

OFFICE OF THE CITY CLERK

AUGUSTA, MAINE

November 8, 2002

Minutes of the regular City Council meeting held Thursday, November 7, 2002 at 7:00 p.m., Council Chambers, City Center.

All members of the Council were present except Councilor Mayo-Wescott; Mayor Dowling presided.

Public Hearing - Tax Increment Financing District (NRF)

Public comments were held on items listed on the agenda.

NEW BUSINESS

HAS BEEN READ, FIRST READING

305 BE IT ORDAINED, By the City Council of the City of Augusta, Maine, That the parcel of land shown as Lot 218 on Augusta Tax Map 43 be conditionally re-zoned to CB (Local Business District) for the use by the Capital Area Federal Credit Union, with the following condition: whether or not a new building is built, that a bufferyard meeting the Bufferyard 'A' standards of the Land Use Ordinance be planted along Purinton Avenue as well as the easterly boundary of the Credit Union, before July 31, 2003, in order to visually separate the residential neighborhood from the business.
(FIRST READING, NO VOTE REQUIRED)

306 BE IT ORDAINED, By the City Council of the City of Augusta, Maine, That the text of Section 3.6.2(1) of the Augusta Land Use Ordinance, dealing with allowable land uses and dimensional requirements of the Rural River District (RR), be amended as recommended by the Augusta Planning Board, as follows: (see attached).
(FIRST READING, NO VOTE REQUIRED)

HAS BEEN READ AND PASSED

300 ORDERED, That minutes of the City Council meetings held October 21, and 28, 2002, submitted by the City Clerk be approved.

Yeas: 8; Dowling, Sotir, Doore, Veilleux, Foster,
O'Brien, Koski, Lund

Nays: 0

NEW BUSINESS (Con't)HAS BEEN READ AND PASSED (Con't)

301 ORDERED, That Brian Marson be reappointed to the Augusta Housing Authority Commission; said term to expire August 3, 2007.

Yeas: 8; Dowling, Sotir, Doore, Veilleux, Foster,
O'Brien, Koski, Lund

Nays: 0

302 WHEREAS, the City of Augusta (The "City") is authorized pursuant to Chapter 207 of Title 30-A of the Maine Revised Statutes, as amended, to designate specified areas within the City as the "NRF Distributors Inc. Municipal Development and Tax Increment Financing District Development Program", (the "District") and to adopt a Development Program for the District (the "Development Program"); and

WHEREAS, there is a need for commercial development in the City of Augusta; and

WHEREAS, there is a need to provide new employment for the citizens of the City of Augusta and the surrounding region; to improve and broaden the tax base of the City of Augusta; and to improve the general economy of the City of Augusta and the State of Maine; and

WHEREAS, implementation of the Development Program will help to provide additional employment for the citizens of the City of Augusta and the surrounding region; improve and broaden the tax base in the City of Augusta and improve the economy of the City of Augusta and State of Maine; and

WHEREAS, there is a need to encourage the expansion, improvement and continuation of commercial activities through the establishment of the District in accordance with the provision of Chapter 207 of Title 30-A; and

WHEREAS, the City desires to designate the NRF Distributors Inc. Municipal Development and Tax Increment Financing District Development Program, and to adopt a Development Program for the District; and

WHEREAS, it is expected that approval will be obtained from the Maine Department of Economic and Community Development

NEW BUSINESS (Con't)HAS BEEN READ AND PASSED (Con't)

302 Continued
(the "Department"), approving the designation of the District and the adoption of the Development Program for the District.

NOW THEREFORE BE IT ORDERED, That

1) the City hereby finds and determines that the designation of the District and pursuit of the Development Program will generate substantial economic benefits for the City and its residents, including employment opportunities, broadened and improved tax base and economic stimulus, and therefore the Project described in the Development Program constitutes a good and valid public purpose.

2) the attached, which creates the NRF Distributors Inc. Municipal Development and Tax Increment Financing District Development Program, be approved and pursuant to the provisions of 30-A M.R.S.A. subsection 5254, the percentage of increased assessed value to be retained as captured assessed value in the District is hereby established as set forth in the Development Program.

3) the City Manager be and hereby is authorized, empowered and directed to submit the proposed designation of the District and the proposed Development Program for the District to DECD for review and approval pursuant to the requirements of 30-A M.R.S.A. subsection 5253(1)(F).

4) the City Manager be and hereby is authorized and directed to enter into the Credit Enhancement Agreement contemplated by the Development Program, and in the name of and on behalf of the City, such agreement to be in such form and to contain such terms and provisions, not inconsistent with the Development Program, as the said City Manager may approve, his approval to be conclusively evidenced by his execution thereof.

Yeas: 8; Dowling, Sotir, Doore, Veilleux, Foster,
O'Brien, Koski, Lund

Nays: 0

NEW BUSINESS (Con't)

HAS BEEN READ AND PASSED (Con't)

303 ORDERED, That the City Manager is hereby authorized to create a full-time parking enforcement position in the Police Department for the Parking District. This new position will replace a current part-time position.

Yeas: 8; Dowling, Sotir, Doore, Veilleux, Foster,
O'Brien, Koski, Lund

Nays: 0

304 ORDERED, That the Riverside Cemetery Special Revenue Account created by Council Order #280, dated August of 1997, is hereby abolished and the Assistant City Manager for Finance is hereby authorized to write off any outstanding balance to the Fund Balance.

Yeas: 8; Dowling, Sotir, Doore, Veilleux, Foster,
O'Brien, Koski, Lund

Nays: 0

307 ORDERED, That the City Council enter into Executive Session to discuss
1) a real estate matter;
2) possible litigation; and
3) labor negotiations.

Yeas: 8; Dowling, Sotir, Doore, Veilleux, Foster,
O'Brien, Koski, Lund

Nays: 0

308 ORDERED, That the tabulation results for the State of Maine General/Referendum Election and the City of Augusta Municipal Election held November 5, 2002 submitted by the Acting City Clerk be and are hereby certified.

Yeas: 8; Dowling, Sotir, Doore, Veilleux, Foster,
O'Brien, Koski, Lund

Nays: 0

NEW BUSINESS (Con't)

HAS BEEN READ AND PASSED (Con't)

309 ORDERED, That the Charter Amendments passed by the voters on November 5, 2002 and certified by the Municipal Officers on November 7, 2002 go into effect November 18, 2002.

Yeas: 8; Dowling, Sotir, Doore, Veilleux, Foster,
O'Brien, Koski, Lund

Nays: 0

Respectfully submitted,

Linda Veilleux
Acting City Clerk