

LEWISTON CITY COUNCIL WORKSHOP & SPECIAL MEETING AGENDA

Tuesday, July 29, 2014

City Council Chambers

6:00 p.m. Workshop

Pledge of Allegiance to the Flag.

Moment of Silence.

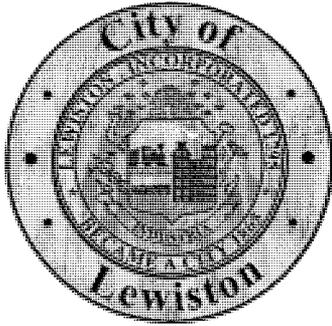
WORK SESSION

- A. Recreation Department Gymnastics program and Armory Building Maintenance staffing
- B. Petition requesting certain amenities at Kennedy Park

SPECIAL MEETING

1. Authorization for the City Clerk to cast the City's ballot for the Maine Municipal Association's Executive Committee and Vice-President
2. City Council Options regarding the implementation of the citizen petition for the Repeal of the St. Laurent Housing Associates Joint Development Agreement
3. Executive Session to discuss labor union negotiations regarding the city's six employee unions

A



The Office of
Deputy City Administrator
Phil Nadeau
MEMORANDUM

TO: Mayor and City Council

FR: Phil Nadeau

CC:

RE: Armory Building Maintenance Staffing & Gymnastics Program

DT: 7/22/14

Now that seven weeks have passed following the layoffs of Recreation Division personnel, Jay Arnold has been able to gather enough information about the new responsibilities assumed his division and what the staffing requirements are at this juncture.

To review, the Building Maintenance division of public works has now assumed all responsibilities associated with five parking garages/lots and the Lewiston Armory in addition to those already in place with the Library; Police Department; Violations Bureau and City Hall.

The addition of the parking garages/lots and the Lewiston Armory now requires a staff of 3½ Building Maintenance staff (will be 4½ in about a month) to replace two full-time staff assigned to the parking garages/lots and three full-time custodians/janitors assigned to the Lewiston Armory.

BUILDING MAINTENANCE STAFFING:

The following is a summary of a typical workday’s task list with existing personnel:

- 6am – 8am: testing/inspect gates, pay stations, ticket dispensers and card readers (1.5 to 2.0 hours)
- 8am – 8:30am: workday schedule is finalized based on requests submitted up to the last minute of the prior workday (some “last minute” requests become priority items and may require the reordering of work scheduled for that day)
- 8:30am: Open City Hall
- 8:45am – 11:30am: begin workday schedule (which will include applicable monthly safety check requirements associated with items such as fire extinguisher and exit/emergency light inspections)
- 11:30am – noon: lunch
- Noon – 2:00: complete workday schedule which will include daily trash/recycling pick-up and transport

- 2:00: two staff punch out
- 2:00 – 4:30: remaining staff person finishes up work tasks and will close up City Hall at 4PM and punch out at 4:30PM.
- NEW BUILDING MAINTENANCE POSITION @ ARMORY: schedule for new Building Maintenance position is currently scheduled as a 9AM to 5PM position.

THE LEWISTON ARMORY:

The intensification of the building's use is the direct result of multiple factors over the years:

- New programming created to offer more resident recreational choices and to create more revenue to support the Recreation Division budget
- The city and school department's decision to expand Longley School into the space occupied by the Multi-Purpose Center and to move all city programming at the MPC – specifically, the Senior Citizen center and room rentals to support non-profits such as the VFW Post 9150, the Androscoggin Democrats and the "Just Us" vocal group
- The city and school department's decision to expand Lewiston Middle School programming for up to three classroom spaces
- Support for the L/A Hall of Fame; the Gamache boxing club; and the table tennis Club
- Cheering programming support
- And a year-round gymnastics program

As part of the FY2015 budget process, Administration proceeded to eliminate all custodial/janitorial staffing in favor of expanding the existing custodial/janitorial contract for City Hall, Library, and PD to include the Armory. This contract will not support room and equipment setup for programming at the Armory.

After a thorough review of all Recreation programming offered at the Armory, Jay Arnold believes that a Building Maintenance crew of 4½ personnel should be able to support most of the Armory programming with the exception of gymnastics.

GYMNASTICS:

The following is a summary of gymnastics information:

- Approximate FY14 enrollment numbers:
Participants (can involve repeat individuals who sign up for multiple programs) 281 – 197 resident; 84 non-residents
Individuals: 213 – 155 residents; 58 non-residents
- FY14 revenue: \$27,435
- Estimate of hours required for two set-ups/breakdown per week on Tue and Thu: minimum two staff required to set up – total number of weekly hours for 2 persons = approx. 20 hours. Estimated actual cost of set up @ \$15 per hour X 20hrs = \$300 X 40 weeks X 2 staff=\$24,000
- FY14 direct expense (no overhead): \$16,677 (**given the number of months regular staff was not available, much of this work was done by workfare which is not included in the direct expense number**)

One of the primary reasons the gymnastics program was introduced was to increase revenue flows into the Recreation program budget. The program is not netting the city money if the cost of actual paid staff-time and the assignment of indirect costs such as heat, electricity, insurance etc, are fully calculated.

Additionally, the ongoing dependency on workfare personnel for setup is not advisable given the possible exposure to injury as any workfare injuries are covered through the city's Workers Compensation coverage. I would also submit that our Workers Compensation exposure is also increased for Building Maintenance staff given the level of physical exertion needed to set up many of the equipment pieces.

In summation, the combination of the revenue/expense analysis, Workers Compensation exposures and Jay Arnold's staffing analysis reveals that there is little to no net revenue benefit or personnel time to support a gymnastics program which, over an 11 month period, is the most staff intensive activity at the Armory.

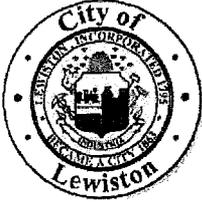
INVESTIGATION OF ALTERNATIVES

During the week of September 15th, I met with two individuals who have a great deal of experience with gymnastics program.

We have begun discussions regarding the possibility of having the full program (or some modified version of the program) assumed by a private individual or company. The target would be to enter into a lease agreement for the use of the equipment and the building in exchange for assuming all the responsibilities associated with set-up, break-down, registration, and liability and workers compensation insurance.

I have advised Joline Banaitis and gymnastics coach Dyane Jordan that this will be discussed with the City Council on July 29th.

I may have more to share on these discussions for the July 29th meeting.



Department of Public Works

David A. Jones, P.E.
Director



B

July 24, 2014

To: Mayor and Members of the City Council

Re: Services for Kennedy Park

The following information is for reference and will be briefly discussed in a workshop before your meeting on Tuesday July 29th.

We understand an informal petition was recently submitted to the City Council requesting "*the City Council approve the installation of water fountains, picnic tables and bathrooms in Kennedy Park*". We had been working with the Downtown Neighborhood Action Committee (DNAC) on some of these items in conjunction with the improvements being made to Paradis Park.

The attached information was provided to the DNAC at their meeting on July 23rd. They indicated an interest in pursuing this further and will be discussing this further at their next meeting on August 27th. They have access to CDBG funding and I will work with Finance to attempt to have the amount of funding available by the time of the workshop on Tuesday.

Here are the items DNAC discussed regarding Kennedy Park at their July 23 meeting:

- Trash receptacles – did not want to fund
- Picnic Tables - not discussed
- \$1,200 – 4 Trees to be replaced at ~\$300 each (two vandalized and 2 previous removals)
- \$ 17,100 – 12 Benches discussed to replace wooden seat and back with green benches currently in the park
- \$6,000 – 1 GT1100 Water Fountain but did not settle on location. (Any place other than adjacent to the bathhouse will require a new water service and will increase cost significantly.)
- Sign – medium size to be placed on the corner of Pine and Park. Need input from Historic Preservation Review Board and cost estimates.

DNAC hopes to have a better understanding of available remaining funds at their next meeting on August 27th and will prioritize what they would like to use the funds for.

Sincerely,

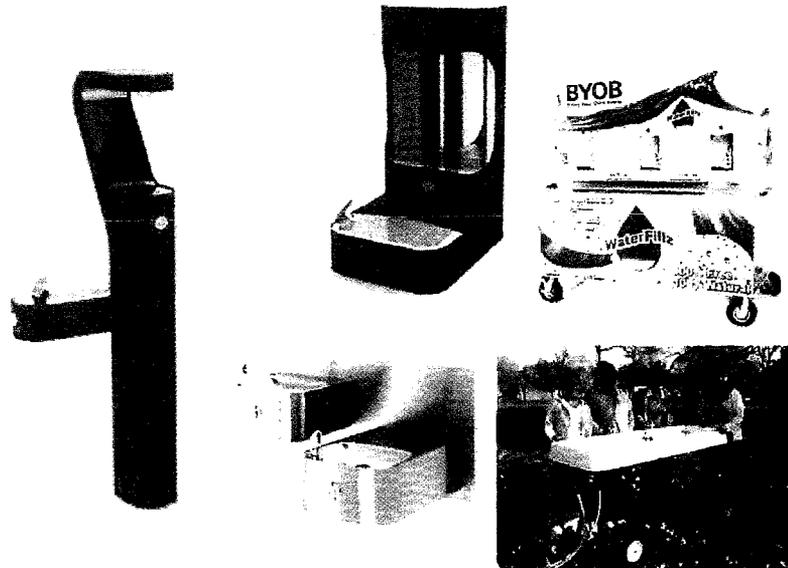
David A. Jones, P.E.
Director

Cc: E. Barrett, P. Nadeau, G. Arsenault, K. Gagne, M. Bates

Kennedy Park Upgrades

Water Fountain
Signs
Benches
Trash receptacles
Picnic Tables

Water Fountain Options



Global Tap GT1100

- Bottle Filter Fountain \$4,200.00
- Installation \$1,500.00
- Total Cost \$6,000.00

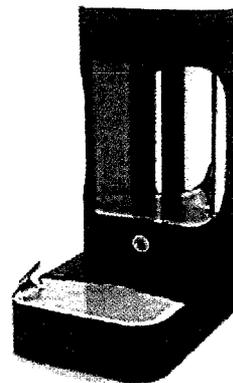
Global Tap is a very nice permanent pedestal mount with bottle fill and is ADA accessible. The spigot does not need power and the water is not filtered or chilled.

DNAC indicated a preference for this option at their July 23, 2014 meeting.



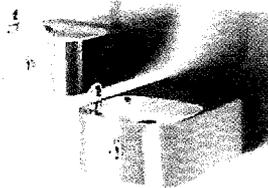
Global Tap GT1450

- Mounted bottle filler and fountain \$1,800.00
- Installation \$700.00
- Total \$2,500



Dual Fountains

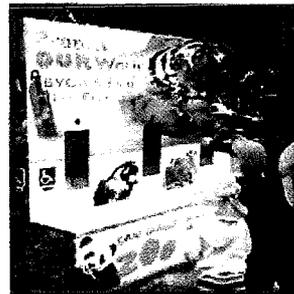
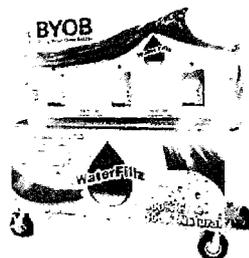
- Dual water fountains with ADA compatibility (without chiller) \$1,450.00
- Plumbing and connections to the wall \$700.00-\$1,000.00
Budget \$2,500(without chiller)
- If you were to add a chiller the part alone is approximately \$1,500.00 depending on expected output (gal per hour)... factor in parts and licensed installer...budget add \$2,500.00 to the cost of the fountain



Waterfillz

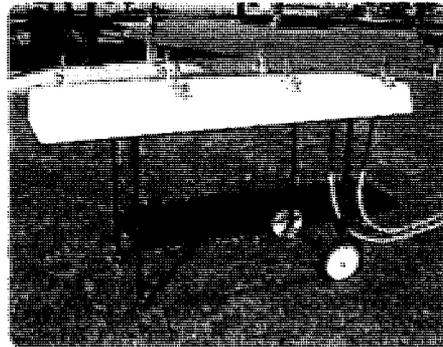
- Cost including Delivery \$15,000.00
- Installation \$1,500.00
- Total \$16,500.00

Waterfillz is totally portable and ADA accessible and can be secured to one location. The water is filtered, uv treated and chilled, needs AC power and garden hose to water source.



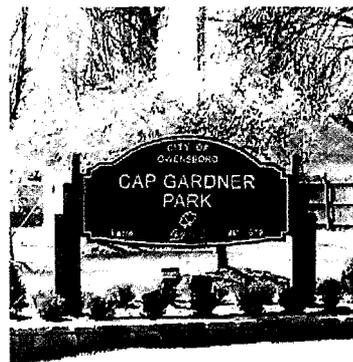
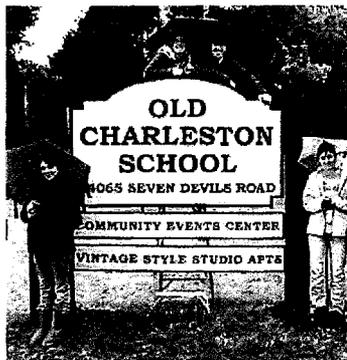
Flexidrinking Fountain

- This unit is mobile, multi-unit and may not meet ADA and is tap water temperature... no chiller \$869.00
- Plus Shipping and fittings total cost \$1,100.00



Signage

- Cost of each sign
- Cost of installation per sign
- Total cost



Trash Receptacles

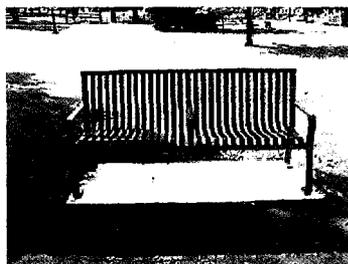
- Summer 2013 Public Works purchased and installed eight (8) trash receptacles with CDBG funds.
- Designed to keep garbage in and birds and other creatures out.



- Cost of receptacles \$688.00 each
- Cost of concrete slab - \$175.00
- Cost of installation each \$196.00.
- Total for each \$1,059.00

Benches

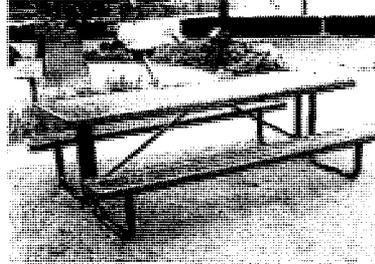
- Summer 2013 Public Works purchased and installed 12 benches with CDBG funds.
- Center arm rest to keep patrons from lying on them.
- Design consistent to other areas of the City (Lincoln & Walnut).



- Cost of benches \$800.00 each
- Cost of concrete slab \$ 285.00
- Cost of installation each \$339.00
- Total for each \$1,424.00

Picnic Tables

- There are many different designs, lengths, colors and fabrics for park benches.
- One example of a typical commercial grade picnic table.



- Cost of 72" picnic table \$1,058.00 or 92" picnic table \$1,274.00
- Cost of excavation, build and installation of slab \$1,425.00
- Total cost for 72" \$2,483.00. Total cost for 92" \$ 2,699.00

LEWISTON CITY COUNCIL

MEETING OF JULY 29, 2014

AGENDA INFORMATION SHEET:

AGENDA ITEM NO. 1

SUBJECT:

Authorization for the City Clerk to cast the City's ballot for the Maine Municipal Association's Executive Committee and Vice-President.

INFORMATION:

This item is an annual item the Council is asked to vote on regarding the leadership of the Maine Municipal Association (MMA). Since MMA is a membership-based organization, the member municipalities are asked to select the candidates nominated to serve on the Executive Committee and in the Vice President position. This year, none of the seats are contested.

The Council is asked to review the list of candidates nominated to serve on the MMA Executive Committee and to serve as the Association's Vice-President and then asked to authorize the City Clerk to submit the ballot to MMA.

APPROVAL AND/OR COMMENTS OF CITY ADMINISTRATOR:

This is an annual action of the Council and passage is recommended.

EAB/kmm

REQUESTED ACTION:

1	2	3	4	5	6	7	M
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To approve the slate of candidates as presented on the Maine Municipal Association's ballot and to authorize the City Clerk to cast the City's ballot for the Maine Municipal Association's Executive Committee and Vice-President.



MAINE MUNICIPAL ASSOCIATION
VOTING BALLOT

Election of Vice President and Executive Committee Members
Deadline for Receipt of Voting Ballots – 12:00 noon on Friday, August 15, 2014

VICE-PRESIDENT - 1 YEAR TERM

Vote for One

Proposed by MMA Nominating Committee:

Stephan Bunker, Selectman, Town of Farmington

DIRECTORS - 3 YEAR TERM

Vote for Three

Proposed by MMA Nominating Committee:

Cynthia Mehnert, Councilor, Town of Orono

Laurie Smith, Town Manager, Town of Kennebunkport

Patricia Sutherland, Chair of Selectboard, Town of Chapman

Please note that unlike municipal elections, MMA does not provide for "Write-in Candidates" since our process includes an opportunity to nominate a candidate by petition.

The Voting Ballot may be cast by a majority of the municipal officers, or a municipal official designated by a majority of the municipal officers of each Municipal member.

Date: _____ Municipality: _____

Signed by a Municipal Official designated by a majority of Municipal Officers:

Print Name: _____ Signature: _____
Position: _____

OR Signed by a Majority of Municipal Officers **Current # of Municipal Officers:** _____

Print Names: _____ Signatures: _____

Return To:
MMA Annual Election
Maine Municipal Association
60 Community Drive
Augusta, Maine 04330
FAX: (207) 626-3358 or 626-5947
Email: tchavarie@memun.org

**MAINE MUNICIPAL ASSOCIATION
EXECUTIVE COMMITTEE**

**BIOGRAPHICAL SKETCH OF
PROPOSED SLATE OF NOMINEES FOR 2015**

MMA VICE PRESIDENT (1-Year Term)

STEPHAN BUNKER

- 45 +years in public sector @ federal/military, state, county, municipal & school district levels
- Retired, State Service, Maine Dept. of Public Safety & E911 Bureau (25 years)
- Selectman, Town of Farmington, (20 + yrs); Chair (2009-March 2013); re-elected March 2014)
- Maine Municipal Association Executive Committee, Member (2007 – March 2013);
MMA Vice President 2012; MMA President (January – March 2013)
- Maine Municipal Association Strategic & Finance Committee (2008 – March 2013)
- Maine Municipal Association Property & Casualty Pool Board of Directors, Member (2007 – March 2013)
- Maine Municipal Association Workers Compensation Fund Board of Trustees, Member (2007 – March 2013)
- Member, Franklin County Elected Officials Association
- Past Member, Franklin County Budget Committee (8 + years)
- Past Member, Citizen’s Budget Committee, (10 yrs) 5 as Chairman
- Past Member, SAD#9/SAD#58 School Consolidation Planning Committee
- Current member, Farmington Fire & Rescue Department (35 + years)
- Past President, Franklin County Firefighters Association
- Governor Appointee, Maine Fire Protection Services Commission (6 + yrs)
- At Large Appointee, DOL Commission for the Deaf, Late Deafened & Hard of Hearing(6+ years)
- Municipal Government Rep., Maine E911 Advisory Council (first year)
- Governor Appointee, Maine Fire Protection Services Commission (6+ years)
- Adjunct Instructor – Maine Fire Training & Education, SMCC (25 yrs)
- Active duty, US Army Military Police Specialist, K-9s (3 yrs)
- US Coast Guard Reserves, Environmental protection & maritime casualty investigations, retired as Lt. Commander (23 yrs)
- Former Emergency Medical Technician-Basic (10 years)
- Police Officer, Town of Farmington PD (1972-74) full time
- Staff, Maine Criminal Justice Academy – Waterville (4 years)
- Juvenile Crisis Counselor, SAD # 9 Farmington (2 years)
- Emergency Dispatch/Corrections Supervisor, Franklin County (3 years)
- Executive Director, Maine Sheriffs Association, (3 years)
- Masters in Adult Education, University of Maine, Orono (1977)
- Bachelors of Science in Criminal Justice, minor in Sociology, University of Maine, Orono (1974)
- Associate Degree, Law Enforcement Technology, Southern Maine Technical College (1972)

MMA EXECUTIVE COMMITTEE MEMBERS (Three 3-Year Terms)

CYNTHIA MEHNERT

- Council Member, Town of Orono (2008 – Present) (Council Chair, April 2014)
- Chair of Community Development Committee (2009 – present)
- Town Liaison, Orono Village Association (2009 – present)
- Chair, Finance Committee (2008 – 2009)

CYNTHIA MEHNERT *(continued)*

- Special Appointment to Intergovernmental Committee for coordinating Local Government/University operational relations;
- Special Appointment to redevelopment committee for Katahdin property located in downtown Orono
- Interviewed, evaluated and selected new Town Manager
- Budget review and implementation
- Ordinance review and adoption
- Strategic planning for Town's future
- Managing Partner, Hawkes & Mehnert, LLA, Bangor (1991 – 2001; 2005 – Present)
- Hadlock Law Office, Framingham, MA (2002 – 2005)
- Linda Gifford Law Office, Augusta, ME (1990 – 1991)
- Sanborn, Moreshead, Schade & Gifford, Augusta, ME (1989 – 1990)
- Rosen, Crosson, McGlynn & Resnek, Boston, MA (1985 – 1989)
- Board of Bar Overseers Grievance Committee (2012-2015)
- Chief of Staff for US Senatorial Campaign
- Chairperson, Board of the Maine Women's Lobby
- Special Counsel to the Legal Services for the Elderly
- Candidate for State Representative – District 19
- Katahdin Counsel Recognition Award, 2012, 2013
- Recognition Award, Volunteer Lawyers Project of the Maine State Bar Association for Pro Bono Legal Service
- Very high rating for legal and ethical standards by peer evaluation for Martindale & Hubbell
- Bar Admission - Federal District Court for the District of Maine
- Bar Admission - Federal District Court for the District of Massachusetts
- Suffolk Law School, Boston MA (1983 – 1986)
- BA Major in Government, Colby College, Waterville ME (1979 – 1983); Captain, Women's Varsity Soccer Team; Team member, Women's Varsity Ice Hockey Team

LAURIE SMITH

- Town Manager, Town of Kennebunkport (2014 – present)
- Maine Municipal Association Executive Committee, Member (2012 – present)
- Maine Municipal Association Strategic & Finance Committee (2012 – present); Chair (2014)
- Maine Municipal Association Property & Casualty Pool Board of Directors, Member (2012 – present)
- Maine Municipal Association Workers Compensation Fund Board of Trustees, Member (2012 – present)
- Town Manager, Town of Wiscasset (2010 – 2014)
- Assistant Manager/Community Relations/Finance Director, City of Auburn (2005– 2010)
- Interim City Manager, City of Auburn (2007 –2008)
- Acting Finance Director, City of Auburn (2004 – 2005)
- Town Manager, Town of Boothbay Harbor (1994-1999)
- Town Manager, Town of Oxford (1991-1994)
- Town Manager, Town of Boothbay (1988-1989)
- Maine Town & City Management Association, Member (1989-present); Board member (2000-2005); President (2003-2004)
- Paralegal, various law firms in Portland, Maine (1986 – 1988)
- University of Maine, Orono, Public Administration, B.A. (1986)
- Continuing education and professional development through University of Maine, Maine Municipal Association, Maine Town & City Management Association, Maine Local Roads Center and International City Management Association (1988 – 2008)

PATRICIA SUTHERLAND

- Member, Chapman Selectboard, re-elected in 2014 for fourth 3-year term. Currently serving third year as board chair.
- Former member, Chapman planning board, for 20 years. Served as chair.
- Former member, Maine School Administrative District #1 Board of Directors, 1976 -1983; elected chair.
- Elected as member of Maine House of Representatives, Maine State Legislature, 123rd and 124th Legislature. Served on education committee first term and selected as House chair on education committee for second term.
- Senior administrator at Northern Maine Community College; retired after 20 years as director of development & college relations. Member of national board of community college development professionals, chaired the New England region. Served as presenter at numerous regional and national conferences.
- Former high school English teacher
- Member of Executive Board, Northern Maine Development Commission, since 1990. Served as chair in 1995-1997. Chaired the Northern Maine Empowerment Council.
- Member, Local Workforce Investment Board for Aroostook and Washington counties.
- Member, Board of Directors, United Way of Aroostook
- Member, Presque Isle Kiwanis Club
- Member, Leaders Encouraging Aroostook Development (LEAD) since inception in 1986. Served as coordinator/secretary to the board from 1986-2004.
- Native, Town of Chapman
- Graduate of Saint Joseph's College, Standish; Bachelor of Arts in English



Maine Municipal Association

60 COMMUNITY DRIVE
AUGUSTA, MAINE 04330-9486
(207) 623-8428
www.memun.org

TO: Key Municipal Officials of MMA Member Cities, Towns and Plantations

FROM: Chris Lockwood, MMA Executive Director

DATE: July 8, 2014

SUBJECT: MMA Annual Election - Vice President and Executive Committee Members

Deadline: Friday, August 15, 2014 by 12:00 noon

Nomination Process – Each year member municipalities have an opportunity to vote on the election of the proposed MMA Vice President and municipal officials to serve on the MMA Executive Committee. A five-member Nominating Committee was appointed in March to review nominations submitted by municipal officials and conduct interviews with those municipal officials qualifying and interested in serving as the MMA Vice President and Executive Committee. The MMA Nominating Committee completed its task in May and put forth a Proposed Slate of Nominees for 2015 to member municipalities.

Petition Process – As part of the May mailing, information was also provided on the MMA Petition Process. Pursuant to the MMA Bylaws, nominations may also be made by Petition signed by a majority of the municipal officers in each of at least 5 member municipalities. The deadline for receipt of nominations by petition was July 7. There were no municipal officials nominated by petition.

It is now time for each member municipality to cast its official vote.

Election Process – Enclosed you will find the MMA Voting Ballot which includes the proposed Slate of Nominees to serve on the MMA Executive Committee as selected by the MMA Nominating Committee. A brief biographical sketch on each nominee listed on the MMA Voting Ballot is enclosed for your reference. You will note that unlike municipal elections, MMA does not provide for “Write-in Candidates” since our process includes an opportunity to nominate a candidate by petition, as noted above.

The MMA Voting Ballot must be signed by a majority of the municipal officers **or** a municipal official designated by a majority of the municipal officers, and received by the Maine Municipal Association by 12:00 noon on Friday, August 15. We have enclosed a self-addressed self-stamped envelope for your convenience. The MMA Voting Ballots will be counted that afternoon and the election results confirmed under the direction of MMA President Peter Nielsen.

Election results will be available by contacting the MMA Executive Office or by visiting the MMA website at www.memun.org on Friday, August 15, after 4:00 p.m. A formal announcement of the election results will be made at the MMA Annual Business Meeting being held **Wednesday, October 1, at 1:45 p.m., at the Augusta Civic Center.** Newly elected Executive Committee members will be introduced at the MMA Awards Luncheon and Annual Business Meeting and officially take office on January 1, 2015.

If you have any questions on the Election Process, please contact Theresa Chavarie at 1-800-452-8786 or in the Augusta area at 623-8428, or by e-mail at tchavarie@memun.org. Thank you.

LEWISTON CITY COUNCIL

MEETING OF JULY 29, 2014

AGENDA INFORMATION SHEET:

AGENDA ITEM NO. 2

SUBJECT:

City Council Options regarding the implementation of the citizen petition for the Repeal of the St. Laurent Housing Associates Joint Development Agreement.

INFORMATION:

On April 15, the City Council adopted an Order approving the St. Laurent Housing Associates Joint Development Agreement. However over 900 residents signed a valid petition regarding the repeal of this action and the Council received a report at the July 15 meeting.

At this point, the staff believes the Council has a few options for next steps to implement the petition:

- 1) Call for a special election to be held this September. (Estimated cost \$1500)
- 2) Call for a special election to be held on November 4 in conjunction with the state Gubernatorial election. (Estimated cost \$2000)
- 3) Repeal the Council's April 15 vote

Sample language for suggested motions are included in the agenda background material.

APPROVAL AND/OR COMMENTS OF CITY ADMINISTRATOR:

This is a policy decision of the City Council.

EAKMMA

REQUESTED ACTION:

1	2	3	4	5	6	7	M
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To review the various options regarding the implementation of the citizen petition for the Repeal of the St. Laurent Housing Associates Joint Development Agreement and to determine a course of action.



OPTIONS 1 and 2 - date to be determined

**City of Lewiston Maine
City Council Order
July 29, 2014**



Order, Authorizing a Special Municipal Election to be held on _____ for the purpose of holding a municipal referendum regarding the Repeal of the St. Laurent Housing Associates Joint Development Agreement

Whereas, on April 15, 2014, the City Council approved an agreement with St. Laurent Housing Associates that provided certain city assistance for building affordable housing units to replace units destroyed by fire in the Spring of 2013; and

Whereas, on May 9, 2014, a petition application was filed by ten registered voters to initiate the City's referendum process and the petitions were opened for collection of signatures; and

Whereas, on June 17, 2014, the City Clerk determined that more than the required 859 valid signatures had been collected; and

Whereas, under the City's election ordinance, the City Council is provided the option of either rescinding the initial order or placing the matter that was petitioned on a referendum ballot;

Now, Therefore, Be It Ordered by the City Council of the City of Lewiston that the City Council hereby calls for a Special Municipal Election to be held on _____ for the purpose of holding a citizen vote on the issue of Repealing the Order on the St. Laurent Housing Associates Joint Development Agreement and the City Council further directs the City Clerk to prepare actions necessary for conducting such election.



Option 3

**City of Lewiston Maine
City Council Resolve
July 29, 2014**



Resolve, Repealing the Council Order Adopted April 15, 2014 Authorizing the City Administrator to Execute a Joint Development Agreement between the City of Lewiston and St. Laurent Housing Associates.

Whereas, on April 15, 2014, the City Council approved an agreement with St. Laurent Housing Association that provided certain city assistance for building affordable housing units to replace units destroyed by fire in the Spring of 2013; and

Whereas, this assistance included conveying certain city owned properties to St. Laurent at no cost and potentially providing up to \$200,000 in federal HOME grant funds; and

Whereas, in turn, the developer agreed to construct a taxable 29 unit apartment complex at a cost of about \$5 million; and

Whereas, on May 9, 2014, a petition application was filed by ten registered voters to institute the City's referendum process and the petitions were opened for collection of signatures; and

Whereas, on June 17, 2014, the City Clerk determined that more than the required 859 valid signatures had been collected; and

Whereas, under the City's referendum ordinance, the City Council is provided the option of either placing the referendum on an election ballot or rescinding the initial order that was adopted;

Now, therefore, be it Resolved by the City Council of the City of Lewiston that the Council Order Adopted April 15, 2014 Authorizing the City Administrator to Execute a Joint Development Agreement between the City of Lewiston and St. Laurent Housing Associates is hereby repealed.



ORIGINAL ORDER

**City of Lewiston Maine
City Council Order
April 15, 2014**



Order, Authorizing the City Administrator to Execute a JOINT DEVELOPMENT AGREEMENT between THE CITY OF LEWISTON and ST. LAURENT HOUSING ASSOCIATES.

WHEREAS, a series of three major fires in downtown Lewiston in April/May 2013 resulted in the loss of over 77 housing units and the displacement of over 200 people; and

WHEREAS, this area contains the oldest housing stock in the community, with the majority of it built prior to 1940 and many having now lived past their useful life; and

WHEREAS, the City has aggressively stepped up code enforcement and demolition of blighted properties in this area; and

WHEREAS, ST. LAURENT HOUSING ASSOCIATES (ST. LAURENT) owns Pierce Place, a 29 unit affordable housing project that was consumed in the April/May 2013 fires; and

WHEREAS, all 29 units in Pierce Place had commitments for project based Housing Assistance Payments (HAP) which function similarly to the U.S. Department of Housing and Urban Development's Section 8 housing program; and

WHEREAS, ST. LAURENT has approached the city seeking support to assist in the redevelopment of Pierce Place; and

WHEREAS, ST. LAURENT wishes to build a \$5 million 29 unit apartment complex which will have project based HAP assistance and in which the majority of the units will be 2 bedroom or larger; and

WHEREAS, MaineHousing has expressed a willingness to provide a set-aside of Low Income Housing Tax Credits dedicated to Pierce Place so long as the City desires to see the project and provides municipal support to it; and

WHEREAS, if financing and development contingencies are met by ST. LAURENT, the City has agreed to acquire and convey 155 Bartlett Street, and 116 and 122 Pierce Street at no cost to ST. LAURENT. If ST. LAURENT acquires 141 Bartlett Street, the City will provide \$200,000 in HOME funds. If 141 Bartlett Street is not acquired, the City agrees to convey 139 Bartlett Street to ST. LAURENT at no cost; and

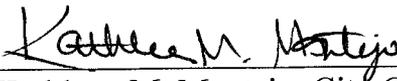
WHEREAS, if rebuilt, Pierce Place will replace quality workforce housing lost in the fires, expand the tax base, insure the preservation of HAP assistance for 29 apartments, and help stabilize the neighborhood and set it on the path to recovery;

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

The City Administrator is hereby authorized to execute the JOINT DEVELOPMENT AGREEMENT between THE CITY OF LEWISTON and ST. LAURENT HOUSING ASSOCIATES in a form substantially as is attached hereto.

Order ADOPTED by the Lewiston City Council on April 15, 2014 by a Vote of 4-3
Councilors D'Auteuil, Libby, Cloutier and Cayer in favor
Councilor Dubois, Christ and Lachance opposed

ATTEST:



Kathleen M. Montejo, City Clerk

LEWISTON CITY COUNCIL

MEETING OF JULY 29, 2014

AGENDA INFORMATION SHEET:

AGENDA ITEM NO. 3

SUBJECT:

Executive Session to discuss labor union negotiations regarding the city's six employee unions.

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 City Administrator recommends approval of the requested action.

EAB/imm

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) (D) to discuss Labor Negotiations regarding the city's six employee unions - International Association of Firefighters, Local 785; Maine State Employees Association, Local 1989; Maine Association of Police; Lewiston Police Supervisory Command Unit; Lewiston Professional Technical Unit, Local 3855 and Lewiston Public Works Unit, Local 1458.