

LEWISTON CITY COUNCIL

WORKSHOP AGENDA

CITY COUNCIL CHAMBERS, CITY HALL

TUESDAY, MARCH 8, 2016

6:00 p.m. Workshop

Pledge of Allegiance to the Flag.
Moment of Silence.

WORKSHOP

1. Review of Comprehensive Plan
2. Discussion of Zoning Change Amendment regarding Fitness and Recreational Sports Centers
- + 3. Discussion regarding the replacement of Hazmat/Rescue Vehicle
- + 4. Review of proposed amendments to the Facility Use Policy concerning the Amphitheater and Gazebo

LEWISTON CITY COUNCIL
WORKSHOP AGENDA
TUESDAY, MARCH 8, 2016 at 6:00 PM

1. Review of Comprehensive Plan

The Planning Board has completed its review of the draft comprehensive plan, held a public hearing, and has forwarded a recommendation to the City Council that it be adopted with recommended modifications. A hard copy of the annotated plan has been previously provided and can be found at www.lewistonmaine.gov/comprehensiveplan. Please see the attached information summarizing the substantive changes the Board is recommending. The purpose of this workshop is to review the substantive changes to the plan recommended by the Planning Board and to begin the process of identifying any areas of the proposed plan that the Council wishes to discuss and potentially change. In addition to this workshop, state law also required that the Council hold a public hearing on the plan. At a subsequent meeting following that public hearing, the Council will be asked to act on the plan. As we begin this process at Council level, I would urge you to begin identifying issues/areas of the plan that you wish to further discuss and/or modify. Developing such a list in advance of voting on the plan will allow us to focus the discussion and process so that it can move it forward expeditiously to completion.

2. Zoning Change Amendment – Fitness and Recreational Sports Centers

Our current zoning ordinance identifies permitted and conditional uses in each of our many zones. Fitness and Recreational Sports Centers are a permitted use only in our Industrial zone and a conditional use only in our Office Residential zone. This limitation came to light as a result of the on-going discussion of the YMCA's potential interest in locating in Mill 5, which is in the Mill district. Among the permitted uses in the Mill District are items such as museums; libraries; non-profit art galleries and theaters; athletic facilities and student recreational uses associated with academic institutions; public community meeting and civic function buildings including auditoriums; public or private facilities for non-intensive outdoor recreation; and commercial outdoor recreation facilities. It makes no sense to allow a fitness facility associated with an academic institution but to disallow it for other organizations, either for-profit or non-profit. Similarly, it makes no sense to allow commercial outdoor recreational facilities but to not allow them if placed inside a building. The vast majority of communities with zoning ordinances would encourage facilities such as the YM or YW to locate in their downtown areas. As we looked into this issue, it also became clear that fitness and recreational sport centers would be appropriate in certain other zones in addition to the Mill District. As a result, we are proposing to allow fitness and recreational sport centers in Community Business, Highway Business, Urban Enterprise, Office Service, Centreville, and Riverfront districts, in addition to the Mill District. If acceptable, we will place such an item on the March 15th agenda for first reading and referral to the Planning Board.

3. Replacing Hazmat/Rescue Vehicle

The Police Department is interested in exchanging its current M-113 tracked vehicle for a non-tracked rescue vehicle through the federal government's program of making available excess military equipment for law enforcement purposes. Before proceeding with this exchange, we wish to review it with you. See the attached memo from Deputy Chief Brian O'Malley.

4. Proposed Use Policy – Amphitheater and Gazebo

This coming summer, the new amphitheater in Simard Payne Park and the reconstructed Gazebo in Kennedy Park will be available for use. Prior to receiving requests and scheduling these facilities, we would like to have a policy in place governing their use. Please see the attached information from Deputy City Administrator Phil Nadeau.

WORKSHEET #1
ITEM



CITY OF LEWISTON

Department of Planning & Code Enforcement



TO: Honorable Mayor, Members of the City Council and Planning Board
FROM: David Hediger, City Planner
DATE: February 13, 2016
RE: Public Hearing for Adoption of the Comprehensive Plan

The Lewiston Planning Board will hold a hearing on Monday, February 22, 2016 at 5:30 p.m. in the City Council Chambers, First Floor of the City Building to review and provide a recommendation for the City Council's consideration adoption of a new comprehensive plan - Legacy Lewiston - for the City of Lewiston. The following summarizes the process thus far:

- March 2013: City entered into a contract with Town Planning & Urban Design Collaborative (TPUDC) to produce a new comprehensive plan.
- April 29, 2013: Kick off meeting held with TPUDC and comprehensive plan Think Tank Committee.
- June 4, 2013: Kick off meeting held with TPUC and City Council.
- June 20-25, 2013: 5 day charrette – Planapalooza - held to gather the public's input on the content of the plan.
- November 2013-February 2014: preliminary draft of plan was provided to staff and Think Tank to review.
- March 2014: staff and Think Tank comments were provided to TPUDC
- August 2014: revised draft of plan was received from TPUDC was released for public comment.
- August –October 2014: public comment period on draft plan.
- October 2014: update was provided to Think Tank.
- November 15, 2014: TPUDC held a public meeting to update public on plan, comments received, and next steps.
- November –December 2014: public comment period extended.
- March 2015: TPUDC provided revised plan based upon comments received.
- March 2015: State provided a finding of consistency on draft plan.
- March-June 2015: Planning Board held public meetings, reviewing and providing comments on the draft plan.
- July-August 2015: staff prepared draft of plan noting Planning Board comments and suggestions.
- September 2015-present: Planning Board finalized their comments and suggestions in preparation for providing a recommendation to the City Council for adoption.

- November 10, 2015: joint City Council/Planning Board workshop on status of comprehensive plan.
- January 11, 2016: Planning Board completed their review of the plan. Staff beings process to make revisions to present at a public hearing.
- February 22, 2016: Planning Board will hold hearing for public input and to provide a recommendation for the City Council's consideration adoption of a new comprehensive plan for the City of Lewiston.

At this time, the Planning Board has completed its review of the draft comprehensive plan and has recommended well over 300 changes. Most of the changes are typos and wordsmithing; however, other recommendations are of more substance. One particular item that has become time consuming relates to the statistics and associated graphics. There are many references to the American Community Survey throughout the plan as this census data is being used to provide specific demographic, housing, social, and economic data. In order to provide a basis for analysis, the plan must include sufficient data to identify current conditions and future trends for each of the topic areas required by the State to be addressed (i.e. housing, population, economy, etc.). The data has led to lengthy discussions about accuracy of the plan, what it suggests about the community, and the importance of including it.

The draft plan may seem very busy and at times is confusing when first reviewing. This is due to the formatting and file type of the plan and the necessity to show all the changes being considered. These changes are being presented to the public and eventually the City Council for comment and review. The Planning Board will be providing a recommendation to adopt the plan which will then be provided to the City Council for their consideration. The Council will be having a workshop (TBA) at which time the plan and the Board's recommendation will be discussed. The Council will then hold a public hearing to adopt the plan. Upon the Council's adoption of the plan a final document will be produced incorporating the changes and recommendations agreed upon by the Council.

A summary of the substantive changes being recommended by the Planning Board will be provided prior to the hearing on February 22nd.

Given the time that has lapsed since this process began, you may be asking why are we doing a comprehensive plan. The current plan, adopted in 1997, ceased to be consistent with MSRA Title 30-A and Chapter 208 of the State of Maine's Comprehensive Plan Revision Criteria Rule at the end of 2012. The proposed Comprehensive Plan will address new and future planning issues and result in a Plan consistent with the Growth Management Act of the State of Maine. The Plan will guide future growth, redevelopment, zoning changes and may support many grant proposals. The Comprehensive Plan is the foundation for determining effective public policy, master planning, and land use decisions for the future, and will provide an ongoing framework for informed and directed development. The Plan includes goals, objectives, and strategies and utilizes maps, graphs, and other imagery tools to analyze, assess, and recommend best practices for values-based planning, economic development, housing, infrastructure, and other improvements. The responsibility of the Plan is to reflect and respond to the priorities, values, and requirements of Lewiston's residents, safeguarding the city's history and sense of place while stimulating the conditions for short- and long-term needs and desires of Lewiston.

Those familiar with comprehensive plans will immediately notice that this plan – Legacy Lewiston – is a departure from a traditional plan. When the consultant TPUDC was chosen to prepare this plan, a large part of that decision was based upon the final document they promised to produce: a plan that was appealing to look at and easy to read and understand. The State’s finding that a plan is consistent with law is valid for 12 years from the date of its issuance; however, many of the goals and ideas in this plan go well beyond that time period. Further contemplation will be needed for many aspects of the plan since it sets a bold, long-term vision to guide growth. The plan touches upon a broad range of development issues and city services to provide a blueprint for smart, sustainable growth that reflects the priorities, values, and requirements of Lewiston’s residents, safeguarding the city’s history and sense of place but stimulating the conditions for short- and long-term needs and desires of Lewiston.



CITY OF LEWISTON



Department of Planning & Code Enforcement

TO: City Council Members
Mayor Robert E. Macdonald
FROM: David Hediger, City Planner
DATE: February 29, 2016
RE: Planning Board recommendation to adopt a new comprehensive plan for the City of Lewiston.

On February 22, 2016, the Planning Board voted unanimously to send a favorable recommendation for the City Council's consideration to adopt a new comprehensive plan – Legacy Lewiston – as edited by the Planning Board. The action was taken pursuant to Article VII, Section 4(b) of the Zoning and Land Use Code, whereby the Board shall prepare and maintain a comprehensive plan as defined in Maine's Growth Management Act, 30M.R.S.A. section 4961 as amended (now 30-A M.R.S.A. §§ 4312 – 4350) and shall review and make recommendations on all investigations, reports and plans relating to the planning and development of the city or affecting the comprehensive plan.

The comprehensive plan is the foundation for determining effective public policy, master planning, and land use decisions for the future, and provides an ongoing framework for informed and directed development. The plan shall include goals, objectives, and strategies and utilize maps, graphs, and other imagery tools to analyze, assess, and recommend best practices for values-based planning, economic development, housing, infrastructure, and other improvements. The responsibility of the plan is to reflect and respond to the priorities, values, and requirements of Lewiston's residents, safeguarding the city's history and sense of place while stimulating the conditions for short- and long-term needs and desires of Lewiston.

The current Plan, adopted in 1997, ceased to be consistent with MSRA Title 30-A and Chapter 208 of the State of Maine's Comprehensive Plan Revision Criteria Rule at the end of 2012. Therefore, an update of the 1997 Comprehensive Plan is needed address new and future planning issues to result in a plan consistent with the Growth Management Act.

The city engaged the services of Town Planning and Urban Design Collaborative, LLC (TPUDC) to assist in drafting a plan for adoption by the City Council and for a finding of consistency by the State. Rules contained in Chapter 208 of the Comprehensive Plan Review Criteria contain criteria the Department of Agriculture, Conservation and Forestry uses to review community comprehensive plans for consistency with the goals and guidelines of the Growth Management Act. The State reviewed an early draft of the plan and made a finding of consistency in March 2015. Given some of the pending changes that have since been recommended by the public, staff, and Planning Board, a revised updated plan once adopted by the City Council will be provided to the State to maintain the City's finding of consistency. A finding of consistency under this Chapter 208 is deemed valid for twelve (12) years from the date of issue.

This planning process began the end of April 2013. The consultant, staff, and the Planning

Board reached a point where a public hearing was held on February 22nd to obtain additional comments and to provide a recommendation for adoption of a new comprehensive plan to the Council pursuant to Article VII, Section 4(b) of the aforementioned code. The public comment received at the meeting was very supportive and appreciative of the process and efforts made by the consultant, staff, and Planning Board. A few suggestions were provided; however, the Board did not incorporate them into the plan recommended for adoption.

Staff will be available at the workshop to review the process and substantive changes recommended by the Planning Board. In time, the City Council will hold a public hearing, followed by a meeting to adopt the plan. When adopting the plan and pursuant to Chapter 208 of the State Rules, the City Council must make the following certification:

I (we) certify that this comprehensive plan was prepared with the intent of complying with the Growth Management Act (30 M.R.S.A. §§ 4312 - 4350.), that it includes all of the applicable required elements of the Maine Comprehensive Plan Review Criteria Rule (07-105 CMR 208), and that it is true and accurate.

The plan and additional comments may be viewed at www.lewistonmaine.gov/comprehensiveplan



City of Lewiston
Planning & Code Enforcement
Gil Arsenault, Director
MEMORANDUM



To: City Clerk's Office
City Council Members
Mayor Robert E. Macdonald

From: David Hediger

Date: February 29, 2016

Subject: Planning Board Action

The Planning Board took the following action at their meeting held on February 22, 2016 regarding adoption of a new comprehensive plan – Legacy Lewiston.

The following motion was made:

MOTION: by **Walter Hill** pursuant to Article VII, Section 4(b) of the Zoning and Land Use Code to send a favorable recommendation for the City Council's consideration to adopt a new comprehensive plan – Legacy Lewiston – as edited by the Planning Board, and that the plan was prepared with the intent of complying with the Growth Management Act (30 M.R.S.A. §§ 4312 - 4350.), and that it includes all of the applicable required elements of the Maine Comprehensive Plan Review Criteria Rule (07-105 CMR 208).
Second by **Michael Marcotte**.

VOTED: 7-0 (Passed)

c: Ed Barrett, City Administrator
Planning Board Members

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CITY OF LEWISTON

Department of Planning & Code Enforcement



FROM: David Hediger, City Planner
DATE: February 16, 2016
RE: Summary of Planning Board comments and changes to draft comprehensive plan.

The Planning Board completed their review of the second draft of the comprehensive plan – Legacy Lewiston – in January 2016. This draft was provided to the Board in March 2015 and incorporated initial comments provided to the consultants, TPUDC, from the Think Tank Committee, City staff, the Planning Board and the community.

The comments provided by the Planning Board on this second draft are extensive. However, the majority of them involve correcting typos, wordsmithing, and providing clarification. Given the size of the document and the large number of changes, the following is a summary of the more substantive changes and comments the Planning Board has noted on this draft of the plan. It should be noted there are many other changes and comments throughout the plan provided by the Board. The listing below attempts to highlight items the Board clearly agreed or remained divided upon which resulted in possible changes to policies, goals, or need for additional clarification. These comments should be considered in full context with the applicable sections of the plan.

1. P. 9: Established Lewistonians, new language: This population knew Lewiston in its heyday as a thriving industrial City, or perhaps are part of families that have long resided in the City. Now in their 70's and older, many may have worked in the mills or manufacturing industries of days gone by. They like to remember their City for what it was before the decline of traditional industries. Generally speaking, they are the parents of the "boomers" and are widely heralded for their loyalty, hard work, patriotism, respect for authority, self-reliance, and a strong sense of civic obligation. Some Established Lewistonians may find it difficult to get excited about Lewiston again, while others see the potential in change. They can and do provide a wealth of knowledge about the history and unique characteristics of their hometown.
2. P. 9: Another group and picture is added here as follows: "Accomplished Boomers": This population of Lewiston now in their 50's and 60's are beginning to ease into their retirement years. Despite such negative experiences as Vietnam, race riots, and recessions, they have been a fortunate generation with more educational, financial, and social opportunities than any generation before them. They may have grown up and raised families in Lewiston during times of optimism, achievement, and downturns. As a group, they expected the world to improve with time. Their years of experience are an asset, but they are challenged by the technological skills and experience of the Next Generation.
3. P. 10: Additional language to provided clarification on formatting of the plan: The Plan includes columns of "What We Heard" as an attempt to express some of the feedback

received during the planning process. But not all of these comments necessarily reflect the overall consensus of the community or the future direction of Lewiston. Remember ...”

4. P. 14 and 15: The Bates College survey section will be changed to a survey of Lewiston colleges after guidance from the Think Tank and Planning Board. The initial survey's timing was poor, with Bates students leaving for summer. Staff surveyed a second time with other schools included. This section will be update to reflect additional replies. The point of this section is to provide a snapshot of students' thoughts about Lewiston. New language: The survey was administered in June of 2013 and May of 2015 in attempt to collect a larger sample from students attending Bates College, USM's Lewiston-Auburn College, and Kaplan University.
5. P. 30 and infographics throughout the document: The consultant started their work in the summer of 2013. As the Planning Board completed their review, some of the data has become out-of-date. Some census data appears to be for the Lewiston Metropolitan Statistical Area (MSA) instead of just Lewiston. Staff is in the process of updating infographics throughout the plan with new or more accurate date where applicable. For example, page 30, poverty levels, will be updated with 2014 data as follows: Lewiston 23.6%, Auburn 17%, Portland 21%, Bangor 25%, and Maine 13.9%.
6. P. 46. Graphic to be deleted or moved to the housing section. Interesting figure, but misleading with the source being a "property owner"; this is not representative of the entire downtown or community.
7. P. 51. Add category "Culturally Significant Buildings": Lewiston offers a number of venues that have and continue to contribute to the community's identity. The Basilica Saints Peter and Paul, also known as Saints Peter and Paul Church, was finished on July 18, 1936 and dedicated on October 23, 1938. On July 14, 1983, the church was added to the National Register of Historic Places and is the second largest church building in New England. An active church with an impressive presence amongst the city skyline, it also serves as venue for various events. The Androscoggin Bank Colisée, with a general admission capacity of 4,000 (3,677 seated), is a multi-purpose arena that opened in 1958. Perhaps best known as the venue for the heavyweight boxing championship rematch between Sonny Liston and Muhammad Ali, the Colisee has and continues to be home to hockey league teams as well as trade shows, concerts, and other sporting events.
8. P. 55: The Board and Think Tank remained sensitive to naming specific businesses and organizations. In this section, the consultant listed many local housing assistance organizations. However, the Board believes it is necessary to include additional organizations:
 - o Tedford Housing. They work together with people in their communities to find lasting solutions to the challenges of homelessness, including shelter, housing, and services that empower adults, children, and families in need.
 - o Veterans Inc.: They help eliminate homelessness among veterans by providing quality services and opportunities in the areas of health, employment, and housing.
 - o CEI. They provide financing and technical assistance to small and medium-sized businesses, community facilities, renewable energy, commercial real estate, and affordable housing.
9. P. 56: new language: Depending upon the need, families have a number of resources for

- assistance including code enforcement, the housing authority, general assistance, and the state's health and human services and environmental departments. Tenant advocacy groups may provide assistance for those not able to speak English, unfamiliar with the reporting process, or concerned with authoritative actions by agencies or landlords.
10. P. 59: additional language: The tax credit units are offered at a fixed rent intended to be affordable to families at 50-60% of Area Median Income. Tenant based Section 8 assistance is unique in that it can be used throughout the city for renting an apartment of an assisted family's choosing. This allows the local landlord community to benefit from federal subsidy dollars.
 11. P. 62: under the pie charts an asterisk must be added with the following noted: When applying average move rates by household type, approximately one-quarter of these households will move over the next five years. Assuming appropriate residential units are available, Lewiston has the potential to capture a portion of these moving households. Young households are the largest group likely to move, and thought should be given to whether Lewiston is in a good position to attract those moves.
 12. P. 68: new language: Improvements like those to the bandstand are in part guided by a master plan providing guidance for future park improvements. Recent improvements include new plantings and upgrades to infrastructure.
 13. P. 79: #3 needs to be deleted as the Reservoir is not available or safe for swimming. Replace with #3 Rancourt Preserve and Androscoggin Greenway.
 14. P. 83: #3 needs to be deleted as the Reservoir is not available or safe for swimming. Replace with #3 Rancourt Preserve and Androscoggin Greenway. Description to be added.
 15. p. 93: add language to the Public Transit section: Rail service to Lewiston has played an historically large role in the development of Lewiston. Many French-Canadian immigrants arrived in the Lewiston via the Grand Trunk Railway. However, passenger rail service to Lewiston ended in the 1960's. With an apparent resurgence in passenger rail interest and the success of the Amtrak Downeaster from Boston to Portland, connectivity via rail is now seen as a means of promoting economic development in Lewiston in addition to improving and providing an alternative form of public transit.
 16. p. 93: add language: add to section: The lack of intercity bus service also creates transportation and connectivity barriers for residents.
 17. P. 96 and 97: text and map listing roads and levels of services must be updated.
 18. P. 105-107: updates being made to Fire and Police data.
 19. P. 110: additional language regarding solid waste: These costs may be further reduced with improved recycling rates. In 2015, only 8.6% of Lewiston's residential solid waste (including that from schools and small businesses that bring their waste to the solid waste facility) was recycled. The city also is home to and has relationships with ReEnergy Lewiston LLC, which accepts and recycles materials from construction and demolition activities, and Cassella Waste Systems, Inc.'s single stream materials recycling facility, which accepts and processes recyclables including cardboard, paper, plastic, metal and glass that is remarketed and transformed into new products.
 20. P. 121: Under "Organization of the Map", there was much discussion about the Conservation and Growth Map. Not all Board members agree with where growth is projected or limited. However, as noted in the previous paragraph of the plan, the Map is not a zoning map. It is intended to show, in a general sense, the desired pattern and

location of future development. The boundaries shown are imperfect and intended only to reflect the general pattern of desired future development.

21. P.122: Some concern was expressed as to whether the statement "...focus should be made on infill development and redevelopment in areas already served..." conflicts with recommendations elsewhere in the plan for new development (i.e. Geiger Neighborhood and Industrial Village).
22. P. 128: Character District (CD3) Suburban Neighborhood. Planning Board expressed concerns that "expand(ing) the ability to create an "accessory apartment" in "existing single family homes" may change the fabric of single family neighborhoods.
23. P. 131. The Summary of Impact to Community Facilities and Services table is helpful and interesting, but some of the statistics are in need of revisiting and updating. As an example, student projections in Lewiston are somewhat of an anomaly given the impact of new immigrants relocating in the community. Therefore, the numbers have been updated based upon the Lewiston School Department's most recent projection. This projection takes into account that Lewiston's average household size exceeds the state average, in part due to new immigrant families. That number is expected to drop in future years, along with enrollment being limited by housing capacity.
24. P. 134: Some Planning Board members expressed concerns with these conceptual plans. For example, Geiger School Neighborhood encourages unrealistic growth where infrastructure does not exist. The image shows too much density and the school would have to expand if developed in this pattern. There was also concern with the small lot sizes shown. Other Board members noted that all the plans and images in this section titled "Promote Mixed Use Centers" are conceptual and that greater emphasis is needed on focusing on these ideas as concepts being considered rather than specific plans for these areas. To make it clear that these images are for illustrative purposes only, the term "Concept Growth Sector Plan" and/or "concept" is being added where necessary on pages 134-163.
25. P. 138 -139: Under "Provide More Housing Choices," the Planning Board expressed some concern with the density shown for housing, lack of parking at the school, house lots being too small for septic, the need for expansion of public utilities, and lack of room for growth of the school associated with new residential development. The Board feels the graphics should show less density and make clearer that the development pattern shown is conceptual in nature. The consensus of the Board was that the concept may be appropriate, but the graphic representation is too grand in scale as shown.
26. P. 139: "Cottage Courts." The Planning Board expressed some concern about small lot sizes. It was also noted that if the small greens are to be maintained by an association, not the City, such associations have historically been problematic in Lewiston due to lack of interest and responsibility by the homeowners. If implemented, thought and consideration is needed as to who and how they will be maintained.
27. P. 144-145. Urban Farm concept in this part of town caused some concern. Even conceptually, having pigs and chickens in this area is likely problematic. Recognizing much depends upon the size and scale of the operation/farm, i.e., livestock versus fruit and vegetables, this is probably not appropriate for this area.
28. P. 150-151: Lisbon Street Suburban Retrofit Concept. Some Planning Board members noted the area currently lacks creativity; that infill with retail should occur here first before a new site is developed at exit 80.

29. P. 151: Safe Streets: Some Planning Board members expressed concerns that this is not an appropriate road to be considered for a "complete street". They recognized surrounding streets may be more appropriate and that the level of development shown may accommodate complete streets. They suggested revising the language so that safe and complete street designs are considered when appropriate without specific streets referenced. Language to be added: Consider, when appropriate, the implementation of complete streets. Additional consideration should be given to seeking alternate routes to avoid congested areas.
30. P. 161-162: Rural Living Hamlet Concept: Some Board members welcomed the desire and ability to preserve open space in rural areas. But the imagery provided shows a density that would require extensions of city sewer. Understanding the images are conceptual, consideration should be given to amend the graphic to show larger lots.
31. P. 170. Goal amended to "establish a TIF district in the currently existing Mill, Riverfront, and Centreville zoning districts to support local business".
32. P. 171. Under "Strengthen Regional Alliances," the Planning Board discussed whether this section should speak to Lewiston being a service center community, noting this is a benefit for surrounding communities and the need for those communities to contribute to Lewiston's public service costs.
33. P. 172: Some Board members question whether this number (up to 600 new housing units by 2020) remains realistic given economic conditions.
34. P. 172: Some Planning Board members feel this language ("...focus on providing new, high quality, multifamily residences as opposed to the current trend of building single family homes in areas not currently served by water and sewer") is inconsistent with other sections of the plan where competing strategies/policies are recommended. Some questioned whether we looking for in- fill or conservation of rural areas, or new subdivisions and new commercial/village centers.
35. P. 172: Reference to public and providing funding is made. Some Board members have expressed concerns with additional public funds and investment toward subsidized housing and whether additional subsidized units will improve the overall desirability of Lewiston.
36. P. 173: Promote Construction of mixed income ~~affordable~~ housing. The Board noted the goal and policy must also encourage and look to enhance opportunities specifically for market rate units and not just affordable units.
37. P. 174: Delete "Implement Vacancy Licensing". There was discussion about whether this section should remain: some thought it was a good idea, others questioned whether it was realistic and how to implement given current staffing levels.
38. P. 175: Establish Land Bank: Concerns were expressed about pursuing land available on the open market to support development. Land banking may be appropriate to support a municipal use (i.e. school, fire, police, etc.). Otherwise, let the private sector resolve title and lien issues. Some Planning Board members have concerns about potential collusion with the City entering into direct negotiations with property owners. There was also concern that it may become a burden to the finances of the community.
39. P. 176: Delete "Start a Board and Seal Club". Not legally allowed.
40. P. 181: Some Board members question if these numbers (2,000 new jobs by 2020 in Androscoggin County) remain realistic given the current economic climate.
41. P. 192: 2-Way Street Network: Many Board member expressed concerns and doubts

- with returning or making roads two-way and stressed that, while this should be considered, it should not be a priority.
42. P. 193: Board did not want two-way conversions to take precedence over other traffic improvements, while also recognizing some downtown roads may make sense to change upon additional studies being completed. Language added: While specific streets are referenced as examples, the City's goal should be to consider which streets may function more effectively for purposes of improving traffic flow, business activity, and pedestrian activity.
 43. P. 198: Improving Neighborhood Street and Intersections: The Board noted creating sidewalks 15' wide is challenging to due existing ROW widths, travel lanes, returning to two-way traffic on certain streets, the accommodation of bike lanes, etc. Sidewalks of this width should be allowed only when determined to be appropriate.
 44. P. 201: Regional Coordination (Transit): The Board felt MDOT does not do a good job of obtaining public input on improvements. Additional language: The City should look to improve communications with Maine Department of Transportation with respect to community input and involvement on planned improvements. This may also result in greater public participation when meetings are held in Lewiston.
 45. P. 201: Regional Traffic and Transit Service: additional language: The city should also look to gather support from surrounding communities and explore the possibility of removing the Maine Turnpike toll barrier in Gray/New Gloucester. The toll barrier encourages trucks and commuters to avoid the the turnpike north of the Gray exit - ruining the quality of life and damaging secondary roads with heavy weight vehicles.
 46. P. 206: Delete entire "~~Create a TDR Program~~" as staff and Board have since learned (and reaffirmed) that TDR's don't work well Maine. Bates students completed a study showing we have too much available land and not enough development pressures for implementation.
 47. P. 219: additional language related to solid waste: The city needs to emphasize the financial benefits to the community of recycling and improve upon the existing low rates of 11.2% in fiscal year 2013 and 8.6% in 2015. Additional outreach and education on the benefits of recycling must also be implemented. Additional efforts should also be made to increase the utilization of the zero- sort recycling facility, an underutilized asset to the community.
 48. P. 220: Capital Project Investments: in years past, the School Department did not always submit a list of capital improvements for the Planning Board and Council to review. Additional language: The School Department must include its capital requests and participate in this process.
 49. P. 231: add another sub-category under Resource Allocation titled "Staffing: Additional city staffing must be considered to support the successful implementation of this plan. Specifically, the need to right size the Department of Planning and Code Enforcement will assist in moving forward with the vision and guiding principles of this plan in accord with the implementation matrix."
 50. P. 233-257: Implementation Matrix (also referenced as pages 1-25): changes on these pages relate to the Transformations section of the plan in effort to makes sure the action and parties are consistent with that referenced in the plan.



CITY OF LEWISTON



Department of Planning & Code Enforcement

TO: City Council Members
 Mayor Robert E. Macdonald
FROM: David Hediger, City Planner
DATE: March 3, 2016, 2016
RE: Zoning Change Amendment – Fitness and Recreational Sports Centers

Mill 5 is located in the Mill district. Places of assembly, amusement, recreation, entertainment, or culture are allowed as a permitted use; however, fitness and recreational sports centers are not a permitted use. The YMCA’s proposal to operate a fitness center in Mill 5 requires an amendment to the Zoning and Land Use Code. Considering the similarity or intensiveness of uses currently allowed in Mill district and other districts that permit places of assembly, staff is proposing an amendment to Article IX, Section 22(c) to allow fitness and recreational sports centers in the same districts that currently permit places of assembly, amusement, recreation, entertainment, or culture.

Background

It has recently come to staff’s attention that a discrepancy exists within the Zoning and Land Use Code regarding the use categories “*Places of assembly, amusement, recreation, entertainment, or culture*” and “*Fitness and recreational sports centers as listed under NAICS Code 713940 (North American Industry Classification System)*”.

Historically, the city has permitted fitness centers and gyms as a commercial use allowed in many nonresidential districts. This determination has been made in part by reference to the following definition in Article II, Section 2 of the Zoning and Land Use Code:

Places of assembly, amusement, recreation, entertainment, or culture means facilities designed to accommodate the public for amusement, entertainment, recreation or social activities including halls, auditoria, sports arenas, gymnasiums, skating and hockey rinks, stadia, golf courses, racetrack operations (excluding motorized vehicle racing), meeting rooms, theaters, and similar facilities but not including movie theaters.

Staff was recently discussing a proposed sports training facility to be located in the Community Business (CB) district and the proposal for the YMCA to be located at Mill 5 in the Mill (M) district. Upon closer review of the district regulations contained in Article XI, Section 22(c) a specific use category exists for fitness and recreational sports centers as listed under NAICS Code 713940. The NAICS is the standard used by Federal statistical agencies in classifying business establishments for the purpose of collecting, analyzing, and publishing statistical data related to the U.S. business economy. Lewiston’s Zoning and Land Use Code makes reference to this system when additional clarification or specificity is needed for specific use types. NAICS Code 713940 includes the following:

713940 Fitness and Recreational Sports Centers

This industry comprises establishments primarily engaged in operating fitness and recreational sports facilities featuring exercise and other active physical fitness conditioning or recreational sports activities, such as swimming, skating, or racquet sports. Illustrative examples include:

- Aerobic dance or exercise centers
- Ice or roller skating rinks
- Gymnasiums
- Physical fitness centers
- Handball, racquetball, or tennis club facilities
- Swimming or wave pool

Specific reference to Fitness and Recreational Sports Centers appears to have been first introduced as a use in the Office Residential (OR) district in 1999 for the YWCA on East Avenue to allow for a proposed expansion. The YWCA was a nonconforming use and could not expand prior to the new use clarification added to the code. In 2003, the use was added to the Industrial (I) district to allow for the establishment of a squash court. No other districts specifically permit Fitness and Recreational Sports Centers. However, fitness centers have operated and been established in other zoning districts under the semblance of a place of assembly, amusement, recreation, entertainment, or culture.

In effort to provide clarification within the code and to eliminate the inconsistencies in use determination and definitions, staff is proposing to allow fitness and recreational sport centers in Community Business, Highway Business, Urban Enterprise, Office Service, Centreville, Riverfront, and Mill districts. Staff believes this amendment is appropriate when considering the similarity or intensiveness of uses currently allowed in these districts (i.e. academic institutions including athletic facilities, hospitals and medical clinics, public community meeting and civic function buildings, business and professional offices, movie theaters, places of assembly, amusement, recreation, entertainment, or culture, commercial parking facilities).

The following table shows the existing and proposed districts that would be impacted by the proposed amendment:

Land Use Table: All Zoning Districts 03.03.2016	Riverfront (RF)	Office Residential I (OR)	Downtown Residential I (DR)	Institutional Office (IO)	Community Business (CB)	Highway Business (HB)	Centreville (CV) ⁽³⁴⁾	Office Service (OS)	Industrial (I)	Urban Enterprise	Mill (M)
USES(15)(33)											
Places of indoor assembly, amusement or culture	P				P	P	P	P		P	P
Fitness and recreational sports centers as listed under NAICS Code 713940		C							P		
PROPOSED Fitness and recreational sports centers as listed under NAICS Code 713940	P	P			P	P	P	P	P	P	P



POLICE DEPARTMENT

Michael J. Bussiere
Chief of Police



To: City Administrator Ed Barrett
From: Deputy Chief Brian O'Malley
Date: March 3, 2016
Ref: Replacement of Hazmat/Rescue vehicle

For several decades, the Federal Government has provided law enforcement agencies (LEAs) with funding and equipment to support and augment police department operations. The purpose of providing this equipment to law enforcement agencies via Federal programs is to enhance and improve the police departments' mission to protect and serve their communities. Recently, Presidential Executive Order # 13688 has gone into effect and essentially removes several items including tracked vehicles from the list of approved items. As a result, The Lewiston Police Department has been working with the federal government to essentially swap out our previously received M-113 tracked vehicle for a non-tracked light armored rescue vehicle. The newer vehicle will be easier to operate and maintain and looks far less militaristic(basically looks more like a heavy off-road vehicle than the previous vehicle which looked more like a tank) while still affording the ability to provide support for Hazmat operations, and cover for rescue operations during incidents involving gunfire or threats of gunfire. The military name for this vehicle is, Mine Resistant Ambush Protected or MRAP. This vehicle is provided at no cost to the police department. The only cost that may be associated with it is to transport it to Lewiston, dependent on which base it is shipped from, which can be paid with a prior year balance from a homeland security grant. Authorization to appropriate the vehicle may be approved by the City Administrator or through consent of the City Council.

The police department will use this vehicle for hazmat situations which would allow the transport of hazmat personnel and equipment safely, especially in off-road or remote locations. Additionally, in situations in which officers and civilians safety is at risk, this vehicle would be able to provide cover and protection for them. In 1999 I was personally involved in a situation in which a husband had used a high powered rifle to shoot through the window of his home killing his wife and injuring a male acquaintance that had come to help her move from the residence. Inside the residence were several children and another adult. Officers, including myself, had to use the cover of a City street sweeper in order to evacuate and render aide to the male who had been shot. If this vehicle had been available to the police department at that time it would have allowed our officers to get to these individuals in a quicker and safer manner. This vehicle is defensive in nature and would be used for evacuations and provide needed cover for officers. The Chief and I see this vehicle as a tool to ensure the safety of our officers and the citizens of Lewiston.

I have attached a photograph of a similar vehicle and a photograph on how the agency had to respond to a very dangerous situation in the past for comparison.



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POLICE DEPARTMENT

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Chief of Police



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The Office of
Deputy City Administrator
Phil Nadeau
MEMORANDUM

TO: Mayor and City Council
FR: Phil Nadeau
CC:
RE: Amphitheatre & Gazebo Policy Proposal
DT: 3.4.16

As we begin to approach the Summer season, we will be looking forward to the opportunity to begin marketing the city's new Amphitheatre at Simard-Payne Park.

In order to begin working on our marketing materials (which we will do in-house), I am submitting a proposed Facility Use Policy amendment for the amphitheatre.

The comparables for such a facility are extremely limited. Only two other "amphitheatres" are known to exist in Maine. One is located in Camden (see first picture below - more closely resembles our facility but is operated by the privately owned/partially public funded Camden Library) and the other is in Harrington, ME (second picture below - not a "true" amphitheatre and more of a concert facility).





Given the paucity of comparables, Administration is submitting the following proposals to amend our city policies. Most of the changes specifically involve the amphitheatre operation and many of the amendments are administrative in nature (adding the word “amphitheater” to existing applicable sections; amending the term “Director”; etc.). Some additional changes have been made to address the anticipated requests for the Gazebo and for purposes of clarity.

CITY OF LEWISTON PROPOSED AMENDMENTS TO THE FACILITY USE POLICY



NOTE: ONLY AMENDED SECTIONS OF THE POLICY ARE PRESENTED BELOW

1. Amend Section 1 as follows:

Section 1 - Definitions

Public Use Facility: Any City-owned property that has been designated by policy to be available for use by individuals, groups, or other organizations that are not directly associated with the City of Lewiston, Maine.

Facility: Any City-owned property

Director

Office:

1. Director of Public Works for Recreation or His/her designee when referring to use of the Armory.
2. Library Director or his/her designee when referring to use of the Library or Hartley Center.
3. **Deputy City Administrator: Deputy City Administrator or his/her designee when referring to Amphitheatre or Kennedy Park Gazebo use.**

Amphitheatre: Facility area designated by application rules within the area of Simard-Payne Park.

Gazebo: Located in Kennedy Park

Armory: City of Lewiston Memorial Armory

Hartley Center: Marsden Hartley Cultural Center

Library: Lewiston Public Library

Committee: Facilities Use Review Committee

2. Amend Section 2 as follows:

Section 2 - Definition of Facility Use

The City, by this Policy, defines the following facilities as public use facilities, subject to the regulations, restrictions and other requirements that are established.

A. The Memorial Armory, 65 Central Avenue

B. Certain athletic and public parks, subject to the other policies and ordinances that have been, or may in the future, be adopted to govern those specific locations.

1. Chapter 54 of the City Code of Ordinances regarding Public Park usage.

2. City Policy Manual, Policy Number 3, regarding use of the Athletic Fields.

C. Lewiston Public Library and Marsden Hartley Cultural Center, 200 Lisbon Street

D. Simard-Payne Park Amphitheatre

E. Kennedy Park Gazebo

E. Licensee: Organization/individual that has been authorized by the City to utilize any of the facilities covered by this policy.

3. Amend Section 3 as follows:

Section 3 - Application Process

All individuals and/or organizations desiring to use a City-owned facility must complete an application for use which shall be reviewed by the applicable Department Director or Deputy City Administrator.

All inquiries concerning the Armory should be directed to the attention of the **Director of Recreation Office**, Memorial Armory, 65 Central Avenue, Lewiston, Maine 04240, Tel.: 513-3005.

All inquiries concerning the Library or the Hartley Center should be directed to the attention of the Library Director, Lewiston Public Library, 200 Lisbon Street, Lewiston, Maine 04240, Tel: 513-3004.

All inquiries concerning the Amphitheatre or Gazebo should be directed to the attention of the Deputy City Administrator, 27 Pine Street, Lewiston, Maine 04240, Tel.: 513-3121.

All applications for the use of a facility shall be **returned submitted** to the **Director applicable office** for review. The **Director applicable office** shall **respond** within ten (10) business days of receipt of a completed application either:.....

.... The **Director applicable office** shall then notify an applicant of the disposition of the application. ~~Should the conclude~~ **If it is determined** that an application requests a use which is appropriate for review by additional City officials, approval must be obtained from the Facilities Use Review Committee.

4. Amend Section 4 as follows:

Section 4 - Facilities Use Review Committee

A. Purpose and Organization

Since ~~the Memorial Armory and Library~~ **all referenced locations in this policy** are public facilities, the City of Lewiston is concerned that they be used for proper purposes and in a manner consistent with the public interest. The **Director applicable office** may forward an application to the Committee for further review. The Committee shall be comprised of the following City staff members or their representatives.

B. When Use Application Referred to Committee

Proposed uses for which the **Director applicable office** may require approval by the Committee include, but are not limited to:

5. Amend Section 5 as follows:

Section 5 - Criteria for Approval of Use Applications

A. In approving any application which comes before the Committee or the **applicable office**, the following may be considered:

(NEW C.)

C. The primary use for the Amphitheatre shall be for the following purposes:

1. Cultural and arts events.

2. Programs which celebrate ethnic diversity and promote inter-cultural communication.

3. Government sponsored/funded educational programs, lectures, workshops and seminars.

All applications for the use of the Amphitheatre must fit under one of the three purposes above. The City Administrator shall be authorized to waive these provisions on a case-by-case basis or in those instances where its use coincides with a City sponsored/hosted event.

(NEW D.)

D. The primary use for the Gazebo shall be for the following purposes:

1. Any private or public event which does not pose a public safety threat and/or may result in the physical damage to the structure or surrounding grounds.

6. Amend Section 7 as follows:

Section 7 - Licensee Privileges and Responsibilities

A. **In accordance with all facility use rules,** ~~T~~the licensee may be allowed, with approval of the **Director applicable office,** access to the facility for the purpose of setting up decorations, installing booths and other equipment (during normal operating hours). The licensee may be allowed, with approval of the **Director applicable office,** access to the facility on the forenoon next following the rental date for the purpose of removing decorations, booths, and so forth, provided that the facility is not booked or occupied for said time.

C. No licensee shall be allowed to store any equipment, paraphernalia, or other items in the facility without prior permission from the **Director applicable office.**

F. **Smoking is not allowed within** ~~T~~the **area defined as the "Amphitheatre," "Gazebo", Memorial Armory and Library facilities.** ~~are public buildings and therefore smoking is not allowed.~~ It shall be the responsibility of the licensee to monitor and enforce these regulations.

G. If the licensee plans to handle food of any kind for any reason when utilizing the facilities, it is its responsibility to contact the Lewiston City Clerk's Office at City Hall to obtain the proper permit(s). This permit must be displayed in a prominent place in the facility during the event or program. Licensee must provide a copy of the permit to the **Director applicable office** prior to the event.

H. The licensee shall be responsible for all other licenses, permits, and/or approvals required by the State of Maine and the City of Lewiston. Failure to obtain said licenses and permits may be just cause for cancellation of the event or program and withholding of any deposits or fees collected by the City of Lewiston. Licensee must provide a copy of all licenses/permits to the **Director applicable office** prior to the event.

7. Amend Section 8 as follows:

C. The **Director applicable office** shall inform both the Police Chief and the Fire Chief in writing of all major scheduled events following the signing of a contract.

D. It shall be the responsibility of the Chief of Police and Chief of Fire , in cooperation with the **Director applicable office,** to determine how many police officers and fire guards and what, if any, additional private security will be required for the scheduled event. Certain events will require the services of a representative of the Fire Marshall's Office. The determination shall be made by the person or persons acting on the application, and the fee for this service shall be the responsibility of the licensee.

E. Public dances, primarily for high school students, or other such events will not operate beyond 10:30 p.m. without special permission from the **Director applicable office.**

F. Similar type competitive events will not be allowed within seven (7) days of a contracted booking. The decision as to whether or not an event is considered to be a competitive event shall be made by the **Director applicable office.**

G. The **Director applicable office** may waive any provisions or requirements of this

policy, except for fees, with prior approval of the City Administrator's Office or the Facility Use Review Committee.

8. Amend Section 9 as follows:

A. The licensee shall be liable for any damages to the **building facility** or to any contents owned by the City during the period of use, whether such damage is caused by licensee or its agents, servants or employees, or by any invitees, licensees, or trespassers.

C. The licensee agrees to defend, indemnify, and hold harmless the City of Lewiston, its departments and their representatives, officers, agents or employees from and against all claims of any nature whatsoever for damages, including damages or loss to personal property, personal injuries and death resulting there from the licensee's use of the **Amphitheatre**, Lewiston Memorial Armory, ~~or~~ Library **or other facility covered in this policy**. However, nothing contained herein shall be construed as rendering the licensee liable for acts of the City of Lewiston, its departments, or their agents or employees.

D. The **Director applicable office** or the Committee is authorized to require that the licensee file a certificate of insurance with the City. When requested to do so, the licensee shall provide comprehensive general liability insurance with minimum limits of liability of \$1,000,000 combined single limit for each occurrence. The City shall be named additionally insured under the policy. Additional coverage may be requested when deemed necessary.

9. Amend Section 10 as follows:

Section 10 - General Use

The general use fee (See Sec. 12) covers **usual-building applicable facility** services such as "house" lights, heat, **electricity**, water, lobby areas, concession, ticket booths, stage, balcony and gymnasium. (See below)

A. The fee does not include the setting up or knocking down of chairs, bleachers, tables, booths, ramps, staging, lighting, etc. The arrangement, performance, and costs of these services shall be sole responsibility of the licensee.

B. Additional custodial and cleaning services shall be charged to the licensee for any **applicable** overtime required, as determined by the **Director applicable office**, by regular custodial staff at the rate which will cover the cost of overtime salaries including fringe benefits and administration. This charge shall cover all hours which the custodial staff is required to be on duty, including hours worked prior, during, and after the event.

C. The **building facility** must be left in the same condition it was when the licensee took occupancy. Floors **and/or ground area** must be clear of all chairs, tables, booths, decorations, debris, etc., by noon of the day following the event. If the day following is a Sunday, arrangements must be made to have **a custodian staff** on duty. If additional personnel are needed to clean up after an event, in order to prepare the building for the next day's use, the licensee will be responsible for the extra cost involved. The need for additional

cleaning personnel will be left to the discretion of the **Director applicable office**.

D. None of the services and equipment described in this policy are available for non-City use and/or rental outside of the Memorial Armory, Library, or other City property and/or facilities.

10. Amend Section 12 as follows:

B. Determination of which classification an applicant is charged fees shall be made by the Director based on information furnished, in writing, by the applicant.

D. Should an applicant fail to comply in any material aspect with the terms of the application or Use Agreement, the **Director applicable office** may immediately terminate said agreement. In that event, the applicant shall not be entitled to the use of the facility or the refund of any fees paid in connection with the application

E. Organizations that wish to hold an event in either the Memorial Armory, **Amphitheatre**, or Library to which the general public is invited; where **the event is consistent with the use restrictions stated in this policy; and as it applies to the Armory, Library and Amphitheatre, where** there is to be no **solicitation/recruitment of any kind**, admission fee charged, donations accepted, or other income derived, **must fill out the applicable facility form and request a waiver of all or a portion of fees. may make application in writing to the The applicable office shall direct such requests to the** City Administrator for **free use of the facilities (does not include overtime, floor covering, set-up, take-down, etc.) his/her review**. Allocation of the facilities for free use will be approved or rejected by the City Administrator or may be referred to the Facilities Use Review Committee for further investigation.

F. Organizations that wish to reserve the Gazebo must fill out the applicable facility form and must also complete the waiver section to request the waiver of all or a portion of applicable fees. In the event that the waiver section is completed, the Deputy City Administrator shall direct such requests to the City Administrator for review. Allocation of the facilities for free use will be approved or rejected by the City Administrator or may be referred to the Facilities Use Review Committee for further investigation.

11. Amend Appendix A as follows:

RENTAL RATE SCHEDULE - ARMORY AND LIBRARY

FACILITY**	FACILITY ROOM	COMMERCIAL*	COMMERCIAL*	All*	OTHER*	EXEMPT*		
		(Revenue)	(Non Revenue)	NON-PROFIT	(NON-PROFIT)	(Lewiston,NP,		
		DAY	DAY	DAY	DAY	Govt)		
ARMORY	Gymnasium	1st - 465.00	1st - 345.00	1st - 230.00	1st - 175.00	NC		
		2nd - 345.00	2nd - 290.00	2nd - 205.00	2nd - 145.00			
		3rd - 290.00	3rd - 230.00	3rd - 175.00	3rd - 115.00			
		Hour - 60.00	Hour - 60.00	Hour - 25.00	Hour - 25.00			
		Up to 3 hrs						
	Meeting Rooms (2 - 4)	60.00	45.00	35.00	25.00	N/C		
	Actity Room 1	145.00	115.00	90.00	60.00	N/C		
	Seniors Room	115.00	90.00	60.00	45.00	N/C		
LIBRARY	Callahan Hall	Day - 465.00	Day - 345.00	Day - 230.00	Day - 175.00	<u>for Lewiston City Govt sponsored/ hosted events only</u>		
		Hour - 60.00	Hour - 60.00	Hour - 25.00	Hour - 25.00			
		Up to 3 hrs						
		Computer Lab	315.00	210.00	210.00		160.00	N/C
		Jeanne Couture Room	65.00	55.00	35.00		30.00	N/C
	Conference Room	65.00	55.00	35.00	30.00	N/C		
<u>AMPITHEATER & Simard- Payne Park</u>	<u>7AM - 9PM</u>	<u>DAY</u>	<u>DAY</u>	<u>DAY</u>	<u>DAY</u>	<u>N/C</u>		
		<u>1st - 465.00</u>	<u>1st - 345.00</u>	<u>1st - 230.00</u>	<u>1st - 175.00</u>	<u>for Lewiston City Govt sponsored/ hosted events only</u>		
		<u>2nd - 345.00</u>	<u>2nd - 290.00</u>	<u>2nd - 205.00</u>	<u>2nd - 145.00</u>			
		<u>3rd - 290.00</u>	<u>3rd - 230.00</u>	<u>3rd - 175.00</u>	<u>3rd - 115.00</u>			
		<u>Hour - 60.00</u>	<u>Hour - 60.00</u>	<u>Hour - 25.00</u>	<u>Hour - 25.00</u>			
<u>AMPITHEATER ONLY</u>	<u>Mon-Fri 7AM - 9PM</u>	<u>DAY</u>	<u>DAY</u>	<u>DAY</u>	<u>DAY</u>	<u>N/C</u>		
		<u>1st - 330.00</u>	<u>1st - 210.00</u>	<u>1st - 95.00</u>	<u>1st - 55.00</u>	<u>for Lewiston City Govt sponsored/ hosted events only</u>		
		<u>2nd - 210.00</u>	<u>2nd - 155.00</u>	<u>2nd - 70.00</u>	<u>2nd - 40.00</u>			
		<u>3rd - 155.00</u>	<u>3rd - 95.00</u>	<u>3rd - 40.00</u>	<u>3rd - 30.00</u>			
		<u>Hour - 60.00</u>	<u>Hour - 60.00</u>	<u>Hour - 25.00</u>	<u>Hour - 25.00</u>			
<u>AMPITHEATER & Simard- Payne Park</u>	<u>Mon - Fri 8AM - 2PM</u>	<u>DAY</u>	<u>DAY</u>	<u>DAY</u>	<u>DAY</u>	<u>N/C</u>		
		<u>1st - 230.00</u>	<u>1st - 170.00</u>	<u>1st - 115.00</u>	<u>1st - 85.00</u>	<u>for Lewiston City Govt sponsored/ hosted events only</u>		
		<u>2nd - 170.00</u>	<u>2nd - 145.00</u>	<u>2nd - 100.00</u>	<u>2nd - 70.00</u>			
		<u>3rd - 145.00</u>	<u>3rd - 115.00</u>	<u>3rd - 85.00</u>	<u>3rd - 55.00</u>			
		<u>Hour - 60.00</u>	<u>Hour - 60.00</u>	<u>Hour - 25.00</u>	<u>Hour - 25.00</u>			
<u>AMPITHEATER ONLY</u>	<u>Mon-Fri 8AM - 2PM</u>	<u>DAY</u>	<u>DAY</u>	<u>DAY</u>	<u>DAY</u>	<u>N/C</u>		
		<u>1st - 165.00</u>	<u>1st - 105.00</u>	<u>1st - 50.00</u>	<u>1st - 40.00</u>	<u>for Lewiston City Govt sponsored/ hosted events only</u>		
		<u>2nd - 105.00</u>	<u>2nd - 75.00</u>	<u>2nd - 40.00</u>	<u>2nd - 30.00</u>			
		<u>3rd - 75.00</u>	<u>3rd - 45.00</u>	<u>Hour - 25.00</u>	<u>Hour - 25.00</u>			
		<u>Hour - 60.00</u>	<u>Hour - 60.00</u>					
<u>Gazebo Only</u>	<u>8AM - 9PM</u>	<u>*N/C</u>	<u>*N/C</u>	<u>*N/C</u>	<u>*N/C</u>	<u>*N/C</u>		

*** ~~No charge applies~~ Exempting fees for any NP (non-profit) will require that the use of the facility comply with this policy. For all NPs, "N/C" (no charge) will only apply during normal operating hours. Exempting "Gazebo Only" fees for all for-profit, non-profits and individuals, as stated in the above table for "Gazebo Only," shall apply if the user complies with use conditions stated in this policy and any applicable park rules. City will reserve the right to include janitorial custodial, maintenance or other applicable fees in addition to those charged fees or exempted fees stated above.**

**** ~~For Callahan Hall, Lewiston Exempt non-profit rate will apply to all Exempts except Lewiston City Government.~~**

****City will reserve the right to assess supplemental charges when needed (turf damage, electricity use, PD security, etc.).**

Additional Fees and Charges for Armory and Callahan Hall:

Public Address System - \$ 50.00 per session

Tables - \$ 5.00 each

Library after Hours Staff - \$40.00 per hour or part thereof

Additional Fees and Charges for Armory: Continued

Chairs (0 - 25) N/C

(26 - 50) \$ 20

(51 - 100) \$ 35

(101 - 150) \$ 45

(151 - 250) \$ 65

(251+) \$100

Floor Cover & Tape \$225.00