

LEWISTON CITY COUNCIL SPECIAL MEETING & WORKSHOP AGENDA

Tuesday, June 24, 2014

City Council Chambers

6:00 p.m. Special Meeting

Pledge of Allegiance to the Flag.
Moment of Silence.

SPECIAL MEETING

1. Order authorizing the City Administrator to execute a new Collective Bargaining Agreement with the International Association of Firefighters, Local #785.

WORKSESSION

1. Discussion of Simard Payne Police Memorial Park
2. Update on City Council Priorities

EXECUTIVE SESSION #1

Executive Session to discuss a legal matter with the City Attorney.

EXECUTIVE SESSION #2

Executive Session to discuss a legal matter with the City Attorney.

LEWISTON CITY COUNCIL
SPECIAL MEETING AND WORKSHOP AGENDA
TUESDAY, June 24, 2014
6:00 P.M.

1. Special Meeting – Order, Authorizing the City Administrator to Execute a Collective Bargaining Agreement with the Lewiston Firefighters, International Association of Firefighters Local 785.

The City and the Firefighters Association have been in collective bargaining for some time. It appears that we have reached a tentative agreement on a one-year contract for the period from July 1, 2013 through June 30, 2014. The Association is scheduled to vote on the agreement and, if they approve it, we would request that the Council also do so. The terms of the agreement are generally consistent with the City's other bargaining agreements.

WORKSHOP

1. Next Phase – Simard Payne Park Improvements – 30 minutes

The initial phase of park/riverfront development is underway. Improvements to the Pedestrian Bridge are complete and construction of the Gateway to the park is well under way. This work should be completed this summer. An additional \$250,000 has been made available through the FY15 Capital Improvement Plan. It will be used to complete the water's edge access and river overlook projects in Simard Payne Park. Given these additional resources, we believe that funding is likely sufficient to pursue construction of the proposed amphitheater during the next phase of construction. It makes sense to perform this work at the same time because the amphitheater will be located adjacent to the water's edge work. While the design of the river's edge and overlooks is complete, the amphitheater is not. Prior to beginning detailed design, we would like to review the overall concept with you and seek your comments and direction. Representatives of Richardson and Associates, our design firm, will be present at the meeting. As a final note, adding the amphitheater project may delay construction of Phase II of park improvements into calendar year 2015.

2. Update on Council Priorities

The Council has requested periodic updates on the status of the priorities established during the biennial Council planning session. Please see the attached materials.

EXECUTIVE SESSIONS

There will be two executive sessions following the workshop involving legal issues requiring consultation with the City Attorney.

LEWISTON CITY COUNCIL
MEETING OF JUNE 24, 2014

AGENDA INFORMATION SHEET:

AGENDA ITEM NO. 1

SUBJECT:

Order Authorizing the City Administrator to execute a new Collective Bargaining Agreement with the International Association of Firefighters, Local #785.

INFORMATION:

The City Council is requested to approve a one year agreement with Local #785 - International Association of Firefighters (IAFF) which represents the Lewiston firefighters. This agreement is for the period of July 1, 2013 to June 30, 2014.

Please see the memorandum from Deputy City Administrator Phil Nadeau which highlights details of the contract.

APPROVAL AND/OR COMMENTS OF CITY ADMINISTRATOR:

The City Administrator recommends approval of the requested action.

EAB/Kmm

REQUESTED ACTION:

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To approve the Order Authorizing the City Administrator to execute a new Collective Bargaining Agreement with the International Association of Firefighters, Local #785.



City of Lewiston Maine
City Council Order
June 24, 2014



Order, Authorizing the City Administrator to Execute a New Collective Bargaining Agreement with the International Association of Firefighters, Local #785.

Whereas, the City and the Unit representatives have worked diligently to develop a new collective bargaining agreement; and

Whereas, all who participated in the development of the Unit collective bargaining agreement believe that all sides have produced a contract which is sensitive to the current economic climate and reflects the organizational goals and objectives of both the city and the Unit;

Now, therefore, be it Ordered by the City Council of the City of Lewiston that

The City Administrator is authorized to execute the new FY 2014 International Association of Firefighters, Local #785 collective bargaining agreement and is authorized to approve any final administrative and non-substantive changes as needed.



The Office of
 Deputy City Administrator
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 Email: pnadeau@lewistonmaine.gov



MEMORANDUM

TO:	Mayor and City Council
FROM:	Phil Nadeau, Deputy City Administrator & Chief City Negotiator
DATE:	June 24, 2014
RE:	Proposed Lewiston Firefighters Association (LFA) Unit Contract

1. BACKGROUND

The city has been working for the last month with the LFA negotiating team to develop the enclosed proposed contract. The LFA is scheduled to vote on the contract on Monday, June 23rd. Council Action on this memo should be taken if the LFA membership voted to support the contract. Notable features of the proposed contract are as follows:

- Contract for one year: FY2014,
- COLA adjustments: FY 2014 – 1.5% - effective 7/1/13
- New language which lowers the minimum number of hours that can be used for sick leave associated with child care – potentially lowers the number of overtime hours needed to replace firefighter personnel
- Agreement to delete sunset date of June 30, 2014 regarding current training language in exchange for \$10 increase in training stipend
- New sick leave incentive increases the number of incentive days from 3 to 5 days per year in exchange for language which provides the Chief with non-grievable disciplinary language up to 2 (two) duty days of suspension
- New language which opens dialogue with city to begin training personnel in the event that city and union agree to terms to establish new emergency medical responder duties for firefighters

2. RECOMMENDED ACTION

To approve the proposed contract.

6.20.14

1:1200

Designed and permitted water access

Proposed amphitheater area

Designed and permitted overlooks

Designed and permitted overlook

Simard Payne Gateway, to be completed early July 2014

Completed canal pedestrian crossing





DRAFT CONCEPT SKETCH FOR
ANPHITHEATER 6.20.14



Executive Department

*Ed Barrett
City Administrator*

*Phil Nadeau
Deputy City Administrator
Director, Labor-Management Services*

June 19, 2014

To: Honorable Mayor and Members of the City Council
Fr: Edward A. Barrett
Su: 2014-2016 Council Priorities

Attached please find a spreadsheet that outlines the current status of implementing the priorities established by the City Council for its current two year term. The following provides some additional detail.

ECONOMIC DEVELOPMENT

Riverfront Island

The initial phase of development is underway with improvements to the Pedestrian Bridge completed and construction of the Gateway to the park well under way. This work should be completed this summer. An additional \$250,000 has been made available through the FY15 Capital Improvement Plan. It will be used to complete the water's edge access and river overlook projects in Simard Payne Park. Given these additional resources, we also intend to pursue construction of the proposed amphitheater during the next phase of construction. This was added both due the funding availability and in recognition that the amphitheater will be located in close proximity to the water's edge improvements and should be closely integrated with them, both in terms of design and construction. Preliminary Planning Board and Council reviews of the amphitheater concepts are scheduled for the week of June 23rd. Adding the amphitheater project may delay construction of Phase II of park improvements into calendar year 2015.

Joint Agreement with Auburn -- LAEGC

A scope of services has been developed for the Lewiston-Auburn Growth Council through a working group composed of representatives of both cities and other key stakeholders. Based on this, an interim agreement between Lewiston, Auburn, and the Growth Council has been developed and approved by the parties. This includes the requirement for both an economic development strategy and a business visitation program. It should be noted that the Growth Council is in a period of transition with the search for a new President underway. Depending on how that process unfolds, some of the items included in the overall Scope of Services may be delayed. For this reason, the initial suggestion of a three year agreement between the cities and Growth Council has been shortened to two years, recognizing the transition that the organization is facing.

Downtown Parking

We have begun gathering information on the revenue impact we would see by extending the current first hour free at our garages to two hours. We will workshop this item either over the summer or in early fall.

Canals

We are continuing to pursue City ownership of the Canals.

Wiseman Bridge

Representatives Libby and Wertz recently convened a meeting between City staff and MDOT personnel at the Bridge to review its condition and our concerns. MDOT has agreed to include maintenance of the structure in its work plan, most likely for 2016. This will, of course, be subject to funding and other priorities. However, this is a positive step forward given the past lack of priority MDOT has placed on this project.

Infrastructure

Phil Nadeau has been working with Unitil to better define the areas of the City where natural gas is available and the process by which individual residents/businesses can pursue extensions to their properties. We are awaiting promised information from Unitil which will show the areas into which gas could easily be extended. Once we have this information, we will begin the public education/information process. On the bandwidth side, we have not yet begun a similar effort.

CITY OPERATIONS

Improve Communications with Residents

We have initiated but not yet completed the development of a comprehensive resident communication strategy. This has been delayed due to staff limitations and the time required for this year's budget process. I would suggest a revised deadline of the end of the calendar year for developing the overall strategy.

Maintain Property Tax Levels

The FY 15 Budget maintains the City side property tax rate at the same level. There will be a 15 cent increase in school taxes as approved by the Council and our voters.

Replace Lost State and Federal Funding

This will require a major push at both the state and federal level through our elected representatives and organizations such as MMA and the Mayors' Coalition. MMA's legislative policy committee will soon begin developing its agenda for the coming legislative session. Among the suggestions that we have provided to MMA for consideration are: developing a strategy to at least begin the process of restoring revenue sharing; authorizing new local sources of revenue such as: a local option sales tax; a local real estate transfer tax

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(representative Libby has been looking into this); a fire service fee that would allow a per square foot of building charge to recover costs of fire service and be one way for non-profits to contribute to the public charge; and any other potential funding source.

Maintain Focus on Welfare Abuse

This is an on-going cooperative effort between Social Services and Police.

Create a Technology Plan and Budget

We have generally been following an overall direction in our technology efforts; however, we have yet to reduce this to a formal written plan.

HOUSING

Comprehensive Housing Plan

Staff continues to focus considerable time and effort on housing issues. Work toward developing an overall Housing Plan is underway through both the Comprehensive Planning Process and efforts of the Downtown Neighborhood Action Committee, which has been working with a group from the Kennedy School at Harvard on issues affecting the downtown, particularly housing. The biggest immediate issue is whether the City will or will not continue to support subsidized housing in the future. There is clearly a divergence of opinion on this issue. The potential fall referendum seeking to overturn the City's participation in the St. Laurent Project may establish the City's overall direction on affordable housing moving forward. Key issues that must be addressed include: offering a wider range of housing options that will attract segments of the population that are currently not well served including those seeking higher-end rental and ownership opportunities; the age and condition of downtown housing stock, including issues surrounding lead and other environmental health hazards; perceptions of the downtown residential neighborhood which reduce its appeal, hold down demand, and keep rental rates down placing financial stress on property owners.

Landlord Initiated Items

Councilors Libby, Cayer, and various City staff met numerous times with representatives of the landlords to discuss issues of concern. Some adjustments to City programs resulted, including the 1-4 unit rehabilitation loan program and the energy efficiency loan program. In addition, the Police Department has initiated a Council supported disorderly property policy designed to address significant negative behavior in the downtown that can adversely affect surrounding residents and property owners. Agreement could not be reached on elements of the downtown solid waste collection program.

Continue Acquisition and Demolition

City demolition efforts are continuing. Although funding has been reduced for FY15, we have seen sufficient success in our efforts to collect condemnation and demolition costs that we anticipate being able to continue the program at the same pace for the coming year.

Implementation of Natural Gas Incentives

This is included in the recently established Multi-family Energy Efficiency loan program.

COMMUNITY DEVELOPMENT

Improve Citizen Recognition

There has been no progress on this item.

Downtown School

Now that the state has informed us that funding will be available to replace Martel School, planning will likely begin shortly. At this point, the School Committee has not yet decided how to proceed; however, we should monitor this process and begin to consider how best to communicate the Council's and Planning Board's thinking about an appropriate location.

Green Space and Trees

The effort to establish a tree nursery has not yet progressed beyond initial efforts to find a location. Similarly, efforts to improve our arterials through plantings have yet to begin.

Community Policing

Our community policing efforts continue at the same level as in the recent past. They will again be supplemented by Project Hot Spots.

PLANNING

Track and Coordinate Multiple Existing Plans

To date, we have developed a tracking system that covers the recommendations from three recent plans – the Downtown Circulation Study; Riverfront Island Master Plan; and Downtown Neighborhood Action Plan. This exceeds the goal of completing two plans this year. As part of this effort, conflicts have been identified such as alternate proposals regarding one-way versus two-way streets.

Adopt the Comprehensive Plan

An initial draft plan was received last fall. The Comprehensive Plan Advisory Committee met from December to February to review and comment on the plan. Those comments were forwarded to our consultants in late winter. We recently received a revised draft. We will once again be pulling the advisory committee together and anticipate restarting the public review process in the fall. As a result, we anticipate that the plan will be ready for Planning Board and City Council review prior to the end of the year.

CITY COUNCIL GOALS AND PRIORITIES -- STATUS, JUNE 2014

Economic Development	DATE DUE	STATUS
Downtown/Riverfront Development		
Continue to Implement Riverfront Plan		
Construct Phase 1 Projects	12/1/2014	Under Way and On Schedule
Additional Funding	6/30/2014	\$250,000 in FY 15 LCIP
Design/Bid Phase 2 Projects	12/31/2014	Under Way
Construct Phase 2 Projects	12/1/2015	Addition of Ampitheater May Delay to 2016
Finalize Joint Agreement w. Auburn		
Contract in Place	7/1/2014	Completed
Downtown Parking		
Educate about 1 hour free		Not started
Evaluate 2 hours free		Data gathering; Council Workshop in Fall
Retain Existing Businesses		
Business Visitation Program	7/1/2015	Included in LAEGC Scope of Services
Canals and Wiseman Bridge		
Obtain Control of Canals	12/31/2014	On-going
Infrastructure		
Status of Gas Availability		In-progress
Status of Bandwidth Availability		Not yet started
City Operations		
Improve Communications with Residents		
Develop Comprehensive Resident Communication Strategy	5/30/2014	Delayed
Expand Use of Media Releases		In Progress
Maintain Property Tax Levels	7/1/2014	Budget Adopted. 15 cent school increase
Replace lost State and Federal Funding		On-going
Maintain Focus on Welfare Abuse	On-going	On-going
Create a Technology Plan and Budget	12/31/2014	Not yet formalized

Housing

Develop an Overall Housing Plan		
Identify Issues to address	4/15/2014	Issues Identified
Follow through on landlord initiated items	8/15/2014	Completed w. exception of DT trash program
Publish Comprehensive Housing Plan	8/15/2015	
Continue Acquisition and Demolition		
Maintain current rate	12/31/2014	On-going at current level
Implement Natural Gas Incentives		Completed

Community Development

Improve Citizen Recognition	on-going	Not Started
Downtown School		
Communicate Council Support to School Committee	When needed	With New School Approved, will need to begin
Green Space and Trees		
Establish a Tree Nursery (joint w. Auburn?)		Not yet Done
Focus on Arterial Improvements		Not yet Done
Community Policing	on-going	On-going at current level plus Hot Spot Program

Planning

Develop an Overall Housing Plan	see above	
Track and Coordinate the Multiple Existing Plans		
Develop a tracking system for plan recommendations	6/30/2014	Underway
Add at least two plans to system each year	on-going	Three Complete -- DT Circ; RI Master Plan; DNAP
Identify Conflicts		
Adopt the Comprehensive Plan	12/31/2014	Underway -- End of Year remains possible

LEWISTON CITY COUNCIL

MEETING OF JUNE 24, 2014

AGENDA INFORMATION SHEET:

AGENDA ITEM NO. ES 1

SUBJECT:

Executive Session to discuss a legal matter with the City Attorney.

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:

The state statutes outline the issues that will be discussed in executive session.

ErAB/umm

REQUESTED ACTION:

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To enter into an Executive Session pursuant to MRSA Title 1, section 405(6)(E) to discuss a legal matter with the City Attorney.

LEWISTON CITY COUNCIL
MEETING OF JUNE 24, 2014

AGENDA INFORMATION SHEET:

AGENDA ITEM NO. ES 2

SUBJECT:

Executive Session to discuss a legal matter with the City Attorney.

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:

The state statutes outline the issues that will be discussed in executive session.

EAB/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)(E) to discuss a legal matter with the City Attorney.