

**AGENDA FOR THE REGULAR CITY COUNCIL MEETING
THURSDAY, MARCH 21, 2013
COUNCIL CHAMBERS, CITY CENTER
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 - Historic Building Plaque for A. Safford – A McCausland House circa 1828, by Megan Hopkin

PUBLIC HEARING - Amendment to Old Belgrade Road / Exit 113 Economic Development Program and Tax Increment Financing District

PUBLIC COMMENTS ON ITEMS LISTED ON THE AGENDA

CONSENT AGENDA

All matters listed under this item will be considered routine and will be enacted by one motion. If a Councilor wishes to discuss one (or more) item(s), Councilor may ask to have the item(s) removed from the Consent Agenda and considered individually.

13-043 Manager (Bureau of City Clerk)

ORDERED, That the minutes of the City Council meeting held March 7, 2013, submitted by the City Clerk, be approved.

13-044 Mayor Stokes

ORDERED, That Michael Tardiff be appointed to the Strategic Communications Committee; said term to expire March 21, 2016.

13-045 Mayor Stokes

ORDERED, That Paul Castonguay be reappointed to the Assessment Review Board; said term to expire on March 5, 2016.

13-046 Mayor Stokes

ORDERED, That Nancy Bernier be appointed to the Strategic Communications Committee; said term to expire on March 21, 2016.

13-047 City Manager

ORDERED, That the City Council accept from MaineGeneral Hospital a donation for the Farmers' Market at Mill Park in an amount totaling \$5,000.00.

13-048 City Manager

ORDERED, That the City Council accepts donations from Linda Piper in the amount of \$300.00; from Pierce Atwood in the amount of \$50.00; from Saunders Inc. in the amount of \$250.00; from Club 223 LLC in the amount of \$300.00; for a total of \$900.00 for the Petanque Courts at Mill Park.

NEW BUSINESS

PART 1 - ORDERS

13-049 City Manager

ORDERED, That the position of Deputy Finance Director is hereby authorized within the Department of Finance and Administration. Said position is a reclassification of the City Auditor position with all duties of the City Auditor contained within the Deputy Finance Director position.

13-050 Councilor Bilodeau

ORDERED, That the City Manager is authorized to offer for sale by sealed bid the City owned tax acquired properties located at 97 Bog Road, Map 81, Lot 4; 23 Bridge Street, Map 34, Lot 100; 12 Green Street, Map 33, Lot 236; 36 Oak Street, Map 34, Lot 124; and Orchard Street, Map 21, Lot 31. The properties are being recommended to be sold by the Council's Other Real Estate Owned Committee. Net proceeds of each sale will be credited to the Lithgow Library Building Fund. City Council reserves the right to reject any and all bids.

13-051 Mayor and Council

NOW THEREFORE BE IT ORDERED, That the City Council of the City of Augusta hereby amends the City of Augusta 2007 Comprehensive Plan adding more direct language to support the redevelopment of the Cony Flatiron building. The amendments are as identified via purple underlined text in the attached document.

13-052 Mayor and Council

NOW THEREFORE BE IT ORDERED, That the City Council hereby amends the Eastside Planning Committee Report entitled "Our Future is Now" and dated October 1, 2011 in the following way:

On page 2 amend the following paragraph as shown:

There are also four places in Augusta that hold "National Historic Landmark" status – three are on the eastside and fall in the scope of the EPC work. They include: Kennebec Arsenal, Fort Western, and Cushnoc Archeological Site. A "National Historic Landmark" is a nationally significant historic place designated by the Secretary of the Interior because it possesses exceptional value or quality in illustrating or interpreting the heritage of the United States. Also included in the EPC study area are several buildings listed on the National Register of Historic Places, including the iconic Cony Flatiron building.

On page 4 amend the following paragraphs as shown:

CHALLENGE: Segmented Zoning along the Eastside Riverfront in need of revitalization

With the loss of the paper mill and the eminent move of the hospital to north Augusta, development patterns in the study area will change dramatically, albeit slowly, over the coming decades. The opportunity to shape the type, form, and intensity of redevelopment in this area

starts with the zoning regulations that the City Council adopts. Development will conform to those regulations and create a new development pattern near the heart of the city. It is not an exaggeration to say that redeveloped and revitalized areas will become part of the fabric of the city for the coming century.

There are five different zoning districts along the eastside of the Kennebec River within the study area:

- Industrial (IA);
- Kennebec Business District 2 (KBD2), a mixed use commercial and residential district;
- Medium Density Residential (RB1); and
- Institutional/Business/Professional (BP), an office related district.

The EPC recommends the City of Augusta create one or two zoning districts for the eastside riverfront. City Center and Cony Street may act as a logical geographic and functional break for two different zoning districts, north and south. To achieve this vision, the EPC further recommends that the Planning Board craft new mixed use districts, such as the KBD2 district, for the City Council's consideration and make corresponding recommendations for amendment to the 2007 Comprehensive Plan.

On page 22 amend the following paragraphs as shown:

RECOMMENDATIONS:

- Have a study committee review the existing connections between the east side of the river and the west side, in particular the downtown. Emphasis should be placed on enhancing pedestrian connections that are more pleasant and less daunting than the two bridges that primarily serve vehicle traffic.
- Improve crosswalks at all major intersections. Provide pedestrian scale lighting along roadways. Consider benches or seating along pedestrian routes to enable people to rest.

13-053 Mayor Stokes, Councilors Bilodeau, Byron and Rollins

RESOLVED, That the City Council endorses, in concept, the creation of Cony Flatiron Development Program and Tax Increment Financing District to enable Housing Initiatives of New England to redevelop the Cony Flatiron building and associated property into senior housing. The details of the TIF district credit enhancement agreement will be clarified within the next month and further reviewed by the Council.

13-054 City Manager

ORDERED, That the City Manager is authorized to execute a fifty year lease of the Cony Flatiron Property to Housing Initiatives of Maine Inc. subject to review and approval by Corporation Counsel.

13-055 Mayor Stokes, Councilors Bilodeau, Byron and Rollins

ORDERED, That the Tax Increment Financing Agreement in place for the Old Belgrade Road / Exit 113 Economic Development Program and Tax Increment Financing District be amended to increase the maximum city liability from \$1.2 million dollars (over the 30 year life of said agreement) to \$1.42 million dollars.

NEW BUSINESS (Con't)

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

13-056 Mayor and City Council

WHEREAS, the City Council finds that the reuse of the Cony Flatiron Building is in the public interest; and

WHEREAS, a developer who has worked with the city in the past on senior housing project at Old City Hall is interested in creating senior housing at the Cony Flatiron Building; and

WHEREAS, the Planning Board has reviewed the issue, held a public hearing, and made a unanimous recommendation in favor of amendment the Land Use Ordinance.

NOW THEREFORE BE IT ORDAINED, By the City Council of the City of Augusta that Tax Map 38, Lot 117, be rezoned to Kennebec Business District 2 (KBD2).

COMMUNICATIONS

Committee Reports

City Manager's Report

Respectfully submitted,

Barbara E. Wardwell, City Clerk
March 18, 2013