

**AGENDA FOR THE CITY COUNCIL BUSINESS MEETING**  
**COUNCIL CHAMBERS**  
**THURSDAY, SEPTEMBER 20, 2018**  
**7:00 P.M.**

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

**PRESENTATION:** Spirit of America Foundation Award to the Howard Company of Old Fort Western

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

**CONSENT AGENDA:**

**18-146 City Manager (Bureau of City Clerk)**

**BE IT ORDERED**, that the minutes of the City Council Regular Business Meeting held September 6, 2018, submitted by the City Clerk's office be approved.

**18-147 City Manager**

**BE IT ORDERED**, that the City Manager is hereby authorized to modify the hours of work for the contractor working for Summit Natural Gas to extend the gas main from Laurel St. to the north side of Bond St. allowing them to perform this work at night. This work is expected to be done in late September or early October and will take 3-5 days to complete. Doing this work at night allows the contractor to work more efficiently and is less disruptive and safer for daytime traffic.

**OLD BUSINESS AND TABLED MATTERS:**  
**SECOND READING (ORDINANCES)**

**18-145 Mayor and Council**

**WHEREAS**, a landowner has requested a contract rezoning of his parcel in order to accommodate multifamily housing; and

**WHEREAS**, the Planning Board held a public hearing and unanimously recommended that the parcel be contract rezoned;

**NOW THEREFORE BE IT ORDAINED**, that the City Council of the City of Augusta amends the Land Use Ordinance, within the Augusta Code of Ordinances, as follows:

Assessor's Map 5 Lots 33, 34, 35 and 36, zoned Planned Development District (PD) shall be Contract Zoned in accordance with Section 300-106.B.(d)[1] of the Augusta Land Use Ordinance to add the use "multiple-family dwellings" as a permitted use for up to 250 dwelling units. All existing uses in the PD zoning district shall continue to be allowed in the same manner that they are in the PD district.

**NEW BUSINESS:**

**PART I – ORDERS AND RESOLVES**

**18-148 Mayor and Council**

**BE IT ORDERED**, that the City Council hereby authorizes the City Manager to reorganize the Community Services Department by executing the following changes:

1. Create a Director of Parks and Recreation position.
2. Create a Recreation Coordinator position.

**18-149 Mayor and Council**

**BE IT ORDERED**, that the attached City of Augusta Maine Core Values Statement is hereby adopted and included into the existing Administrative Regulations, Section VI, F.

**18-150 Mayor and Council**

**WHEREAS**, the City Council requests that the Planning Board review and make a recommendation on a proposed modification to the Land Use Ordinance;

**BE IT ORDERED**, that the City Council hereby refers the matter of adding Business/Professional Associations and Educational Services to the CC zoning district. This would be a general rezoning for the district, with the specific context of 2-S LLC's proposal to allow Associated General Contractors of Maine to place a crane at their property on 76 Whitten Road for training and certification of crane operators.

**NEW BUSINESS:**

**PART 2 – ORDINANCES BEING READ FOR THE FIRST TIME**  
**NO VOTE REQUIRED**

**18 -151 City Manager**

**WHEREAS**, the Planning Board held a public hearing and unanimously recommended amendments to the CD zoning district;

**BE IT ORDAINED**, that the City Council hereby amend the Augusta Land Use Ordinance as follows:

Section 300-202, Other Definitions, modifying the definition of "Small Distilleries, Breweries, and Bakeries" as follows:

*SMALL DISTILLERIES, BREWERIES AND BAKERIES: Any distillery, brewery or bakery, with or without an associated restaurant or retail component, that occupies less than 5,000 square feet of floor space for manufacturing. Any associated restaurant and/or retail element must be primarily for the sale of the product being produced on site, and shall not be included as part of the square footage floor space calculations.*

Table 300 Attachment 4, Table of Land Uses in the Base Zoning Districts, add a "C" in the CD zoning district column, indicating that the following uses shall be Conditional Uses in the CD zoning District: Manufacturing, Light; Warehousing; Small Distilleries, Breweries, and Bakeries

Table 300 Attachment 4, Table of Land Uses in the Base Zoning Districts, add a new numbered note at the bottom of the table that Warehousing in the CD zoning district shall all be inside buildings, with no exterior storage.

### **COMMUNICATIONS**

Committee Reports  
City Manager's Report

Respectfully submitted,  
Roberta L. Fogg, City Clerk  
September 17, 2018

## **City of Augusta Maine Core Values Statement**

The citizens of Augusta Maine are entitled to have a fair, ethical and accountable City Government that works to maintain the public's full confidence. The effective functioning of the City Government therefore requires the acceptance of the following core values:

### **Maintain high standards of integrity**

In all actions, be guided by the highest standards of personal and professional integrity.

Avoid interest or activity that may be in conflict with or lends to a perception of being in conflict with official City responsibilities.

Avoid personal gain from the performance of official duties.

Do not accept or seek undue credit for the work of others.

### **Be courteous, respectful and promote civility**

Support and maintain open communication, cooperation, and respectful disagreement.

Appreciate the dedication and compassion in others.

Focus on issues and avoid personalizing debate.

Exercise self-control.

Address citizens, city employees, committee/board members and elected officials with equal respect.

Encourage and promote a cooperative atmosphere free from fear, discrimination, all forms of harassment, intimidation, or unfair treatment.

Respect the work done by others on behalf of the City.

### **Be accountable**

Perform city related activity consistent with a high standard of responsibility.

Serve with respect, concern, and courtesy.

Act with professional competence and fairness.

Respect privileged information obtained in the course of official City duties.

Refrain from openly displaying self-pity, discouragement, anger, frustration, or emotional displays that may discredit the City.