Present: Councilors Judkins, Lind, O’Brien, Grant and Mayor Rollins. Councilor’s Conti & Alexander were absent.

CONSENT AGENDA

19-174 City Manager (Bureau of Audit)
BE IT ORDERED, that the Roll of Accounts for the month of October 2019 in the amount of $8,856,958.55 is hereby approved.

19-175 Mayor Rollins
BE IT ORDERED, that Daniel Stevens be hereby reappointed to the Historic District Review Board, said term to expire October 31, 2022.

19-176 Mayor Rollins
BE IT ORDERED, that Cheryl Clukey be hereby reappointed to the Historic District Review Board, said term to expire October 31, 2022.

Motion for passage of the Consent Agenda orders 19-174 to 19-176.
By: Lind Second by: Judkins
Yeas: 4
Nays: 0
(19-173 removed and not voted on)

NEW BUSINESS PART 1 – ORDERS

19-177 Mayor and Council
WHEREAS, the work done five years ago to simplify the Riggs Brook Village District was important and useful work, but the District still contains more design standards than other zoning districts and there is concern that those standards may stifle development; and

WHEREAS, the Council wishes to have the Planning Board review and recommend changes to the District that both encourage development and maintain a high quality of development.

NOW THEREFORE BE IT ORDERED, that the Planning Board review and recommend, over the coming months, if changes to the Riggs Brook Village District are necessary to spur new development and redevelopment of existing buildings in this part of the city. The review should include the examination of differing standards for new versus existing development.

Motion for passage of 19-177
By: Lind Second by: Judkins
Yeas: 4
Nays: 0
WHEREAS, contract zoning is an important tool to encourage creativity in developers in parts of the city that present development challenges; and

WHEREAS, the Council wishes to have the Planning Board review and recommend changes to the Contract and Conditional Zoning standards and develop a process to sharpen the usefulness of the tool in those challenging areas, while making contract and conditional zoning requests less common in parts of the city where zoning stability is more important for existing property owners.

NOW THEREFORE BE IT ORDERED, that the Planning Board review and recommend, over the coming months, changes to the Contract and Conditional zoning standards and develop a process to help clarify when and where such requests are more desirable or less desirable.

Motion to amend 19-178, (amendments are underlined)
By: Lind Second by: O’Brien
Yeas – 4
Nays – 0

Motion for passage of 19-178, as amended.
By Lind Second by O’Brien
Yeas – 4
Nays – 0

19-179 City Manager
BE IT ORDERED, that the City Manager is authorized to submit a grant in the amount of $5,000.00 to the Maine Bicentennial Commission for the purpose of developing Native Plant Gardens and corresponding educational materials and programs at the Lithgow Public Library. There is a local match requirement of one to one cash and/or in-kind services rendered.

Motion for passage of 19-179
By: Lind Second by: Grant
Yeas – 4
Nays – 0

19-180 Mayor and Council
BE IT ORDERED, that the City Manager is hereby authorized to sell by auction the City-Owned properties at Lone Indian Trail (Tax Map 4A Lot 68) and 20 Tracy Street (Tax Map 49 Lot 40) both with a minimum bid price of $5,000. All proceeds will go to the demolition of unsafe buildings account.

Motion for passage 19-180
By: O’Brien Second by: Lind
Yeas – 4
Nays – 0

19-181 City Manager
BE IT ORDERED, that the City Manager is hereby authorized to accept the Maine Emergency Management Agency FY 2019 Homeland Security Grant in the amount of $117,299.07. No local match is required.

Motion for passage 19-181
19-182 City Manager (Bureau of City Clerk)
BE IT ORDERED, that the attached tabulation results for the Municipal Candidate Election and Referendums held November 5, 2019, submitted by the City Clerk are hereby certified.

Motion for passage 19-182
B: Lind Second by: O’Brien
Yeas – 4
Nays – 0

19-183 City Manager (Bureau of City Clerk)
BE IT ORDERED, that the attached tabulation results for the State of Maine Referendum Election held November 5, 2019, submitted by the City Clerk are hereby certified.

Motion for passage 19-183
B: Lind Second by: Judkins
Yeas – 4
Nays – 0

19-184 Mayor and Council
WHEREAS, Efficiency Maine is offering grants for the installation of Level 2 electric vehicle charging stations that are in public places; and,

WHEREAS, the grants will require a match of at least 50% of the funds received; and,

WHEREAS, electric vehicle charging stations operate as economic development tools attracting a growing segment of the population that owns such vehicles to destinations where the stations exist and there are activities for the user to engage in while the vehicle is charging;

NOW THEREFORE BE IT ORDERED, that the City Council of Augusta authorizes the City Manager to apply for the Efficiency Maine grant for two charging station locations, one at City Center and one at the Dickman Street Parking Garage and match the grants with funds from the general fund contingency accounts.

Motion for passage 19-184
B: Lind Second by: O’Brien
Yeas – 4
Nays – 0

OLD BUSINESS AND TABLED MATTERS: SECOND READING (ORDINANCES)

19-170 Mayor and Council
WHEREAS, the definition for Specialized Medical Clinic needs to be combined with that of Medical Clinic; and
WHEREAS, zoning districts where these uses have traditionally occurred and should occur need to be added to the Land Use Table;

NOW, THEREFORE, BE IT ORDAINED, by the City Council of the City of Augusta, Maine, that the following amendments be made to the Code of Ordinances, Land Use Ordinance:

1. Repeal the definition for “Specialized Medical Clinic” in Section 300-202; and
2. Delete the row labelled “Specialized medical clinic” in 300 Attachment 4 (Table of Land Uses in the Base Zoning Districts); and
3. Repeal the existing definition for “Medical Clinic” in Section 300-202 and replace it with the following definition:

   Medical Clinic: Offices of two or more State of Maine licensed practitioners of the healing arts which occupy the same building but which share ownership, management, operations or staff.

4. Amend the row labeled “Medical Clinic” in 300 Attachment 4 (Table of Uses in the Base Zoning Districts) by placing a CU in the following zoning district columns: BP, CB, CC, CD, KBD2, PD. And place an X in the following zoning district columns: MED, IA. CU indicates the use as a Conditional Use in the marked districts and X indicates the use is a Permitted Use in the marked districts.

Motion for passage 19-170
B: Lind          Second by: Judkins
Yeas – 4
Nays – 0

19-171  Mayor and Council
WHEREAS, the re-use of this existing warehouse-style building will be advantageous; and

WHEREAS, the Planning Board held a public hearing and recommended contract zoning this parcel for this use;

NOW, THEREFORE, BE IT ORDAINED, by the City Council of the City of Augusta, Maine, that the following amendments be made to the Code of Ordinances, Land Use Ordinance:

Assessor’s Map 7 Lot 38A, zoned Riggs Brook Village District (RBV), shall be Contract Zoned in accordance with Section 300-106.B.(d)[2] of the Augusta Land Use Ordinance to add the use “repair and sales of four wheelers, snowmobiles and associated trailers” as a conditional use. Riggs Brook Village District design criteria (§ 300-314.7.C) shall be reviewed by the Planning Board during the conditional use review.

Motion to table indefinitely 19-171
By: Lind          Second by: O’Brien
Yeas – 4
Nays – 0

COMMUNICATIONS
Committee Reports
City Manager’s Report

Meeting is adjourned 7:32 p.m.

Respectfully Submitted,
Loretta Lathe, Executive Assistant
November 8, 2019