neutral	Undesirable	Highly Undesirable
PUBLIC SAFETY					
Fire Station	18	15	23	14	11
Police Station	17	17	22	14	11
BUILDING					
Housing Units	22	22	14	7	16
Small Office Space	12	33	21	7	5
Café	19	27	20	7	7
Restaurant	17	15	23	15	10
Home Furnishing Store	5	8	18	23	25
Clothing Store	4	11	19	21	22
Jewelry Store	2	6	23	24	22
Bookstore	11	21	18	11	14
Maker Space	21	14	20	8	12
Artist Studio Space	14	27	18	10	8
Artist Live-Work Space	13	26	15	8	12
Art Classrooms	10	26	25	6	8
Art Gallery	8	21	24	12	11
Performance Space	22	21	15	9	15
SITE					
Small Plaza	8	21	24	12	11
Community Park	39	22	9	7	5
Community Garden	30	28	8	9	5
Improved Streetscape	25	26	16	8	5
Parking	8	8	27	17	19



Design Options Survey

- Option #1 – Fire Station & Housing
- Option #2 – Mixed Use
- Option #3 – Housing



Design Options Survey

- No overwhelming favorite among the three options with a slight advantage to fire station and housing concept.
- All housing concept seen as least desirable.



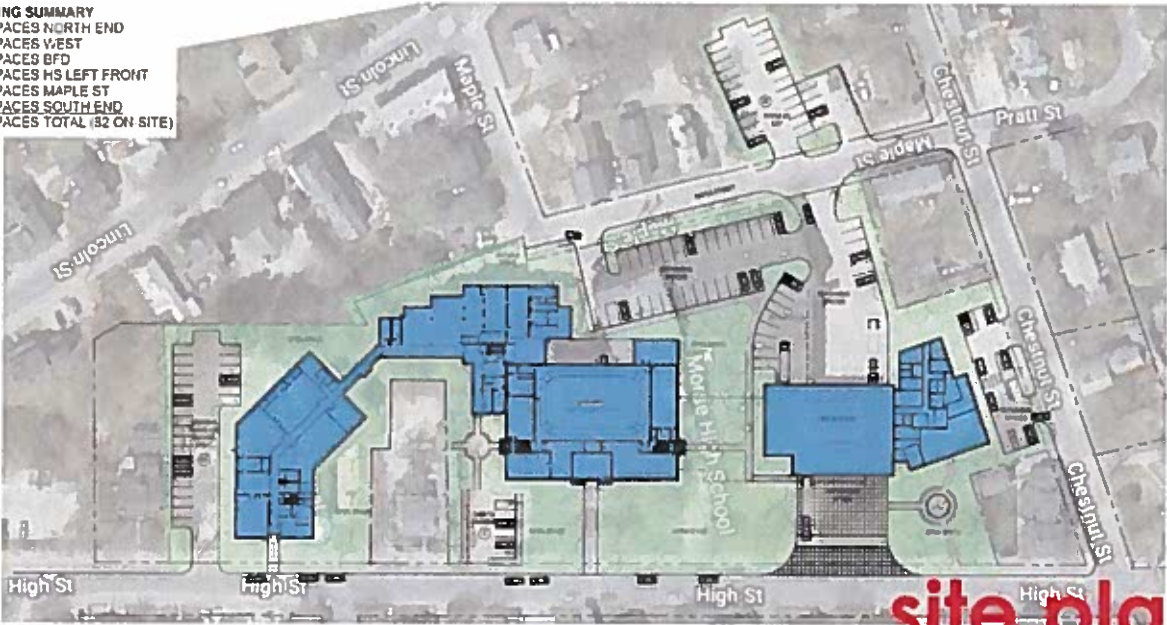
Option 1:
Housing +
Fire Station

Option 2:
Mixed Use

Preferred
Hybrid:
Mixed Use +
Fire Station



PARKING SUMMARY
10 SPACES NORTH END
79 SPACES WEST
15 SPACES BFD
5 SPACES HS LEFT FRONT
28 SPACES MAPLE ST
23 SPACES SOUTH END
110 SPACES TOTAL (82 ON SITE)



site plan



MORSE HIGH SCHOOL REUSE STUDY

OPTION ONE

PARKING SUMMARY
60 SPACES NORTH END
3 SPACES HS LEFT FRONT
28 SPACES MAPLE ST
23 SPACES SOUTH END
116 SPACES TOTAL (98 ON-SITE)



site plan
OPTION TWO



MORSE HIGH SCHOOL REUSE STUDY



Next six months

- Housing/use analysis – Can a fire station work here? What type of development is best fit?
- Survey work
- Engineering – Potential demolition of 1968 wing
- Brownfields Assessment – hazardous materials, petroleum



Next year

- Rezoning – Staff recommends C-2 zoning for increased density and commercial flexibility. Planning Board process, requires City Council approval
- Subdivision – If more than two divisions of property, City will go through Planning Board process



Next year

- Bath Development Corporation – property transfer for environmental cleanup, RFP for redevelopment
- Facilities Committee – potential fire station review



Two to three years later

- Successful redevelopment of the property, increasing property tax base
- Potential Fire Station design and build



Questions?

For the entire report and this process
www.cityofbath.com/morse



बिना किसी भी शर्त के
आपका पत्र प्राप्त हुआ।
आपका पत्र बहुत ही अच्छा था।
आपका पत्र बहुत ही अच्छा था।