

**LEWISTON CITY COUNCIL AGENDA  
SPECIAL MEETING AND WORKSHOP**

**Tuesday, June 26, 2012**

**City Council Chambers**

**6:00 p.m. Special Meeting**

Pledge of Allegiance to the Flag.

Moment of Silence.

**SPECIAL MEETING**

1. Executive Session to review application submitted under Title 36, section 841 (2).
2. Executive Session to review application submitted under Title 36, section 841 (2).
3. Request for Abatement of Property Taxes for application submitted under Title 36, section 841 (2).
4. Request for Abatement of Property Taxes for application submitted under Title 36, section 841 (2).
5. Adjourn.

**WORK SESSION**

Presentation of Franklin Pasture Master Plan

**LEWISTON CITY COUNCIL**  
**MEETING OF JUNE 26, 2012**

**AGENDA INFORMATION SHEET:**

**AGENDA ITEM NO. 1**

**SUBJECT:**

Executive Session to review application submitted under Title 36, section 841 (2)

**INFORMATION:**

The Maine State Statutes, Title 1, section 405, define the permissible grounds and subject matters of executive sessions for public meetings. The City Council shall meet in executive session to review an application submitted under Title 36, section 841 (2).

**APPROVAL AND/OR COMMENTS OF CITY ADMINISTRATOR:**

Entering into executive session is permitted and defined under Maine State Statutes.

*EATSKmm*

**REQUESTED ACTION:**

1	2	3	4	5	6	7	M
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To enter into executive session to review an application submitted under M.R.S.A., Title 36, section 841 (2).

**LEWISTON CITY COUNCIL**  
**MEETING OF JUNE 26, 2012**

**AGENDA INFORMATION SHEET:**

**AGENDA ITEM NO. 2**

**SUBJECT:**

Executive Session to review application submitted under Title 36, section 841 (2)

**INFORMATION:**

The Maine State Statutes, Title 1, section 405, define the permissible grounds and subject matters of executive sessions for public meetings. The City Council shall meet in executive session to review an application submitted under Title 36, section 841 (2).

**APPROVAL AND/OR COMMENTS OF CITY ADMINISTRATOR:**

Entering into executive session is permitted and defined under Maine State Statutes.

*E. B. Krumm*

**REQUESTED ACTION:**

1	2	3	4	5	6	7	M
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To enter into executive session to review an application submitted under M.R.S.A., Title 36, section 841 (2).

# LEWISTON CITY COUNCIL

## MEETING OF JUNE 26, 2012

**AGENDA INFORMATION SHEET:**

**AGENDA ITEM NO. 3**

**SUBJECT:**

Request for Abatement of Property Taxes for application submitted under Title 36, section 841 (2).

**INFORMATION:**

Since applications and supporting material submitted under Title 36, section 841 (2) are confidential by state statutes, the Council has received this material separately in executive session.

**APPROVAL AND/OR COMMENTS OF CITY ADMINISTRATOR:**

The City Administrator reserves comment on this matter until the Council meeting.

*AB/klmm*

**REQUESTED ACTION:**

1	2	3	4	5	6	7	M
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To approve (or to deny) a (partial or full) abatement in the amount of \_\_\_\_\_ of property taxes for years \_\_\_\_\_, for Case Number 2012-1; said application submitted under M.R.S.A., Title 36, section 841 (2).

(Complete motion to be determined as a result of the executive session hearing.)

**LEWISTON CITY COUNCIL**  
**MEETING OF JUNE 26, 2012**

**AGENDA INFORMATION SHEET:**

**AGENDA ITEM NO. 4**

**SUBJECT:**

Request for Abatement of Property Taxes for application submitted under Title 36, section 841 (2).

**INFORMATION:**

Since applications and supporting material submitted under Title 36, section 841 (2) are confidential by state statutes, the Council has received this material separately in executive session.

**APPROVAL AND/OR COMMENTS OF CITY ADMINISTRATOR:**

The City Administrator reserves comment on this matter until the Council meeting.

*AB/KMM*

**REQUESTED ACTION:**

1	2	3	4	5	6	7	M
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To approve (or to deny) a (partial or full) abatement in the amount of \_\_\_\_\_ of property taxes for years \_\_\_\_\_, for Case Number 2012-2; said application submitted under M.R.S.A., Title 36, section 841 (2).

(Complete motion to be determined as a result of the executive session hearing.)



## Finance Department

Heather Hunter  
Director of Finance/Treasurer  
hhunter@ci.lewiston.me.us



**TO:** Mayor Robert E. Macdonald  
And Members of the City Council  
And Members of the School Committee

**FROM:** Heather Hunter, Finance Director

**SUBJECT:** **Franklin Pasture Master Plan Presentation**

**DATE:** June 20, 2012

City and School Department staff and the Lewiston Athletic Foundation Trustees have been working diligently to assess the current infrastructure located at Franklin Pasture, evaluate future maintenance needs, and additional infrastructure requirements in order to provide a master plan for the facility.

The Lewiston Athletic Foundation Trustees wants to play an integral role in not only in the planning process, but also in fundraising efforts. The group recognizes that these improvements cannot be born solely through the tax rate. They seek permission from both governmental bodies to solicit sponsors and donations on this project's behalf.

I will provide an informational presentation at your respective meetings next week which will include the list of project improvements, the draft Corporate Underwriting Program, and other pertinent details. I believe other staff members and Trustees will be joining me and we will be happy to address any questions.

FRANKLIN PASTURE IMPROVEMENT GUIDE

"You can learn more about a man in an hour of play than in a lifetime of conversation."

PLATO



## INTRODUCTION AND PURPOSE

*"I go back to the Franklin pasture which for us children was the Asia and Africa of our first impressions." (†)*



Marsden Hartley, (1877 - 1943), world renowned painter, poet, and native son of Lewiston, wrote these words in his poem titled 'Lewiston is a Pleasant Place'. Over 100 years ago, Mr. Hartley knew Franklin Pasture as a place for adventure and exploration. Under the recommendations of the Franklin Pasture Master Plan, the opportunity for adventure and exploration will exist at Franklin Pasture in perpetuity.

Franklin Pasture is located ½ mile East of Lewiston's Downtown Business District and is approximately 100 acres in size. The property is bordered by East Avenue and Bartlett, Birch, Caron, Sylvan, and Webster Streets. Current land uses include the Lewiston High School, Lewiston Regional Technical Center, recreational field facilities, and the City snow dump. The undeveloped portions of the Franklin Pasture land are steeply sloped, wooded, contain ledge and/or include streams.

In an effort to create a physical environment that supports the continuous pursuit of quality and safety, the Lewiston Athletic Foundation Trustees, City of Lewiston, Lewiston High School, and community members have identified areas in need of improvement for Franklin Pasture. With direction of the Lewiston Athletic Foundation Trustees, Harriman Architects + Engineers endeavored to produce a Franklin Pasture Improvement Guide. This guide provides direction in continued decision making to improve the exterior environment and celebrate the heritage of Franklin Pasture and the associated activities.

This Franklin Pasture Improvement Guide identifies specific areas in need of improvement, describes the improvement activities, and assigns a budget value to each activity. The improvement areas include four athletic fields (the main field, multi-use practice field, baseball field, and softball field), main field press box, track, long jump, cross country trails, tennis courts with support building, maintenance/storage building, and a concession building. The area also includes gardens, walking paths, and picnic areas available for use by the community.

The Franklin Pasture Improvement Guide is a tool to solicit funding and to guide final design decisions. The simplified and concise format allows one to identify and focus efforts in specific areas of improvement.

Contributors to the Franklin Pasture Improvement Guide preparation effort include:

Megan Bates, LPW Deputy Director; Michael Bernier, LPW District Manager; Gerald Berube, Lewiston City Clerk; Jamie Bolduc, (title); Maggie Chisholm, Lewiston Rec. Director; Kurt Ellis Business Owner, Thomas Fournier, Business Owner, Jason Fuller, LHS Athletic Director, Heather Hunter, Lewiston Finance Director, Fern Masse, Trustee.

(†) *Lewiston is a Pleasant Place*, from the *Collected Poems of Marsden Hartley, 1904 - 1943*. Copyright 1987, Yale University, by permission of the heirs of Marsden Hartley. Reprinted from *Androscoquin*, published in 1940. 1

IMPROVEMENT GUIDE  
TABULATION

		Budget Value
<b>1. Upper Franklin (Softball Field):</b>		
1.1	Pave Parking Lot	\$16,000.00
1.2	Scoreboard (wireless)	\$5,000.00
1.3	Lights (3 Phase Lighting)	\$65,000.00
1.4	New Walkway Along 1st Base Side	\$8,000.00
1.5	Move Lots to Garden Area Behind Backstop	tbd
1.6	Large Storage Area Behind Backstop with 2nd Floor Press Box	\$50,000.00
1.7	Sound System for Press Box	\$15,000.00
1.8	Irrigation	\$25,000.00
<b>Upper Franklin Total</b>		<b>\$184,000.00</b>
<b>2. Snowpit:</b>		
2.1	Fill in "Snow Pit"	tbd
<b>Snow Pit Total</b>		<b>\$0.00</b>
<b>3. Marcotte Park:</b>		
3.1	Removal of Pavement Area	\$3,000.00
3.2	Upgrade the Support Building	\$15,000.00
3.3	Remove Back Road & Widen Field	\$11,000.00
3.4	Level Field & correct the old softball field	\$7,000.00
3.5	Light Poles Removed	\$2,000.00
<b>Marcotte Park Total</b>		<b>\$38,000.00</b>
<b>4. Shoebox (Franklin Practice):</b>		
4.1	Drainage Along Bleacher Side	\$7,500.00
4.2	Scoreboard	deleted
4.3	Pave Access Road/Pave in Front of Bleachers	\$16,600.00
<b>Shoebox Total</b>		<b>\$24,100.00</b>
<b>5. Franklin Baseball:</b>		
5.1	Lights (3 Phase Lighting)	\$160,000.00
5.2	Re-Position or New Scoreboard	\$7,000.00
5.3	Level Top Spectator Area & Create Picnic Area	\$2,500.00
5.4	Lengthen Cross Country Trail	\$2,500.00
5.5	Large Storage Area Behind Backstop with 2nd Floor Press Box (See Franklin Main)	\$50,000.00
5.6	Sound System for Press Box	\$15,000.00
5.7	Irrigation of Baseball Outfield	\$15,000.00
<b>Franklin Baseball Total</b>		<b>\$252,000.00</b>

IMPROVEMENT GUIDE  
TABULATION

<b>6. Franklin Main:</b>		
6.1	Artificial Surface	\$750,000.00
6.2	Press Box Repairs	JF(lrtc)
	6.2.1 Upgrade of Ramps	
	6.2.2 b. Vinyl Siding	
6.3	Upgrade the Scoreboard (Wireless)	\$11,000.00
6.4	Sound System	\$15,000.00
6.5	Repair Fencing Surrounding the field	\$8,000.00
6.6	2 Runways for Long Jump	\$7,000.00
6.7	Upgrade Concession Stand – Enlarge Existing Area (See Franklin Baseball)	\$25,000.00
6.8	Permanent Bathroom Facility	\$40,000.00
6.9	Track Re-surfacing	\$235,000.00
6.10	Lighting Upgrade (3 Phase Lighting)	\$25,000.00
6.11	Increased visitor seating	\$250,000.00
	<b>Franklin Main Total</b>	<b>\$1,366,000.00</b>
<b>7. Tennis Courts:</b>		
7.1	Bathrooms with possible canopy	\$40,000.00
7.2	Make upgrades to drainage system	\$20,000.00
7.3	Re-surfacing of tennis courts	\$33,000.00
7.4	Wind screens	\$5,000.00
7.5	Extra bleachers	frm Main?
	<b>Tennis Courts Total</b>	<b>\$98,000.00</b>

IMPROVEMENT GUIDE  
TABULATION

<b>8. Lewiston HS Practice Field:</b>	
8.1 Artificial Surface	\$650,000.00
8.2 Lighting (3 Phase Lighting)	\$90,000.00
8.3 Seating	\$50,000.00
8.4 Scoreboard	\$16,500.00
8.5 Sound System	\$15,000.00
<b>Practice Field Total</b>	<b>\$821,500.00</b>
<b>Improvement Hard Cost Total</b>	<b>\$2,783,600.00</b>
9. Contingency @ 15%	\$417,540.00
10. Consulting Design Fees @ 8%	\$222,688.00
11. Consulting Permit Fees Lump Sum	\$25,000.00
<b>Improvement Soft Cost Total</b>	<b>\$665,228.00</b>
<b>Grand Total</b>	<b>\$3,448,828.00</b>

# UPPER FRANKLIN IMPROVEMENTS LOCATION

- KEY
- UPPER FRANKLIN 1**
  - Snow Pit 2
  - Marcotte Park 3
  - Shoebox 4
  - Franklin Baseball 5
  - Franklin Main 6
  - Tennis Courts 7
  - LHS Practice Field 8



# 1 | UPPER FRANKLIN IMPROVEMENTS IDENTIFICATION

## 1.0 Upper Franklin Improvements

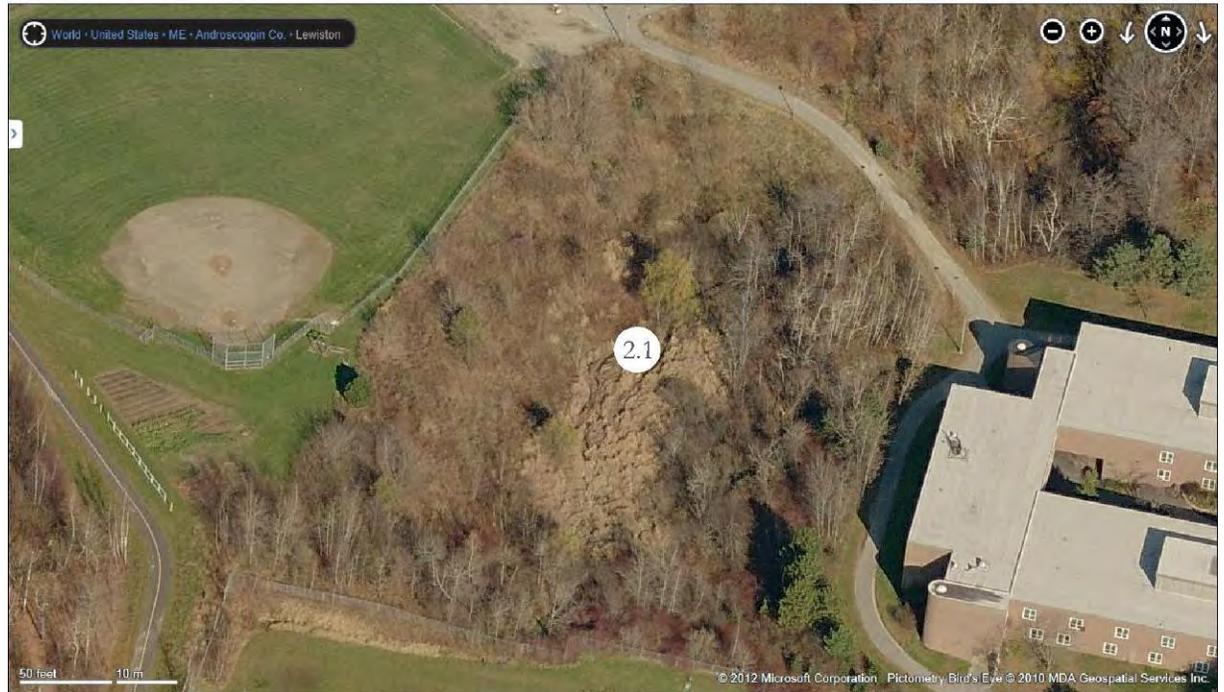
Key	Description	Cost
1.1	Pave Parking Lot	\$16,000
1.2	New Scoreboard	\$5,000
1.3	New Field Lighting	\$ 65,000
1.4	New Paved Walkway	\$8,000
1.5	Relocate Garden	tbd
1.6	New Press Box/Storage	\$50,000
1.7	New Press Box Sound System	\$ 15,000
1.8	New Irrigation System	\$25,000
	<b>Total Budget</b>	<b>\$184,000</b>



## 2 | SNOW PIT IMPROVEMENTS IDENTIFICATION

### 2.0 Snow Pit

Key	Description	Cost
2.1	Clear/Fill/Grade	\$tbd
	<b>Total Budget</b>	<b>\$tbd</b>



### 3 | MARCOTTE PARK IMPROVEMENTS IDENTIFICATION

#### 3.0 Marcotte Park

Key	Description	Cost
3.1	Pavement Removal	\$3,000
3.2	Upgrade Support Building	\$15,000
3.3	Remove Road/Widen Field	\$ 11,000
3.4	Grade/Correct Field	\$7,000
3.5	Light Pole Removal	\$2,000
	<b>Total Budget</b>	<b>\$38,000</b>



## 4 | SHOE BOX IMPROVEMENTS IDENTIFICATION

### 4.0 Shoe Box

Key	Description	Cost
4.1	Drainage	\$7,500
4.2	Scoreboard	\$deleted
4.3	Pave Access Road	\$ 16,600
	<b>Total Budget</b>	<b>\$24,100</b>



## 5 | FRANKLIN BASEBALL IMPROVEMENTS IDENTIFICATION

### 5.0 Franklin Baseball Improvements

Key	Description	Cost
5.1	Lights (3-Phase)	\$160,000
5.2	Reposition/New Scoreboard	\$7,000
5.3	Spectator and Picnic Area	\$ 2,500
5.4	Lengthen Cross Country Trail	\$ 2,500
5.5	Lg. Storage Area with Press Box	\$50,000
5.6	Sound System for Press Box	\$15,000
5.7	Irrigation of Outfield	\$ 15,000
<b>Total Budget</b>		<b>\$252,000</b>



## 6 | FRANKLIN MAIN IMPROVEMENTS IDENTIFICATION

### 6.0 Franklin Main Improvements

Key	Description	Cost
6.1	Artificial Surface	\$750,000
6.2	Press Box Repairs	LRTC
6.3	Scoreboard	\$11,000
6.4	Sound System	\$15,000
6.5	Fencing	\$8,000
6.6	Long Jump	\$7,000
6.7	Concession Building	\$25,000
6.8	Restroom Facility	\$40,000
6.9	Track Resurfacing	235,000
6.10	Lighting	\$25,000
6.11	Visitor Seating	\$250,000
	<b>Total Budget</b>	<b>\$1,366,000</b>



## 7 | TENNIS COURT IMPROVEMENTS IDENTIFICATION

### 7.0 Tennis Courts

Key	Description	Cost
7.1	Bathrooms with Canopy	\$40,000
7.2	Upgrade Drainage System	\$20,000
7.3	Resurface Tennis Courts	\$ 33,000
7.4	Wind Screens	\$5,000
7.5	Extra Bleachers	relocated
	<b>Total Budget</b>	<b>\$98,000</b>



## 8 | LHS PRACTICE FIELD IMPROVEMENTS IDENTIFICATION

### 8.0 LHS Practice Field

Key	Description	Cost
8.1	Artificial Surface	\$650,000
8.2	Lighting (3-Phase)	\$90,000
8.3	Seating	\$50,000
8.4	Scoreboard	\$16,500
8.5	Sound System	\$15,000
	Fencing?	
	<b>Total Budget</b>	<b>\$821,500</b>

