MINUTES FOR THE CITY COUNCIL BUSINESS MEETING
COUNCIL CHAMBERS
THURSDAY, March 16, 2017
7:00 P.M.

A pre-meeting of the City Council was conducted at 6:30 p.m. in Conference Room A. No Council actions are taken at pre-meetings. Pre-meetings are open to the public.


PUBLIC COMMENTS ON ITEM LISTED ON THE AGENDA:
CONSENT AGENDA:

17-049 City Manager (Bureau of City Clerk)
ORDERED, that the minutes of the City Council Meeting held March 2, 2017, submitted by the City Clerk’s office be approved.

17-050 City Manager (Bureau of Audit Accounts)
ORDERED, that the Roll of Accounts for the month of February, 2017 in the amount of $5,225,644.27 be approved.

17-051 Mayor
ORDERED, that Cecil Munson be appointed to the Lithgow Library Board of Trustees, said term to expire July 5, 2018.

Motion for passage of the Consent Agenda orders 17-049 to 17-051
By: Grant Second by: Blodgett
Yeas: 7
Nays: 0

OLD BUSINESS AND TABLED MATTERS
SECOND READING (Ordinances)

16-188 Mayor Rollins and Councilors Blodgett, Conti, Munson, Paradis
Tabled from 11/17/2016
WHEREAS, the City Council finds that the current definition of “Religious Activities and Associated Uses” is outdated and does not provide adequate clarity for religious organizations or citizens regarding accessory activities conducted in relation to such uses; and

WHEREAS, the City Council finds that clarity of interpretation is critical to creating certainty for residents and others; and

WHEREAS, the City Council finds that the faith community is a critical part of the fabric of the community, but as the nature of worship changes, certain activities conducted by religious organizations, like their secular counterparts, could have an impact on the health, safety, and general welfare of the neighborhoods where they are located;

Minutes 03/16/2017
WHEREAS, the City’s Planning Board reviewed this issue and the proposed amendments at two public hearings, at which residents and business owners voiced concern over the impact of social services, traffic and parking on residential neighborhoods and business districts, and religious entities discussed how activities such as community suppers, clothing drives and educational activities are components of their religious practice;

WHEREAS, the City Council respects the needs of all property owners and is interested in limiting traffic, noise, parking, and other impacts of uses in keeping with the nature of the district in which they are located; and

WHEREAS, in keeping with the Comprehensive Plan, the City Council intends to regulate accessory uses conducted by religious entities only to the extent they are significant in scope and, due to their potential impacts, would not otherwise be allowed as primary uses in the district in which they are located;

NOW THEREFORE be it ORDAINED, by the City Council of the City of Augusta, that the Code of Ordinances, Land Use, be amended to repeal the current term and definition of a “Religious Activities and Associated Uses” in Section 300-202 and replace it with the following term and definition:

PLACE OF WORSHIP: Any building used for nonprofit purposes by an established religious organization holding either tax exempt status under Section 501(c)(3) of the Internal Revenue Code or under the state property tax law, where such building is primarily intended to be used as a place of worship, or for ceremonies, rituals, education, and related social events. The term includes, but is not necessarily limited to, church, temple, synagogue, and mosque. Any new or expanded use conducted on the premises of a Place of Worship shall be considered a separate principal use if it is operated for more than 16 hours a week, for a total of four or more weeks per year.

and that Religious Activities and Associated Uses in the Table of Uses (300 Attachment 4) shall be changed to the new use “Place of Worship”; and

that “Place of Worship” shall be allowed in the same districts, and with the same designations, as Religious Activities and Associated Uses were in the Table of Uses (300 Attachment 4); and

that, additionally, Places of Worship shall be allowed as a permitted use (designated with an X) in the following districts in the Table of Uses (300 Attachment 4): RPDS, RV.

Remained on the table.

NEW BUSINESS PART 1

17-052 City Manager

BE IT ORDERED, that the City Council does hereby grant approval pursuant to Title 15 of the Maine Revised Statutes Annotated, section 5824(3) & 5822 (4) (A) to the transfer of $950.00, or any portion thereof to the Augusta Police Department, on the grounds that the City of Augusta
Police Department did make a substantial contribution to the investigation of the civil case, namely, State of Maine vs. Jessie L. Wallace.

Motion for passage of the order 17-052
By: Alexander Second by: Elliott
Yeas: 7
Nays: 0

17-053 City Manager
BE IT ORDERED, that the City Council does hereby grant approval pursuant to Title 15 of the Maine Revised Statutes Annotated, section 5824(3) & 5822(4)(A) to the transfer of $2,436.00, or any portion thereof to the Augusta Police Department, on the grounds that the City of Augusta Police Department did make a substantial contribution to the investigation of the criminal case, namely, State of Maine vs. Mario Gordon.

Motion for passage of the order 17-053
By: Blodgett Second by: O’Brien
Yeas: 7
Nays: 0

17-054 Mayor and Council
ORDERED, that the City Manager is authorized to contract with the City’s realtor, REMAX Realty, for the listing of the tax acquired property located at 8 Maine Street.

Motion for passage of the order 17-054
By: Blodgett Second by: Elliott
Yeas: 7
Nays: 0

17-055 Mayor and Council
ORDERED, that the City Manager is authorized to release a Request for Proposals for the redevelopment of the Kennebec Lockes site (formerly Statler Tissue Mill Complex).

Motion for passage of the order 17-055
By: Blodgett Second by: Elliott
Yeas: 7
Nays: 0

17-056 City Manager
ORDERED, that the City Council hereby reaffirms the City Manager’s authority to execute documents to affect the transfer of the Howard Hill property, with conservation easements, to the City of Augusta as referenced in previous Council Orders 15-154 and 17-017.

Motion for passage of the order 17-056
By: Conti Second by: Blodgett
Yeas: 7
Nays: 0

Minutes 03/16/2017
NEW BUSINESS PART 2 – ORDINANCES - FIRST READING
NO VOTE REQUIRED

17-057 Mayor and Council

WHEREAS, the City Council finds that Augusta’s Water Street National Historic District and the Bond Street National Historic District are worthy of local protection and promotion;

WHEREAS, the Augusta Historic District Review Board recommends the adoption of the following district boundaries;

NOW THEREFORE, be it ORDAINED, by the City Council of the City of Augusta, that the Code of Ordinances, Land Use Ordinance be amended to add a new section as follows:

300-316.5(I)

I. Historic districts, historic sites and historic landmarks defined. All district, site, and landmarks are as depicted on the map entitled Historic Districts.
(1) (Reserved) Water Street Historic District;
(2) Bond Street Historic District.

COMMUNICATIONS

Committee Reports
City Manager’s Report

Enter into executive session to discuss: Real Estate; 1 M.R.S.A., §405(6)(C)

Motion to enter executive session at 7:38pm in accordance with 1 MRSA, §405(6)(C) to discuss a real estate matter.
By: Conti Second by: Grant
Yeas: 7
Nays: 0

Motion to leave executive session at 8pm
By: Elliott Second: Grant
Yeas: 7
Nays: 0

Motion to adjourn at 8:01pm
By: Alexander Second: Wilson
Yeas: 7
Nays: 0

Respectfully submitted,
Roberta L. Fogg, City Clerk
March 16, 2017