

# **LEWISTON CITY COUNCIL WORKSHOP AGENDA**

**Tuesday, October 30, 2012**

**City Council Chambers**

## **6:00 p.m. Workshop**

Pledge of Allegiance to the Flag.

Moment of Silence.

## **WORK SESSION**

1. Discussion of the future of Pettingill School Property - 60 Minutes
2. Briefing on winter maintenance issues associated with snow plowing and removal - 15 Minutes
3. Executive Session pursuant to MRSA Title 1, section 405 (6) (c) to discuss an Economic Development issue of which the premature disclosure of the information would prejudice the competitive bargaining position of the City.
4. Executive Session pursuant to MRSA Title 1, section 405 (6) (c) to discuss an Economic Development issue of which the premature disclosure of the information would prejudice the competitive bargaining position of the City.

LEWISTON CITY COUNCIL  
WORKSHOP AGENDA  
October 30, 2012  
6:00 P.M.

1. Future of Pettingill School Property – 60 minutes

Please see the attached background information.

2. Briefing on Winter Maintenance – 15 minutes

Public Works would like to update the Council on anticipated winter maintenance issues associated with snowplowing and removal.

3. Executive Session 1 – Economic Development – 30 minutes

4. Executive Session 2 – Economic Development – Tentative – 15 minutes



## City of Lewiston Executive Department

EDWARD A. BARRETT  
City Administrator

PHIL NADEAU  
Deputy City Administrator



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October 25, 2012

To: Honorable Mayor and Members of the City Council  
Fr: Edward A. Barrett  
Su: Pettingill School

### Background

On December 8, 2008, the Committee on the Disposition of Pettingill Elementary School presented its findings to the School Committee. The Disposition Committee found that the economic constraints on the building and site limited available options. These included: the estimated costs of upgrades for continued occupation – 1.3 million dollars; small site (2.11 acres); and zoning restrictions. It was explained that state statute provided the School Committee with the following guidelines regarding disposal or other use of a closed school building:

- 1) Lease if there is a reasonable likelihood that the building will be needed again for educational purposes.
- 2) Transfer to municipality.
- 3) Sale.
- 4) Demolition.

The School Committee then approved a motion offering the land and accompanying structure to the City and suggesting that the most affordable and satisfactory solution would be to demolish the building and convert the site into a neighborhood park with a playground.

On May 19, 2009, the City Council accepted the property from the School Department and issued a proposal for its sale and redevelopment. While this was advertised and proposals were solicited, the closing date of July 14, 2009 passed without response. Subsequently, the City was approached by a number of parties who expressed interest in the property. A second request was issued on August 14, 2012, and two (2) proposals were received by September 13, 2012.

The first, from Bertrand St. Pierre, proposed paying the City \$10,000 for the property in order to renovate/construct 180 student/residential/assisted living rental units. This would add a second level onto the 1960 wing and add a second building of equal size. This proposal is inconsistent with the property's zoning and with the adjacent neighborhood and should not be considered.

Under the second proposal from St. Laurent & Son, the City would pay \$10,000 and transfer the property. In exchange, St. Laurent & Son would demolish existing structures and pay for

Asbestos Containing Material (ACM) abatement. Any other hazardous waste removal or remediation would be at City cost, although we do not anticipate that there will be such issues. St. Laurent would sub-divide property into five (5) residential lots (see attached property map). Upon completion of demolition, the site would be graded and temporarily seeded. Houses would be constructed at a pace allowed by today's economy. St. Laurent will act as general contractor for all construction.

This proposal is in line with the property's zoning and compatible with existing development in the area.

Staff has further clarified this proposal with representatives of St. Laurent. Based on that conversation, the proposer is continuing to evaluate the number of lots planned for the property and whether those plans would or would not allow for the existing playground to remain. While still being evaluated, the proposer may prefer that the playground not remain. We hope to have this further clarified by Tuesday's meeting. Further, the \$10,000 payment from the City could be reduced or eliminated in return for the City covering the tipping fees associated with the non-masonry demolition debris from the project. Through an existing arrangement with KTI, this material could be disposed of at no cost to the City by using part of the our tonnage credit with KTI.

## Options

There are three basic options available to the City:

1. Accept the St. Laurent proposal with or without the playground
2. Demolish the building at City cost and develop the property into a park
3. Demolish the building at City cost and subdivide the property into house lots either with or without the playground

## St Laurent Proposal

The primary advantages of the St. Laurent proposal are that it would remove the existing building at effectively no or low cost to the City, return the property to the tax rolls, and, eventually, result in the construction of additional single family homes. The property (excluding existing buildings) is currently assessed at \$160,000 and would yield \$4,126 in annual taxes. Assuming an average assessed value of \$125,000, 5 houses (land and buildings) would be assessed at \$625,000 (\$16,119 in annual taxes); 6 would be \$750,000 (\$19,342 in taxes). As noted, we are in the process of clarifying the number of lots that would be sought.

## City Demolition and Development

The City could act as the developer of the project. The City would demolish the building at an estimated cost of about \$121,000 (see attached estimate). We would then subdivide the property and sell individual lots at an estimated cost of \$25,000 to \$30,000 each. With five lots, this might produce \$125,000 to \$150,000. Six might realize \$150,000 to \$180,000. However, the City would be required to fund the initial demolition and subdivision costs as well as any legal and closing costs associated with individual parcels. The City would also face certain carrying costs for basic lot maintenance while awaiting sale and, until sold, no property taxes could be levied. Given the current housing market, it is difficult to predict the time required to market and sell the lots. Municipalities are generally not well suited to undertake such development projects given our other basic service responsibilities.

## Redevelop as a Park

Redeveloping the entire property as a park would incur the cost of demolition and certain initial capital costs for landscaping, fencing, lighting, and some basic amenities. Cost estimates are:

Demolition of School Building	\$121,000
Landscaping	25,000
Fencing (along College Street)	5,500
Lighting	10,000
4 Picnic Tables; 5 Benches; 6 Trash Receptacles	14,500
TOTAL	\$176,000

Annual operating costs are estimated at about \$18,000.

## Playground

Public Works estimates that retaining the playground will require on-going maintenance costs in the range of \$3,500 per year. If there is residential development on the site, the City might also incur some additional costs in the range of \$5,000 to \$10,000 associated with removing pavement, relocating certain pieces of play equipment, and adding fencing. Some capital costs will also be required in future years for replacing/repairing the playground equipment.

The School Department estimates that 42 pre-K through 6<sup>th</sup> grade children live within ¼ mile of the playground. The next closest public playground is located at Geiger School, approximately .8 mile from Pettingill.

At the present time, the Public Works Department is challenged to maintain the existing public green space owned by the City. A listing of these spaces is attached.

## Preferred Options and Recommendations

I do not recommend that the City directly undertake redevelopment of the site for housing. This would require an additional capital expenditure and costs associated with creating, marketing, and selling the individual lots. This is a task best left to the private sector.

The Council should give strong consideration to the proposal from St. Laurent for the reasons identified above. With this proposal, the City may have the option of retaining the existing playground with a roughly 90' by 175' footprint (a little over a third of an acre). Some of the existing playground equipment toward the back of the lot might have to be relocated to adapt to possible lotting. While small, playgrounds of this size are not unknown and, if focused on play equipment for younger children, may well be compatible with nearby residential uses. While some maintenance costs are required, these costs are already in place and funded. The Council may wish to hear from current park neighbors and those who use the playground in regard to continuing the playground in this fashion.

While there is value in establishing a larger park in this area, as well as potentially in other areas of the City with relatively dense residential development, this option carries both additional capital and operating costs. While it might prove to be an amenity that will strengthen the neighborhood, we remain in a time of fiscal and economic stress and we have been reducing staff for at least the last ten to fifteen years. Public Works is stressed to meet its current

workload. While an additional 2 acres of green space is not a huge addition to the Department's workload, it is one of a number of such additions that we can anticipate in the coming years, especially in regard to the public spaces planned for Riverfront Island. The Council should weigh whether a project such as this is in line with the priorities it has established and the limited financial and personnel resources we are working with.

Given all of this, I would recommend that the Council continue to work with St. Laurent and Son to fully clarify their proposal and, if possible once the proposers intentions are clarified, consider retaining a small neighborhood playground generally in its current location.

# Pettingill School Property Map

Subject Area



1:1,200



# Finance Department



Norman J. Beauparlant  
Director of Budget/Purchasing  
nbeuparlant@lewistonmaine.gov

TO: Ed Barrett, City Administrator  
FROM: Norman J. Beauparlant, Director of Budget/Purchasing  
SUBJECT: 411 College Street ( former Pettingill School)  
DATE: October 25, 2012

As a follow up to your request for an estimate of complete demolition cost of the structures at 411 College Street, (former Pettingill School) the following lists items that were considered in estimating the probable demolition cost.

An environmental evaluation had been maintained buy the School Dept. and will likely be used to develop a work plan for abatement. Some base line assumptions were made based on the visual assessment that I was able to do over the past several weeks. In addition to the site walk which included interior and exterior, I have reviewed the City Assessment records on the structures involved and have made some base line estimates on the demolition techniques that will be used.

Assumption used:

1. The structures will be demolished with foundation to be fully removed.
2. ACM abatement plan will be done based on School Information maintained.
3. Floor covering & Roofing are often an issue in a building of this age.
4. Furnace area may have ACM Issues.
5. No UST exists to be dealt with .
6. Demolition to be done consistent with City standards for separation of materials.
7. Foundation to be fully removed as well as concrete block garage and sent to Quarry

Summary Estimate:	Cost Range
ACM Demolition Assessment	\$1,000 - \$1,500
ACM Abatement	\$30,000 - \$32,000
ACM Monitoring	\$1,000 - \$1,500
Demolition (removing all foundations and garage and filling foundation hole)	\$70,000 - \$75,000
Tipping Fees ( wood waste to Bio-Fuels @ \$59/ton X 120) Note: City projects avoid this cost as we make use of contract credit	\$7,000 - \$9,000
Tipping Fees (waste material to Landfill @ \$79/ton X 20 tons)	\$1,500 - \$2,000
<b>Total Estimated Demolition Cost</b>	<b>\$110,500 - \$121,000</b>

**Public Works Open Space Areas  
(Mowing Raking Landscape/Plantings Maintained)**

**Open Space Mowing & Raking Summary**

<b>Areas</b>	<b>of Location Acreage</b>	
Downtown Run	19	32.28
Cemeteries Run	10	7.08
School Fields Run	17	33.53
Push Mowing Areas	29	3.31
Athletic Fields Run	6	15.11
Vacant Lots	22	1.8
<b>Total Acres Mowing &amp; Raking</b>	<b>103</b>	<b>91.31</b>

**Open Space Landscaped Areas Summary**

<b># of Planting Beds</b>	<b>of Location Area (SF)</b>	
120	53	68,955
	Acres	1.6

**Total acres 92.9**

### Mowing List

Locations	Acres	Locations	Acres
<b>Downtown Run</b>		<b>Push Mowing Crew</b>	
	<b>32.28</b>		<b>3.31</b>
Kennedy Park	5.02	Low Bridge	0.1
Knox St Park	0.21	Maple & Lisbon	0.06
Veterans Park	1.36	Bilodeau Ins. Island	0.03
Simard Payne Park	6.69	Canal St. curbline and fence line.	0.2
Bates Mill	0.61	Ash & Canal	0.02
Beaule Park	0.69	Behind Drapeau's, Canal St.	0.19
Childs Park	0.1	Main St. at Island Ave. Parking lot perimeter and green space	0.2
Lincoln Circle	0.42	Main St. Island, at Lisbon St.	0.12
Potvin Park	1.13	Lisbon St. curb mowing	0.05
Pierce St. Park	1.41	LPW Adams Ave onto Bartlett to Willow Circle	0.29
Boat Ramp, Lincoln St.	0.33	Lincoln St. curb mowing	0.3
Smileys, Knox and Adams Ave.	0.16	Childs Park, Lincoln St.	0.1
Backside of sidewalk from Knox to Park St.	0.1	Lincoln St. at Chestnut St., Parking lot	0.03
Ricker Park	1.48	Lincoln St. At Cedar St, Parking lot	0.03
Main St. at Russell St., overpass	5.33	St. Mary's Park	0.13
Goddard Cemetary	0.49	Kora Temple Island, Sabattus and Main Sts	0.04
OPS Center	1.71	Robinson Gardens	0.01
Bike Path	0.54	Farwell & Webster	0.11
Drouin Field	4.5	Sherbrooke Ave. Island at dead end.	0.01
<b>Cemetary Run</b>		<b>Boston Ave. Island</b>	
	<b>7.08</b>		<b>0.01</b>
Davis Cemetary	0.79	Main St. curb mowing	0.77
Farwell and Harold St.	0.37	Sabattus & Russell, at Lewiston Point	0.03
Marcotte Park	1.78	Nelke Place, dead end abutting Russell St sidewalk	
GAR Cemetary, Rverside St.	1.68	Fisher Ave. Dead End Island	0.03
Sunnyside Park	1.04	Quaker Cemetary (before landfill)	0.11
Mayher Park	0.26	Caldwell Circle	0.05
Herrick Cemetary, Main St.	1.11	Wright Cemetery.No Name Pond Rd.	0.29
Welcome to Lewiston (Main St.)	0.01	Neighborhood signs, #219 & # 816 Webster. Webster @ Alfred P.Pkwy. and @ Jans Blvd	
Welcome to Lewiston (Sab St.)	0.01	Neighborhood signs at #35 & # 290 Pond Rd.	
Leeds Park	0.03	<b>Athletic Field Run</b>	
<b>School Fields Run</b>			<b>15.11</b>
	<b>33.53</b>	Franklin Football Field	2.75
Applesass Hill	0.07	Franklin Baseball Field	3.58
Treemount Island	0.15	Franklin Practice Soccer Field	2
Exit 80	5.63	Franklin Practice Football Field	1.59
Commercial St. Island	0.59	Upper Franklin Softball Field	2.92
Welcome to Lewiston (Lisbon St.)	0.01	Marcotte Practice Field	2.27
Franklin Tennis Courts	1.12		
Montello, Field and outside of track area.	2.36		
McMahon, Baseball Practice Field	1.38		
Pettingil School	0.91		
Randall Road Ball Fields	10.69		
Randall Rd. Cemetary	0.39		
Kevin St. Cul-de-sac (2)	0.18		
Linda Circle Cul-de-sac	0.15		
Holy Family Field	2.62		
Holy Family Hill.	0.57		
L.A.P.	4.98		
Solid Waste Facility	1.73		

**Mowing List (Cont)**

Locations		Acres
<b>Vacant Lots</b>		<b>1.8</b>
<b>Bartlett St.</b>		
#111		0.12
#192		0.1
<b>Blake St.</b>		
#188		0.06
#186		0.07
#168		0.11
#154		0.11
<b>Lisbon St.</b>		
#369		0.07
#355		0.04
#343		0.07
#327		0.06
#323		0.06
#317		0.05
#307		0.05
#305		0.07
#299		0.06
<b>Lincoln St.</b>		
#29		0.22
#39		0.06
#41		0.05
#65		0.06
#75		0.2
#85		0.03
#87		0.08

### Landscaped Areas Planted / Maintained

Location	# of Beds	Area (SF)	Above ground Planters
Huelette Sq.	1	208	
Main at Park	1	595	
Main at Sabattus	1	308	
287 Main St	1	295	
Courthouse Plaza (incl planters)	4	5,024	8
Park St Victor News Area	1	9,646	6
Park St Victor News Area Stairs	1	584	1
Pine St	4	552	
Kennedy Park	4	958	
City Hall	2	1,231	
Lisbon St Near VIP	1	240	
Lisbon St near the Ritz	2	128	
Lisbon at Maple	1	672	
Lisbon St between Maple and Cedar	3	1120	
Bartlett St (LPW)	1	264	
Public Works	3	320	
Ricker Park (incl. Bobs Bed, theme, rectangle, walkway, gazebo, wagon, phlox bed, and pepsi)	5	1,380	
Lincoln St Cr.	1	78	
Canal St. (incl. Chestnut at Canal)	5	4,104	
Ash and Canal	2	640	
Ash St at the Post Office	1	961	
Lincoln at Locust	1	192	
Lincoln St (between Cross and Main)	5	605	
Yvons Car Wash	2	1,694	
Gateway Park	4	4,712	
Veterans Park (Flagpoles, Bridge, Pump Station, gold star)	3	3,393	
Main St/ Middle to Chapel	1	1,011	
Oxford St and Cross St	1	532	
Welcome Signs (Main, Lisbon, Sabattus)	3	379	
Exit 80 (Lisbon St Ramp at AAPP)	1	163	
Main at Russell (down slope from Auburn)	1	400	
Main at Russell Overpass slopes	4	6,820	
Main at Russel 3 Islands	3	1,867	
Main at Russell near Trailer Park	1	672	
LPD (entrance and lower lot)	2	2674	
Simard Payne Park (near footbridge)	1	126	
Simard Payne Park Round Planter	1	314	
Simard Payne Park right side near footbridge	1	200	
Pond and Webster Neighborhood signs	6	564	
Farwell at Webster	1	456	
Farwell St at Connector Rd	1	660	
Davis Cemetery	2	754	
Mahyer Park	1	81	
Municipal Parking Garage/ Park @ Oak	4	2691	
Armory Rain Garden	5	3700	
Municipal Parking Garage/ Lincoln St	2	320	
Municipal Parking Garage/ Chestnut St	3	1584	
Ash St at Canal St (parking garage)	3	400	
Pine St at Canal St (parking garage)	2	100	
Lown Bridge	1	25	
Potvin Park	1	60	
Russell St Islands	5	1664	
Main St (islands near CMMC and DD)	3	834	
<b>Total</b>	<b>120</b>	<b>68955</b>	<b>15</b>

**LEWISTON CITY COUNCIL**  
**MEETING OF OCTOBER 30, 2012**

**AGENDA INFORMATION SHEET:**

**AGENDA ITEM NO. 3**

**SUBJECT:**

Executive Session pursuant to MRSA Title 1, section 405 (6) (c) to discuss an Economic Development issue of which the premature disclosure of the information would prejudice the competitive bargaining position of the City.

**INFORMATION:**

The Maine State Statutes, Title 1, section 405, define the permissible grounds and subject matters of executive sessions for public meetings.

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

State statutes define the purposes for entering into an executive session.

*EVAB/kmm*

**REQUESTED ACTION:**

1	2	3	4	5	6	7	M
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To enter into an Executive Session pursuant to MRSA Title 1, section 405 (6) (c) to discuss an Economic Development issue of which the premature disclosure of the information would prejudice the competitive bargaining position of the City.

# LEWISTON CITY COUNCIL

## MEETING OF OCTOBER 30, 2012

**AGENDA INFORMATION SHEET:**

**AGENDA ITEM NO. 4**

**SUBJECT:**

Executive Session pursuant to MRSA Title 1, section 405 (6) (c) to discuss an Economic Development issue of which the premature disclosure of the information would prejudice the competitive bargaining position of the City.

**INFORMATION:**

The Maine State Statutes, Title 1, section 405, define the permissible grounds and subject matters of executive sessions for public meetings.

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

State statutes define the purposes for entering into an executive session.

*ERAB/Kmm*

**REQUESTED ACTION:**

1	2	3	4	5	6	7	M
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To enter into an Executive Session pursuant to MRSA Title 1, section 405 (6) (c) to discuss an Economic Development issue of which the premature disclosure of the information would prejudice the competitive bargaining position of the City.