



Rockland Metro Magazine

"The Buzz"

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The Old School
Fellowship Education

4 Rockland City Council Candidates: Vote for 2 on November 8



Nate Davis

My name is Nate Davis, and I'm running for a second term on the Rockland City Council. I think I've served the people of Rockland well during my first term and have built skills and relationships that will allow me to serve them even better in a second term.

One of the primary issues I have tried to address during my first term is the almost comical set of barriers we place in front of anyone trying to build housing in Rockland. I successfully sponsored and shepherded to passage ordinance amendments reducing the amount of parking required for new housing, removing our archaic and exclusionary restrictions on minimum house size, and allowing greater housing density in a large swath of Rockland. I think that last item is probably the most significant thing I've accomplished while serving on the City Council.

But politics, as Otto von Bismarck famously said, is the art of the possible. While I think I've moved as fast and far in this direction as I reasonably could, there is more work to be done. I'd like to completely eliminate parking minimums, for instance, as well as our ahistorical and baffling frontage requirements. Our zoning code is generally a tangle of needless complexity. It needs to be slashed, and I will do my best to slash it.

There are myriad other issues before us, and I'll mention a few more without making an attempt at an exhaustive list:

We need to change and broaden the ways in which municipal government engages with the public. We certainly should improve our one-way communication (press releases, letters, etc.), but really, the most interesting forms of public engagement are two-way. The city of Portsmouth, NH, for example, has altered their City Council meetings to include public dialogue as well as public comment. We could hold regular office hours to meet with the public at a convenient location, or we could hold neighborhood meetings. We could physically



Adam Lachman

I am running for city council because I care deeply about our city and I am concerned about our ability respond to the unprecedented challenges that are affecting the quality of life for far too many Rockland residents. Issues such as a lack of accessible housing, the unsustainable tax burden, and absence of municipal revenue solutions are creating a Rockland that is increasingly unaffordable for families, hardworking individuals, and those who have historically called Rockland home.

Working in my night job at Ada's Kitchen, I hear from coworkers and residents in our community about their increasing concern regarding the ability to raise a family and to continue to reside in our city. Stories of a single mom who has been repeatedly displaced from her home due to rising rents or working seniors who thought Rockland would be where they could retire.

Having spent my life working to improve the lives of Mainers by bringing resources and results to communities around the state, I am uniquely qualified to bring clear and balanced solutions to help strengthen Rockland's future. In my capacity leading Senator King's economic work for over a decade, I work directly with communities across our state to strengthen local infrastructure, invest in youth, improve access to mental health services, and address many of the same complex challenges that we face here in Rockland.

After attending almost every city council meeting over the last 3 years and listening to residents of all ages and backgrounds, it is obvious that we need to better align community priorities with the work of the council. From housing, property taxes, substance abuse, to the need to invest in our youth, the priorities are clear. We need better public engagement between council and the community – one that is more inclusive of all Rockland residents and provides the critical input to inform the action we need from council.



Like most other Rockland kids, I grew up with salt water in my veins, looking for crabs at low tide, begging for Saturday afternoon ice cream from Dorman's, playing Tiger basketball (not very well) and hanging out with friends at the Rec Center or football games. My first jobs were at Dunkin' Donuts and Shop n Save, and I actually remember what it was like to say, "Camden by the Sea, Rockland by the Smell."

After high school, I looked around, and didn't see a lot of opportunity, so, as much of Rockland's youth does today, I left. I attended college, did a lot of traveling around the world, worked in every job imaginable, and in searching for my place, I learned that my heart was always in Rockland. Now, here I am, raising my own family, just two streets over from where I spent many spring nights lulled to sleep by the smell of lilacs and the distant tone of the Breakwater.

As a City councilor, I believe it's immediately important to continue the work to address affordable housing in Rockland, because this central issue impacts so many opportunities for growth and resiliency. An effective approach would be multi pronged and impact change in the shorter term; looking at ways to ensure that the people who already live here stay (think e-bikes, access to wifi on Main St, places to work outside or socialize and charge a device), medium term needs that address the possible development of city owned property (small apartment complexes, tiny home communities, etc), and longer term needs that include grant writing and development of larger projects (think of larger apartment buildings with common spaces, laundry facilities, etc).

Within the 2022 draft proposal for the Comprehensive plan it says that Rockland was built with its back to the harbor, and I believe that is probably true. The Rockland City Council is one that has to be dedicated to preserving Rockland's waterfront



Steve MacDonald

I worked for the City of Rockland for 22 years and lived here for 44 years. I know where we have had problems in the past. I want the Council to develop long term capital plans and annual project planning. We need to stay committed to moving forward!

The top priority for me is the Lindsey Brook or drainage system. With rain events due to climate change, houses along the drainage system could be severely damaged. We need a maintenance program that we follow each year. This should be a contracted program, not in house.

Housing has been a long-term problem and is in front of the council every 5 to 10 years. On recent news reports, several cities are looking to contractors to rehab old houses or apartments. Then rent them at 60% of market levels. This is tied to long term tax reductions.

Short-term rental is a business not a fad. This type of rental is an affordable way to help families visit to our area, and spend money in our city. All of these units need annual health and safety inspections. I would suggest and inspection fee be charged for this service.

Before we decide that a new building is needed, we should see what could be done and what the cost would be to repair the water problems in the Flanagan Center.

I am not in favor of continuing the ad hoc police review committee. My feeling is that our Police Department is very well trained. They do a great job, but are desperately in need of more staff.

I don't think we should stop any cruise ships from docking in our port. It is very beneficial to our city's businesses.

To help keep property taxes from rising, expenditures should be addressed in two ways, what we need and what we want. Budget increases must total no more than

Nate Davis, cont.

reconfigure the Council Chambers into a more inviting space - or we could move City Hall downtown.

More generally, I want the municipal government to do a better job engaging with people who are struggling to make ends meet. It's so easy to fall into the trap of listening to people with money and power and assuming that their interests are the natural order of things, but why would they be more natural than the interests of those struggling to find housing?

We need to move further and faster on climate change. We should promote weatherization and heat pumps through door-to-door outreach, as we did during the successful Weatherize Rockland campaign years ago. We should continue to improve our pedestrian and bicycle infrastructure, the benefits of which extend far beyond climate change to mental and physical health and quality of life.

My primary goal in public service is to make Rockland a place where anyone can live a fulfilling life regardless of class or background. I will continue to pursue this goal if elected to a second term.

Adam Lachman, cont.

If elected, I will listen to our community and use my proven economic development experience to help Rockland be in a better position to manage its future. It is our duty to create opportunities for all Rockland residents. We need to attract investment to our city and find new sources of revenue to increase accessible housing, improve our infrastructure, grow our tax base, support workforce development, and protect our working waterfront and environment.

Rockland has always been a place of economic resilience, opportunity, and creativity. We need leadership focused on unlocking our next phase of sustainable growth and innovation while staying within our means and focused on the core needs of Rockland. We need a voice on council that will be committed to the needs of the community and work collaboratively on common goals that improve our city. I believe that Rockland's best days are ahead and it would be an honor to use my experience to maximize opportunities that benefit all members of our community.

Penny York, cont.

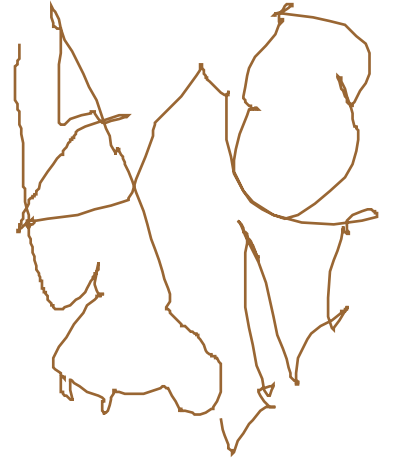
heritage while working efficiently to ensure that we are agile to adjust to the needs of tomorrow. As a Senior Vice President at Bank of America with a 20 year career that focuses mainly on the end to end management of multi million dollar projects, I believe that my professional experience makes me uniquely qualified to help Rockland move forward and accomplish a lot of strategic goals over the next three years. Specifically, taking the recommendations of the comprehensive plan, and creating a road map for strategic initiatives that will help to achieve short, medium and long term goals and show the community that their tax dollars are funding projects that secure the future of Rockland. I hope to provide a lot more transparency and use the feedback from the "Heart and Soul" project as my guiding principles, to make sure that the voice of Rockland residents are stitched directly into everything I do.

Steve MacDonald, cont.

2% for the next 3 years. The Council, School Board and County need to meet monthly to address spending issues.

In response to climate change a large solar farm could be built behind City Hall.

I do not know of any zoning changes needed, but I do feel that zoning chapters need to be simplified.



Buzz Editorial

Rockland government is led by an elected Council of volunteers.

To offer yourself to the citizens of Rockland as a candidate for Council is an act of generosity. This year we are fortunate to have four fine candidates for two seats. Two of our four candidates will not be elected to the council, but leadership service to Rockland is not limited to Council members, nor is their service sufficient. Our volunteer government needs more than five heads and five pairs of hands. Let us appreciate all of our candidates, and welcome them all to our service.

New WRFR Show!

Weekly radio show celebrating the near 50 year career of the rock band KISS. We will feature all the hits, deep cuts, live tracks, rarities, sound bites, as well as covers from other bands. Brought to you by Steve The Friendly Heathen!



WRFR Volunteers at a recent meeting at the station.



The Rockland Metro Show
Wednesdays from 5 to 6 pm
on WRFR and MaineCoast.tv

On the Metro Show we try to have the conversation America needs today, Co-hosted by Steve Carroll and Joe Steinberger, the show features lively, friendly and constructive conversations between people from different backgrounds and political perspectives. This month we are interviewing each of the candidates for City Council. On Nov. 2 we hope to have all the candidates around the table for the conversation America needs today. Listen or watch, and call 593-0013 with your questions and comments.



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