

**LEWISTON CITY COUNCIL AGENDA  
CITY COUNCIL CHAMBERS  
MARCH 6, 2018**

**6:00 p.m. Executive Sessions**

- ES-1. Executive Session regarding a Legal Matter.
- ES-2. Executive Session pursuant to MRSA Title 1, section 405(6)(A) to discuss a personnel matter.
- ES-3. Executive Session to discuss Disposition of Property of which the premature disclosure of the information would prejudice the competitive bargaining position of the City.
- ES-4. Executive Session to discuss Acquisition of Property of which the premature disclosure of the information would prejudice the competitive bargaining position of the City.

**7:00 p.m. Regular Meeting**

Pledge of Allegiance to the Flag

Mayoral Recognition – Students from Culinary Arts program at LRTC – State Championship

Acceptance of the minutes of the February 20, 2018 meeting.

Public Comment period – Any member of the public may make comments regarding issues pertaining to Lewiston City Government (maximum time limit is 15 minutes for all comments)

ALL ROLL CALL VOTES FOR THIS MEETING WILL BEGIN WITH THE COUNCILOR OF WARD 5.

**REGULAR BUSINESS:**

1. Public Hearing on the renewal application for a Special Amusement Permit for Live Entertainment for the Carlton Club, 25 Sabattus Street.
2. Public Hearing for approval of an Outdoor Entertainment Permit for an outdoor movie to be shown in the Veteran's Memorial Park parking lot.
3. Amendment to the Traffic Schedule to prohibit left turns from Main Street onto Mountain Avenue.
4. Order Authorizing the City Administrator to enter into a Memorandum of Understanding with Bates College to complete utility upgrades for Bates College as part of a planned city utility project.
5. Resolve, Taking possession of various tax acquired properties.
6. Order Authorizing the Public Works Department to post roadways prohibiting vehicles with a gross vehicle weight greater than 23,000 pounds from traveling on certain roads at the discretion of the Public Works Director.
7. Reports and Updates.
8. Any other City Business Councilors or others may have relating to Lewiston City Government.

**LEWISTON CITY COUNCIL**  
**MEETING OF MARCH 6, 2018**

**AGENDA INFORMATION SHEET:**

**AGENDA ITEM NO. ES-1**

**SUBJECT:**

Executive Session regarding a Legal Matter.

**INFORMATION:**

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

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

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

**REQUESTED ACTION:**

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

# LEWISTON CITY COUNCIL

## MEETING OF MARCH 6, 2018

**AGENDA INFORMATION SHEET:**

**AGENDA ITEM NO. ES-2**

**SUBJECT:**

Executive Session pursuant to MRSA Title 1, section 405(6)(A) to discuss a personnel matter.

**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:**

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

**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)(A) to discuss a personnel matter.



**LEWISTON CITY COUNCIL**  
**MEETING OF MARCH 6, 2018**

**AGENDA INFORMATION SHEET:                      AGENDA ITEM NO.    ES-4**

**SUBJECT:**

Executive Session to discuss Acquisition of Property of which the premature disclosure of the information would prejudice the competitive bargaining position of the City.

**INFORMATION:**

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

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

The City Administrator recommends approval of the requested action.

*EAB/kmn*

**REQUESTED ACTION:**

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

# LEWISTON CITY COUNCIL

## MEETING OF MARCH 6, 2018

**AGENDA INFORMATION SHEET:**

**AGENDA ITEM NO. 1**

**SUBJECT:**

Public Hearing on the renewal application for a Special Amusement Permit for Live Entertainment for the Carlton Club, 25 Sabattus Street.

**INFORMATION:**

We have received a renewal application for a Special Amusement Permit for Live Entertainment from the Carlton Club, 25 Sabattus Street.

The Police Department has reviewed and approved the application.

There was no reference to this business or property address in the Council Constituent Concern log, as maintained by the Administrator's Office.

The business owners have been notified of the public hearing and requested to attend.

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

The City Administrator recommends approval of the requested action.

*EHB/kmm*

**REQUESTED ACTION:**

1	2	3	4	5	6	7	M
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To grant a Special Amusement Permit for Live Entertainment to the Carlton Club, 25 Sabattus Street.

CITY OF LEWISTON  
APPLICATION FOR SPECIAL AMUSEMENT PERMIT

Date of Application: 2/20/18

Expiration Date: 3/11/18

- Class A - \$125.00 - restaurants with entertainment, which **does not have dancing**
- Class B - \$125.00 - lounges/bars with entertainment, which **does not have dancing**
- Class C - \$150.00 - either restaurants or lounges/bars with entertainment, including dancing
- Class D - \$150.00 - function halls with entertainment, including dancing
- Class E - \$150.00 - dance hall or nightclub that admits persons under the age of 21
- Class F - \$150.00 - "chem-free" dance hall or nightclub for patrons aged 18 yrs and older, with no liquor

Renewal Applicants: Has any or all ownership changed in the 12 months?  Yes  No

\*\*\*\*PLEASE PRINT\*\*\*\*

Business Name: Carlton Club Inc Business Phone: 784-9280

Location Address: 25 Sabbathus St. Lewiston Me 04240

(If new business, what was formerly in this location: \_\_\_\_\_)

Mailing Address: 25 Sabbathus St. Lewiston ME 04240

Email address: shanan 072177@yahoo.com

Contact Person: Steve Bernard Phone: 240-9530

Owner of Business: Treasurer Steve Bernard Date of Birth: 7-10-59

Address of Owner: 70 Terrance Ave. Auburn ME 04210

Manager of Establishment: Shanan Mendenhall Date of Birth: 7-21-77

Owner of Premises (landlord): Robert C. Vequhart

Address of Premises Owner: 9017 Black Chestnut Dr. Leland NC 28417

Does the issuance of this license directly or indirectly benefit any City employee(s)?  Yes  No  
If yes, list the name(s) of employee(s) and department(s): \_\_\_\_\_

Have any of the applicants, including the corporation if applicable, ever held a business license with the City of Lewiston?  Yes  No If yes, please list business name(s) and location(s): \_\_\_\_\_

Have applicant, partners, associates, or corporate officers ever been arrested, indicted, or convicted for any violation of the law? \_\_\_ Yes  No If yes, please explain: \_\_\_\_\_

CORPORATION APPLICANTS: Please attach a list of all principal officers, date of birth & town of residence

Corporation Name: Carlton Club, Inc.

Corporation Mailing Address: 25 Sabbathus St Lewiston ME 04240

Contact Person: Steve Bernard Treasurer Phone: 240-9530

Do you permit dancing on premises?  Yes \_\_\_ No (If yes, you must first obtain a dance hall permit from the State Fire Marshall's Office) If yes, do you permit dancing or entertainment after 1:00 AM? \_\_\_ Yes \_\_\_ No

What is the distance to the nearest residential dwelling unit both inside and outside the building from where the entertainment will take place? 180 ft apartment

Please describe the type of proposed entertainment:

- dancing
- stand up comedian
- piano player
- music by DJ
- karaoke
- other, please list \_\_\_\_\_
- live band/singers
- magician
- other, please list \_\_\_\_\_

If new applicant, what is your opening date?: \_\_\_\_\_

\*\*\*\*\*

Applicant, by signature below, agrees to abide by all laws, orders, ordinances, rules and regulations governing the above licensee and further agrees that any misstatement of material fact may result in refusal of license or revocation if one has been granted. Applicant agrees that all taxes and accounts pertaining to the premises will be paid prior to issuance of the license.

It is understood that this and any application(s) shall become public record and the applicant(s) hereby waive(s) any rights to privacy with respect thereto.

I/We hereby authorize the release of any criminal history record information to the City Clerk's Office or licensing authority. I/We hereby waive any rights to privacy with respect thereto.

Signature: [Signature] Title: Treasurer Date: 2/26/18

Printed Name: Steve Bernard

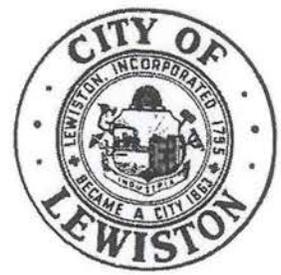
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Hearing Date: 3-6-2018



## ***POLICE DEPARTMENT***

Brian O'Malley  
Chief of Police



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TO: Kelly Brooks, Deputy City Clerk

FR: DC Adam D. Higgins, Support Services

DT: February 23, 2018

RE: Liquor License/Special Amusement Permit – **Carlton Club**

We have reviewed Liquor License/Special Amusement Permit Application and have no objections to the following establishment;

**Carlton Club, 25 Sabattus St.**



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**LEWISTON CITY COUNCIL  
MEETING OF MARCH 6, 2018**

**AGENDA INFORMATION SHEET:**

**AGENDA ITEM NO. 2**

**SUBJECT:**

Public Hearing for approval of an Outdoor Entertainment Permit for an outdoor movie to be shown in the Veteran's Memorial Park parking lot.

**INFORMATION:**

The Emerge Film Festival is sponsoring a free movie screening on Friday, April 27 in the Veterans Memorial Park parking lot. Staff has reviewed their application and has no concerns with this event. Approval is recommended.

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

The City Administrator recommends approval of the requested action.

*EAB/KMM*

**REQUESTED ACTION:**

1	2	3	4	5	6	7	M
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To conduct a public hearing on an application for an outdoor entertainment event in the Veterans Memorial Park parking lot, and to grant a permit for an Outdoor Entertainment Event, as required by the City Code of Ordinances, Chapter 10, Article 1, Section 10-3, for an outdoor movie screening to be held at the Veterans Memorial Park on Friday, April 27, contingent upon positive recommendations from the Police Department, Fire Department, Code/Health Officer and Land Use Inspector regarding compliance with all regulations and compliance with all City ordinances.

# 2018 Event Application for events from 7/1/18 to 6/30/19



Event (25+ participants)  First-Time Event  Repeat Event   
 Special Event (over 1,000 expected)  (requires City Council approval)  
 Park Use Only  Gazebo Use  Amphitheater Use

\$50 PROCESSING FEE DUE AT THE TIME APPLICATION IS SUBMITTED. Thank you

EVENT NAME: Emerge Outdoors EVENT LOCATION: Adjacent to Veterans Park

REQUESTED DATE: 4/27/18 RAIN DATE (if applicable): \_\_\_\_\_ Application Date: 2/1/2018

RECURRING DATES: \_\_\_\_\_

TYPE OF EVENT (indicate all that apply) ESTIMATED ATTENDANCE: 50-100

Walk/Run  Festival  Concert  Road Race  Parade  Carnival  Fireworks   
 Picnic/BBQ  Arts  Live Performance  Wedding Ceremony  Wedding Reception

Other (please specify): Film Screening Open to Public  Invitation Only  Age Restricted

ACTUAL HOURS OF EVENT: 7:00p to 10:00p SET-UP TIME: 12:00p TAKE-DOWN TIME: 12:00a 4/28

NAME OF ORGANIZATION: Emerge Film Festival APPLICANT NAME: Andrea Nilosek

ORGANIZATION ADDRESS: PO BOX 432 CITY: Lewiston STATE: ME

NON-PROFIT:  FOR-PROFIT:  DAYTIME PHONE: \_\_\_\_\_ CELL: 207-337-3305

ON-SITE MANAGER (Day of Event): Andrea Nilosek CELL/PAGER: 207-337-3305

<p><b>STAFF USE ONLY</b> Event Number: <u>FY180044</u></p> <p style="text-align: center;"><b>At-A-Glance</b></p> <p>Outdoor Entertainment <input checked="" type="checkbox"/> CC Date: <u>3/6/18</u></p> <p>Sound Amplification <input checked="" type="checkbox"/> Vendors _____</p> <p><u>FOOD TRUCK</u> Food Service License <input checked="" type="checkbox"/> Outside Alcohol _____</p> <p>Carnival Permit _____ Police Assistance _____</p> <p>Electrical Access <input checked="" type="checkbox"/> Fire Inspection _____</p> <p>Road Closure _____ Group Notification _____</p> <p>Business Contact Plan _____ Advertising Req. <input checked="" type="checkbox"/></p> <p>Cash Donation or In-kind Services Req. <u>yes</u></p>	<p><b>STAFF USE ONLY</b> Final Approval:</p> <p style="text-align: center;"><b>Administration</b></p> <p>CITY CLERKS   Kelly Brooks _____</p> <p>FIRE   Paul Ouellette _____</p> <p>POLICE   Derrick St. Laurent _____</p> <p>PUBLIC WORKS   Megan Bates _____</p> <p>SANITARIAN-CODE   Sue Reny _____</p> <p>CK _____ CC _____ CA _____</p> <p>Processing Fee: _____ Park Fee: _____ COI: _____</p> <p>Clerk's Fees: _____ Map(s) Received: _____</p> <p>NP: <u>501(C)3</u> IRS Letter _____ Form 990 _____</p> <p style="text-align: right;">Page   1</p>
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**LEWISTON CITY COUNCIL**  
**MEETING OF MARCH 6, 2018**

**AGENDA INFORMATION SHEET:**

**AGENDA ITEM NO. 3**

**SUBJECT:**

Amendment to the Traffic Schedule to prohibit left turns from Main Street onto Mountain Avenue.

**INFORMATION:**

This amendment will prohibit drivers on Main Street from making a left hand turn onto Mountain Avenue. This is suggested as a safety measure since this is a residential neighborhood with a lot of pedestrian traffic. This traffic amendment is designed to mirror the driving restrictions on Ware Street.

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

The City Administrator recommends approval of the requested action.

*EAB/kmm*

**REQUESTED ACTION:**

1	2	3	4	5	6	7	M
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To adopt the proposed amendment to the Traffic Schedule to prohibit left turns from Main Street onto Mountain Avenue, as outlined on the attached vote sheet.



## POLICE DEPARTMENT

Sgt. Derrick St. Laurent  
Administration / Accreditation



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TO: Traffic Schedule Review  
FROM: Derrick St. Laurent  
SUBJECT: Traffic Schedule Amendment Request (No Left Turn– Main St. to Mountain Ave)  
DATE: February 22, 2018

Residents of Mountain Ave are requesting a “No Left Turn” sign be posted at the corner of Main St. and Mountain Ave., prohibiting motorists traveling in-bound on Main St. from taking a left turn on to Mountain Ave.

This traffic amendment is being proposed to mirror the current traffic plan at Main St. and Ware St.. Ware St. was posted (1993) to avoid motorists from cutting through the residential neighborhood to avoid the left turn light at Main/Russell.

Mountain Ave. (like Ware St.) is a residential neighborhood and sees a lot of foot traffic with Bates Students, facility and neighborhood children.

### Proposal

**ADD:**

Section 2

Left Turn Prohibited

Code Section 70-91

### **MAIN STREET**

Traffic traveling in a southerly direction on Main St prohibited from making left turn onto Mountain Ave.



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## ***POLICE DEPARTMENT***

Sgt. Derrick St. Laurent  
Administration / Accreditation



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If this amendment is approved, this would require Public Works Department to Add sign(s) and/or marking(s) designating the above change.

Respectfully Submitted,

Sgt. Derrick St. Laurent  
Lewiston Police Department



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# LEWISTON CITY COUNCIL

## MEETING OF MARCH 6, 2018

AGENDA INFORMATION SHEET:

AGENDA ITEM NO. 4

**SUBJECT: Order,** Authorizing the City Administrator to Enter into a Memorandum of Understanding with Bates College to Complete Utility Upgrades for Bates College as Part of a Planned City Utility Project.

### INFORMATION:

The Department of Public Works will be completing a CSO Separation and Water Main Replacement project on College Street and Frye Street this summer. As part of this project, Bates College has requested that additional utility upgrades to some of their privately owned systems be completed as part of our project. Completing this work with our project will eliminate the potential of scheduling conflicts between two separate contractors and will help facilitate completing the project in a more timely manner before a moratorium on road opening permits is placed on Frye Street at the completion of paving. The additional work requested by Bates College will be paid for by Bates College.

The Department of Public Works recommends the Lewiston City Council authorize the City Administrator to enter into a Memorandum of Understanding with Bates College to complete Utility Upgrades for Bates College as part of a planned City Utility Project. All work requested to be included by Bates College will be paid for by Bates College.

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

The City Administrator recommends approval of the requested action.

*EA Blkmm*

### REQUESTED ACTION:

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To approve the **Order,** Authorizing the City Administrator to Enter into a Memorandum of Understanding with Bates College to Complete Utility Upgrades for Bates College as Part of a Planned City Utility Project.



**COUNCIL ORDER**

**Order,** Authorizing the City Administrator to Enter into a Memorandum of Understanding with Bates College to Complete Utility Upgrades for Bates College as Part of a Planned City Utility Project.

Whereas, the City has a planned utility project for 2018 on Frye and College Streets abutting Bates property, and

Whereas, Bates has planned for certain private utility upgrades within the area of the City project and have approached the City with a proposal that they be completed as part of the City project; and

Whereas, all work requested to be included by Bates College will be paid for by Bates College; and

Whereas, completing this work together with the City project will eliminate the potential of scheduling conflicts between two separate contractors and will help facilitate completing the project in a timely manner prior to placing a street opening moratorium on Frye Street at the completion of paving;

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

The City Administrator is hereby authorized to enter into a Memorandum of Understanding with Bates College, in a form substantially as attached hereto, to complete utility upgrades for Bates College as part of a planned City utility project.



**City of Lewiston**  
103 Adams Avenue  
Lewiston, ME 04240  
Tel: 207-513-3003

# Bates

**President and Trustees of Bates  
College**  
2 Andrews Road  
Lewiston, ME 04240  
Tel: 207-786-6255

## **MEMORANDUM OF UNDERSTANDING FOR INSTALLATION OF PRIVATE UTILITIES AS PART OF A CITY UTILITY PROJECT**

This agreement is entered into on this \_\_\_\_\_ day of \_\_\_\_\_, 2018, by and among President and Trustees of Bates College, ("Bates") and the City of Lewiston ("City"), for the purposes of installing private utilities as part of a City Utility Project.

### **WITNESSITH-THAT:**

**WHEREAS**, The City has a planned utility project for 2018 on Frye Street and College Street abutting Bates property, and Bates has utility upgrades within the scope of the City project they would like to have completed as part of the City project.

**NOW, THEREFORE**, in consideration of the mutual covenants, agreements, and undertakings hereinafter expressed, the parties agree as follows:

1. The City agrees to bid the Bates Utility Upgrades work with the Project.
2. Bates agrees to pay for all improvements listed on the plans and specifications as Bates Utility Upgrades, and agrees to be billed directly by the contractor.
3. Bates agrees to purchase water distribution materials from the City.
4. Bates agrees to inspect all improvements listed on the plans and specifications as Bates Utility Upgrades. Bates will make the determination during construction if additional Bates Utility Upgrades work is necessary based on the condition of utilities that are exposed during the progress of the City project. Any additional Bates Utility Upgrades work required by Bates shall be at Bates' expense.

5. Bates agrees to allow the City to regrade areas adjacent to the new sidewalks to provide a smoother transition between the existing grades and the proposed grades, with prior review and approval by Bates.
6. Bates agrees to pay an administrative fee to the City in the amount of 5% of the construction cost for the improvements listed on the plans and specifications as Bates Utility Upgrades and related improvements approved by Bates during construction.

**Indemnification.**

Bates College agrees to defend, indemnify, and hold harmless the City, 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 from the proposed utility upgrades on Bates Property included in this project.

**Effective Date.**

This agreement shall be effective upon the date of signing.

**Duration.**

This agreement shall be effective until acceptance of the work for Bates and reimbursement from Bates to the City, or no later than July of 2019.

**Amendment.**

This Agreement may not be amended except by a written instrument validly entered into and executed as provided herein for the execution of this Agreement initially.

IN WITNESS WHEREOF, the parties have caused this Agreement to be executed by their duly authorized representatives pursuant to due legal authorization and authority as of the day and year first above written.

Signed,

Signed,

\_\_\_\_\_

\_\_\_\_\_

Edward A. Barrett  
City Administrator  
City of Lewiston

Geoffrey Swift  
VP Finance and Administration and Treasurer  
President and Trustee of Bates College  
Bates College

Signed this \_\_\_\_\_ day of \_\_\_\_\_, two thousand eighteen.

# LEWISTON CITY COUNCIL

## MEETING OF MARCH 6, 2018

**AGENDA INFORMATION SHEET:**

**AGENDA ITEM NO. 5**

**SUBJECT:**

**Resolve,** Taking Possession of Various Tax Acquired Properties.

**INFORMATION:**

Staff has recently undertaken a review of properties on which tax liens have matured. Among these properties are eight vacant parcels of land, all of which incurred special taxes related to city demolition of hazardous structures. After numerous attempts to contact the owners and parties in interest through the normal collection and tax lien process and in accordance with City Policy #92, Properties with Matured Tax or Sewer Liens, a thirty-day matured lien demand letter was sent to property owners in which they were informed that if amounts due the City were not paid, the City Council would consider taking possession of the property. In spite of these additional efforts, the amounts due to the City have not been paid. As a result, it is now time for the City Council to act to take possession of these properties and consider their future use or disposition. This Resolve would do so and would authorize the sale of these properties through a formal bid process, subject to a positive recommendation from the Planning Board.

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

The City Administrator recommends approval of the requested action.

*EAB/Kmm*

**REQUESTED ACTION:**

1	2	3	4	5	6	7	M
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To adopt the Resolve, Taking Possession of Various Tax Acquired Properties.



COUNCIL ORDER

**Order,** Taking Possession of Various Tax Acquired Properties.

Whereas, staff has recently undertaken a review of properties on which tax liens have matured; and

Whereas, among such properties are eight vacant parcels of land; and

Whereas, each of these properties previously included a structure that the City demolished under the Maine dangerous building statute resulting in the application of a special tax to recover the City's costs; and

Whereas, after numerous attempts to contact the owners through the normal collection and tax lien process in accordance with City Policy #92, Properties with Matured Tax or Utility Liens, the amounts due to the City have not been paid; and

Whereas, as a result, it is appropriate for the City Council to act to take possession of these properties and consider their future use and/or disposition;

**Now, therefore, be it Ordered by the City Council of the City of Lewiston** that, based on matured liens, the City take formal possession of the following properties: 23 Howe Street, 86 Nichols Street, 84 Walnut Street, 94 Howe Street, 115 Shawmut Street, 264 Lincoln Street, 227 Lincoln Street, and 175 Stetson Road; and

**Be it Further Ordered, that**

Subject to a positive recommendation from the Planning Board, these properties be offered for sale through a formal sealed bid process.



# Finance Department



Heather A Hunter, Director of Finance/Treasurer  
Pamela M LaBelle, Treasury Manager/Tax Collector

**TO:** Members of the City Council  
**FROM:** Pamela LaBelle, Treasury Manager/Tax Collector  
**SUBJECT:** Tax Acquired Parcels  
**DATE:** February 20, 2018

The City has eight parcels where the tax liens have matured. All of the parcels are land only properties. The balances due for all of the parcels have Special Tax Liens, which is due to delinquent demolition costs, including attorney fees.

After numerous attempts to contact the owner(s) through the normal collection and tax lien process there appears to be no further means for collection. The staff has also made numerous additional attempts to contact the taxpayer(s) and/or interested parties of via first class mail, certified mail, phone calls, and emails. None of these attempts resulted in payment or consistent payment arrangement prior to getting to this point. Therefore, we are asking that the parcels be tax acquired and for the City Council to act to take possession of them and provide direction on their disposition.

The parcels are located at:

<b>Ref #</b>	<b>Parcel ID</b>	<b>Address</b>	<b>Name</b>	<b>Type</b>	<b>Matured Liens</b>	<b>Total Due</b>
1	00010146	23 Howe St	Steven Cobb	Land Only	2014 – 2016	\$57,892.74
2	00007258	86 Nichols St	Julia Sprague	Land Only	2015 – 2016	\$54,700.09
3	00-008822	84 Walnut St	Cirrus Capital LLC	Land Only	2014 – 2016	\$77,811.29
4	00002531	94 Howe St	Cirrus Capital LLC	Land Only	2014 – 2016	\$65,393.07
5	00-003204	115 Shawmut St	Robert B Campbell	Land Only	2016	\$36,016.03
6	00000719	264 Lincoln St	Eric Rickards	Land Only	2015 – 2016	\$14,309.43
7	00004361	227 Lincoln St	Kenneth Sweet Sr	Land Only	2014 – 2016	\$50,351.26
8	00003490	175 Stetson Rd	Janet L Morin	Land Only	2016	\$18,669.87

It has been the City's goal not to serve as a property manager for tax acquired property and to offer these parcels for sale in accordance with the prescribed *Property Disposition Policy* (See attached Policy #38).

The requested City Council action is to approve an order allowing staff to tax acquire all seven parcels outlined above and provide direction on their disposition.

If the Council is interested in taking possession, our normal process would be to once more provide a notice to the property owner that absent payment or an acceptable payment agreement, the City Council will be considering taking possession of the property on a set date. By this point in the process, property owners will have received more than 6 notices from the City regarding the unpaid taxes on their properties.

We will be returning to you periodically to bring other foreclosed categories to you for consideration as they become available.

Please feel free to contact me if you have additional questions or comments.

Cc: Ed Bennett, City Administrator  
Heather Hunter, Director of Finance

**Properties to Take to City Council - Tax Acquire**

Executive Session 2/20/2018

**Properties with multiple matured lien years due**

<p align="center"><b>23 HOWE ST                      Lot Size: .11 Acres                      Tax Assessment: \$17,040</b></p>								
<b>Item #</b>	<b>Name</b>	<b>Type</b>	<b>Property ID#</b>	<b>Matured Lien years</b>	<b>Total Due</b>	<b>Occupied</b>	<b>Condition</b>	<b>Zoning</b>
1)	Steven Cobbs	Land	00-010146	2014 - 2016	\$57,892.74	N/A	Density currently limits the site to no more than three dwelling units, upon other zoning provisions being met	<b>NCB</b>
<b>This balance includes Special Tax Lien for Demo = \$41,752.40</b>								
<p align="center"><b>86 NICHOLS ST                      Lot Size: .09 Acres                      Tax Assessment: \$14,800</b></p>								
<b>Item #</b>	<b>Name</b>	<b>Type</b>	<b>Property ID#</b>	<b>Matured Lien years</b>	<b>Total Due</b>	<b>Occupied</b>	<b>Condition</b>	<b>Zoning</b>
2)	Julia C Sprague	Land	00-007258	2015 - 2016	\$54,700.09	N/A	Density currently limits the site to no more than one dwelling unit, upon other zoning provisions being met	<b>NCB</b>
<b>This balance includes Special Tax Lien for Demo = \$53,242.36</b>								

84 WALNUT ST

Lot Size: .11 Acres

Tax Assessment: \$19,200

Item #	Name	Type	Property ID#	Matured Lien years	Total Due	Occupied	Condition	Zoning
3)	Cirrus Capital LLC	Land	00-008822	2014 - 2016	\$77,811.29	N/A	Density currently limits the site to no more than three dwelling units, upon other zoning provisions being met. Consideration should be given to combining this lot with 94 Howe St.	NCB

This balance includes Special Tax Lien for Demo = \$58,458.24

94 HOWE ST

Lot Size: .23 Acres

Tax Assessment: \$25,080

Item #	Name	Type	Property ID#	Matured Lien years	Total Due	Occupied	Condition	Zoning
4)	Cirrus Capital LLC	Land	00-002531	2014 - 2016	\$65,393.07	N/A	Density currently limits the site to no more than six dwelling units, upon other zoning provisions being met. Consideration should be given to combining this lot with 84 Walnut.	NCB

This balance includes Special Tax Lien for Demo = \$46,725.38

**115 SHAWMUT ST****Lot Size: .11 Acres****Tax Assessment: \$17,040**

Item #	Name	Type	Property ID#	Matured Lien years	Total Due	Occupied	Condition	Zoning
5)	Robert B Campbell	Land	00-003204	2016	\$36,016.03	N/A	Density currently limits the site to no more than three dwelling units, upon other zoning provisions being met	NCB

**This balance includes Special Tax Lien for Demo = \$31,998.78****264 LINCOLN ST****Lot Size: .13 Acres****Tax Assessment: \$14,640**

Item #	Name	Type	Property ID#	Matured Lien years	Total Due	Occupied	Condition	Zoning
6)	Eric V Rickards	Land	00-000719	2015 - 2016	\$14,309.43	N/A	Residential uses limited to multifamily; non single or two-family dwellings allowed. Non-residential uses are allowed, too. However, given small lots size, property will be challenging to develop. Small portion located in the 100-year floodzone.	M

**This balance includes Special Tax Lien for Demo = \$10,448.30**

227 LINCOLN ST

Lot Size: .11 Acres

Tax Assessment: \$18,000

Item #	Name	Type	Property ID#	Matured Lien years	Total Due	Occupied	Condition	Zoning
7)	Kenneth Sweet Sr	Land	00-004361	2014 - 2016	\$50,351.26	N/A	Density currently limits the site to no more than four dwelling units, upon other zoning provisions being met. Approximately, 3/4 of site in the 100-year floodzone. Residential development must be elevated. Non-residential must be flood proofed or elevated. Flood zone provisions may limit site to open space or non-residential development.	RF

**This balance includes Special Tax Lien for Demo = \$37,405.81**

175 STETSON RD

Lot Size: 1.56 Acres

Tax Assessment: \$25,680

Item #	Name	Type	Property ID#	Matured Lien years	Total Due	Occupied	Condition	Zoning
8)	Janet L Morin	Land	00-003490	2016	\$18,669.87	N/A	Single-family house lot.	SR

**This balance includes Special Tax Lien for Demo = \$13,797.06**

**INFORMATION ON SPECIFIC PROPERTY TO BE TAX ACQUIRED**

R	RURAL AGRICULTURAL	CB	COMMUNITY BUSINESS
LDR	LOW DENSITY RESIDENTIAL	HB	HIGHWAY BUSINESS
SR	SUBURBAN RESIDENTIAL	CV	CENTREVILLE
MDR	MEDIUM DENSITY RESIDENTIAL	OS	OFFICE SERVICE
RF	RIVERFRONT	I	INDUSTRIAL
NCA	NEIGHBORHOOD CONSERVATION "A"	UE	URBAN ENTERPRISE
NCB	NEIGHBORHOOD CONSERVATION "B"	M	MILL
OR	OFFICE RESIDENTIAL	RC	RESOURCE CONSERVATION
DR	DOWNTOWN RESIDENTAIL		
IO	INSTITUTIONAL OFFICE		

## INFORMATION ON SPECIFIC PROPERTY TO BE TAX ACQUIRED

1. **23 Howe St**, 00-010146

Owner: Steven Cobb

Zoning: NCB

### Assessing Department:

Property Description: Vacant Rectangular Lot

Lot Size: .11 Acres

Tax Assessment: \$ 17,040

### Treasury Department:

Real Estate Taxes:

FY2014	Principal: \$ 4,138.16	Net Due:	\$ 5,164.46
FY2015	Principal: \$ 5,191.57	Net Due:	\$ 6,100.79
FY2015.1	Principal: \$ 41,752.40	Net Due:	\$ 41,752.40 (Special Tax Lien)
FY2016	Principal: \$ 546.64	Net Due:	\$ 600.42
FY2017	Principal: \$ 552.66	Net Due:	\$ 574.06
FY2018	Principal: \$ 477.46	Net Due:	<u>\$ 484.05</u>
		Total:	\$ 54,676.18

### Utilities

Bill dates from 1/01/14 - 6/26/15      Net Due:      \$ 3,216.56  
(2 Liens - All matured)

**TOTAL DUE (taxes & utilities):      \$ 57,892.74**

The multiple letters and documents sent have yielded neither payments nor response from owner. We have been unable to connect with him by phone.

Last signature on certified mail of 30 day tax lien notice was on 05/30/2015.

All other documents sent to owner certified were unclaimed and resent regular mail.

Last payment Real Estate	\$ 392.00	4/17/14	COL Setoff Prog.
Utilities	\$ 354.76	4/04/14	Prior to Demo

### Fire Department:

### Code Enforcement:

Density currently limits the site to no more than three dwelling units, upon other zoning provisions being met.

### Public Works Department:

No utilities across property

RE00009894 HOWARD DANIEL L 101 SABATTUS ST	RE00009416 BLAIS SUZANNE 3 SHAWMUT ST	RE00005849 BANTON JENNIFER L 5 SHAWMUT ST	RE00000648 WEINBERG JAY M 7 SHAWMUT ST	RE00002298 WEBBER RICHARD S 21 SHAWMUT ST	RE00010350 SMCCLUSKEY JAMES 25 SHAWMUT ST	RE00002944 GMOITZO STEPHEN A II 37 SHAWMUT ST	RE00009994 BROOKS MISTY L 170 ASH ST
RE00002668 CREMONA JENNIFER L 97 SABATTUS ST							
RE00006624 MONGA KAMAL K 95 SABATTUS ST					RE00009043 ANUBIS PROPERTIES LLC 32 HOWE ST		
	RE00002976 METRO REAL ESTATE COMPANY 46 HOWE ST	RE00007365 NICKERSON DIANA L 20 HOWE ST	RE00000334 BOWDEN TROY A 28 HOWE ST	RE00001966 MONGA KAMAL K 30 HOWE ST		RE00002200 NICKERSON DIANA 34 HOWE ST	RE00007364 CAMIRE CORY L 38 HOWE ST
RE00004582 PENLEY HEIDI N 8 HOWE ST	RE00002978 HILL CHADD 12 HOWE ST						

*Howe St.*

RE00003189 KYLONEN RONALD E 7 HOWE ST	RE00002975 ABU AWEIS M 9 HOWE ST	RE00002516 V J C LLC 15 HOWE ST	RE00009088 GOVE BRUCE A 17 HOWE ST	RE00010146 COBB STEVEN 23 HOWE ST  Zoning: NCB	RE00007673 J & S 8 LLC 25 HOWE ST	
						RE00006192 FRYE SCHOOL HOUSING DEV INC 140 ASH ST
RE00006659 SNEE JAMES W JR 18 HORTON ST	RE00008450 M J L D PROPERTIES LLC 22 HORTON ST	RE00003160 PACKARD CARRIE 26 HORTON ST	RE00000982 AGOSSOU JOHN H 28 HORTON ST	RE00010439 DUCAL SIGNET INVESTMENTS INC 34 HORTON ST	RE00010419 INVESTMENT PROPERTIES LLC 32 HORTON ST	

*Horton St.*

RE00007136 ANUBIS PROPERTIES LLC 17 HORTON ST	RE00006076 CARENA EQUITY INVESTMENTS LLC 23 HORTON ST	RE00009607 ROMAN CATHOLIC BISHOP 46 BARTLETT ST	RE00005933 HORTON STREET LLC 45 HORTON ST	RE00002841 BROCHU PAUL L 134 ASH ST
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## Tax-Aquired Acquisition 23 Howe Street



February 2018

**INFORMATION ON SPECIFIC PROPERTY TO BE TAX ACQUIRED**

2. **86 Nichols St**, 00-007258

Owner: Julia Sprague

Zoning: NCB

**Assessing Department:**

Property Description: Vacant Rectangular Corner Lot

Lot Size: .09 Acres

Tax Assessment: \$ 14,800

**Treasury Department:**

Real Estate Taxes:

FY2015.1	Principal: \$ 53,242.36	Net Due:	\$ 53,242.36 (Special Tax Lien)
FY2016	Principal: \$ 483.19	Net Due:	\$ 529.89
FY2017	Principal: \$ 488.84	Net Due:	\$ 507.42
FY2018	Principal: \$ 414.70	Net Due:	<u>\$ 420.42</u>
		Total:	\$ 54,700.09

**Utilities**

No Balances Due

**TOTAL DUE (taxes):**            **\$ 54,700.09**

The multiple letters and documents sent have yielded neither payments nor response from owner. We have been unable to contact them by phone; there are no listed telephone numbers. Last signature on certified mail of special tax bill was on 02/09/2015. All other documents sent to owner certified were unclaimed and resent regular mail.

Last payment: Real Estate	\$ 576.77	11/07/16	COL Setoff Prog.
Utilities	\$ 3,934.90	03/08/13	

**Fire Department:**

**Code Enforcement:**

Density currently limits the site to no more than one dwelling unit, upon other zoning provisions being met

**Public Works Department:**

Corner lot, no utilities across property

RE00006842 BATES COLLEGE 84 BARDWELL ST	RE00004780 WALL LISA A 78 BARDWELL ST	RE00001861 BATES COLLEGE 74 BARDWELL ST
RE00006411 BATES COLLEGE 101 NICHOLS ST	RE00004812 CARON MAURICE 99 NICHOLS ST	RE00010607 BATES COLLEGE 50 VALE ST
		RE00006463 BATES COLLEGE 95 NICHOLS ST

RE00002795 DAY ANTHOULA L 68 BARDWELL ST	RE00004180 GOVINDASAMY SHIRLEY M 60 BARDWELL ST	RE00000072 SHORT MAPLES LLC 50 BARDWELL ST
RE00009966 BERTA WILLIAM A 85 NICHOLS ST	RE00002852 HALL ALEXANDER 77 NICHOLS ST	RE00002097 CHICOINE IVAN J 75 NICHOLS ST
RE00001361 DESROCHERS JOSEPH L 83 NICHOLS ST	RE00000071 SHORT MAPLES LLC 69 NICHOLS ST	RE00012964 SHORT MAPLES LLC 65 NICHOLS ST

Vale St.

Nichols St.

Nichols St.

RE00000324 BATES COLLEGE 104 NICHOLS ST	RE00003284 BATES COLLEGE 100 NICHOLS ST	RE00009641 BATES COLLEGE 94 NICHOLS ST
		RE00008285 BATES COLLEGE 34 VALE ST
RE00000584 BATES COLLEGE 125 WOOD ST	RE00000478 BATES COLLEGE 117 WOOD ST	RE00012688 BATES COLLEGE 30 VALE ST

RE00007258 SPRAGUE JULIA C 86 NICHOLS ST Zoning: NCB	RE00001659 CARR ROBERT A 78 NICHOLS ST	RE00001821 BENSON BRIAN 74 NICHOLS ST	RE00002660 GLADU WILLIAM B 72 NICHOLS ST	RE00001301 GLADU WILLIAM B 70 NICHOLS ST
RE00000069 WILLIE MOE ENTERTAINMENT INC 29 VALE ST				
RE000003170 FORD REGINALD N 111 WOOD ST	RE00001722 FRISBIE KEVIN D 105 WOOD ST	RE00012736 ATLANTIC REFINANCE LLC 99 WOOD ST	RE00008299 ME 2 EQUITY INVESTMENTS LLC 95 WOOD ST	

Vale St.

Wood St.

Wood St.

RE00006190 BATES COLLEGE 126 WOOD ST	RE00006304 BATES COLLEGE 116 WOOD ST
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RE00001953 SCHNEIDER INVESTMENT PROPERTIES LLC 112 WOOD ST	RE00001947 SCHNEIDER INVESTMENT PROPERTIES LLC 96 WOOD ST
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# Tax-Acquired Acquisition 86 Nichols Street



February 2018

## INFORMATION ON SPECIFIC PROPERTY TO BE TAX ACQUIRED

3. **84 Walnut St**, 00-008822

Owner: Cirrus Capital LLC

Zoning: NCB

### **Assessing Department:**

Property Description: Vacant Rectangular Corner Lot

Lot Size: .11 Acres

Tax Assessment: \$ 19,200

### **Treasury Department:**

Real Estate Taxes:

FY2014	Principal: \$ 5,053.88	Net Due:	\$ 6,282.50
FY2015	Principal: \$ 5,091.27	Net Due:	\$ 5,982.69
FY2016	Principal: \$5,228.13	Net Due:	\$ 5,803.43
FY2016.1	Principal: \$ 58,458.24	Net Due:	\$ 58,458.24 (Special Tax Lien)
FY2017	Principal: \$ 614.21	Net Due:	\$ 638.33
FY2018	Principal: \$ 537.98	Net Due:	<u>\$ 545.40</u>
		Total:	\$ 77,710.59

### **Utilities**

Bill dates from 4/08/15 – 4/06/16

Net Due: \$ 100.70

**TOTAL DUE (Taxes/Stormwater):** **\$ 77,811.29**

The multiple letters and documents sent have yielded neither payments nor response from owner. We have been unable to connect with them by phone.

Last signature on certified mail of 30 day tax lien notice was on 05/16/15. All other documents sent to owner certified were unclaimed and resent regular mail.

Last payment Real Estate	\$ 2,490.36	9/27/13	Cirrus Capital LLC
Utilities	\$ 80.10	4/06/16	

### **Fire Department:**

### **Code Enforcement:**

Density currently limits the site to no more than three dwelling units, upon other zoning provisions being met. Consideration should be given to combining this lot with 94 Howe St.

### **Public Works Department:**

Corner lot, no utilities across property

## INFORMATION ON SPECIFIC PROPERTY TO BE TAX ACQUIRED

4. **94 Howe St**, 00-002531

Owner: Cirrus Capital LLC

Zoning: NCB

### Assessing Department:

Property Description: Vacant Square Lot

Lot Size: .23 Acres

Tax Assessment: \$ 25,080

### Treasury Department:

#### Real Estate Taxes:

FY2014	Principal: \$ 3,323.97	Net Due:	\$ 4,126.65
FY2015	Principal: \$ 3,349.53	Net Due:	\$ 3,931.91
FY2016	Principal: \$ 3,437.81	Net Due:	\$ 3,813.67
FY2017	Principal: \$ 3,460.78	Net Due:	\$ 3,610.34
FY2018	Principal: \$ 702.74	Net Due:	\$ 712.44
FY2017.1	Principal: \$ 46,725.38	Net Due:	<u>\$ 46,725.38</u> (Special Tax Lien)
		Total:	\$ 62,920.39

### Utilities

Bill dates from 12/28/15 - 7/24/17 Net Due: \$ 2,472.68

(7 Liens - (3) Unmatured, (4) matured)

**TOTAL DUE (Taxes/Water/Sewer/Stormwater):** **\$ 65,393.07**

The multiple letters and documents sent have yielded neither payments nor response from owner. We have been unable to connect with them by phone.

Last signature on certified mail of 30 day tax lien notice was on 05/16/15. All other documents sent to owner certified were unclaimed and resent regular mail.

Last payment Real Estate	\$ 1,644.76	9/27/13	Cirrus Capital LLC
Utilities	\$ 491.13	3/17/15	

### Fire Department:

### Code Enforcement:

Density currently limits the site to no more than six dwelling units, upon other zoning provisions being met. Consideration should be given to combining this lot with 84 Walnut.

### Public Works Department:

No utilities across property

RE00003843 R L C INVESTMENTS LLC 167 PINE ST	RE00005365 FDSS PROPERTIES LLC 84 SHAWMUT ST	RE00003693 REDMOND GABRIEL J 102 WALNUT ST
RE00005951 SULLIVAN DEBRA 80 SHAWMUT ST	RE00012719 ABODE PROPERTY MANAGEMENT LLC 88 SHAWMUT ST	RE00004618 NATIONAL CAPITAL HOLDINGS LLC 98 WALNUT ST
RE00009104 ARENA EQUITY INVESTMENTS LLC 163 PINE ST		

RE00001846 ABODE PROPERTY MANAGEMENT LLC 101 WALNUT ST
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**Shawmut St.**

**Shawmut St.**

RE00006483 LEWISTON CITY OF 159 PINE ST	RE00010080 SAFE HOUSING ASSOCIATES LLC 81 SHAWMUT ST	RE00003037 ROSA RONALD M 94 WALNUT ST
RE00013391 155 PINE LEWISTON LLC 155 PINE ST	RE00000720 NATIONSTAR MORTGAGE LLC 85 SHAWMUT ST	RE00006036 CROY REAL ESTATE LLC 89 SHAWMUT ST
RE00007514 ARENA EQUITY INVESTMENTS LLC 153 PINE ST	RE00005431 MASOOD ARSHADI 88 HOWE ST	RE00002264 MECAP LLC 92 HOWE ST
RE00002634 LEWISTON CITY OF 149 PINE ST	RE00002531 CIRRUS CAPITAL LLC 94 HOWE ST Zoning: NCB	RE00008822 CIRRUS CAPITAL LLC 84 WALNUT ST Zoning: NCB
	RE00000636 CROY REAL ESTATE LLC 89 SHAWMUT ST	RE00006665 PEACH PROPERTIES LLC 93 SHAWMUT ST
		RE00009064 CROP DUSTING LLC 92 WALNUT ST

**Walnut St.**

RE00005208 DOUBLE EAGLE PROPERTIES LLC 91 WALNUT ST	RE00002207 DOUBLE EAGLE PROPERTIES LLC 105 SHAWMUT ST
RE00005342 DOUBLE EAGLE PROPERTIES LLC 89 WALNUT ST	RE00001941 DOUBLE EAGLE PROPERTIES LLC 110 HOWE ST

**Howe St.**

**Howe St.**

RE00008282 LEWISTON CITY OF 143 PINE ST	RE00010230 KIROUAC PROPERTIES LLC 87 HOWE ST	RE00003152 99 HOWE STREET LLC 93 HOWE ST	RE00005039 LYONS KELLY L 97 HOWE ST	RE00009089 WATKINS SEAN M 76 WALNUT ST
RE00013381 CONNOR MICHAEL J 141 PINE ST	RE00003091 KIROUAC PROPERTIES LLC 83 HOWE ST			

**Walnut St.**

RE00002378 UNIVERSAL EQUITY INVESTMENTS LLC 115 HOWE ST	
RE00000931 HAJI-ADEN MUSTAF M 73 WALNUT ST	
RE00004308 GREENPOINT PROPERTIES LLC 71 WALNUT ST	RE00007011 TIERNEY FRANCIS JOHN 110 HORTON ST
RE00009732 ST LAURENT ARLINE J 104 HORTON ST	

**Prince St.**

RE00009311 MOUSSA YASSIN R 137 PINE ST	RE00001146 DAVIS GLEN E 84 HORTON ST	RE00002066 BORK DANIEL L 86 HORTON ST	RE00006095 ABU MOHAMED 90 HORTON ST	RE00006664 ABU MOHAMED M 94 HORTON ST	RE00002994 PERRY NEAL M 72 WALNUT ST
RE00006724 CONNOR MICHAEL J 82 HORTON ST					RE00009164 A A B C O LLC 100 HORTON ST

# Tax-Acquired Acquisitions

## 94 Howe Street & 84 Walnut Street



February 2018

## INFORMATION ON SPECIFIC PROPERTY TO BE TAX ACQUIRED

5. **115 Shawmut St**, 00-003204

Owner: Robert B. Campbell

Zoning: NCB

### Assessing Department:

Property Description: Vacant Rectangular Lot

Lot Size: .11 Acres

Tax Assessment: \$ 17,040

### Treasury Department:

Real Estate Taxes:

FY2016.1	Principal: \$ 31,998.78	Net Due:	\$ 31,998.78 (Special Tax Lien)
FY2017	Principal: \$ 552.66	Net Due:	\$ 574.06
FY2018	Principal: \$ 477.46	Net Due:	<u>\$ 484.05</u>
		Total:	\$ 33,056.89

### Utilities

Bill dates from 9/17/13 – 1/31/18      Net Due:      \$ 2,959.14  
(7 Liens – (3) Unmatured, (4) matured)

**TOTAL DUE (Taxes & utilities): \$ 36,016.03**

The multiple letters and documents sent have yielded neither payments nor much response from owner. We have been unable to connect with him by phone.

Last signature on certified mail of 30 day tax lien notice was on 05/14/16. All other documents sent to owner certified were unclaimed and resent regular mail.

Last payment Real Estate	\$ 233.19	3/15/16	Corelogic Tax Svcs
Utilities	\$ 200.00	3/07/14	

### Fire Department:

### Code Enforcement:

Density currently limits the site to no more than three dwelling units, upon other zoning provisions being met.

### Public Works Department:

No utilities across property

Walnut St.

RE00001495  
MOUSSA YASSIN  
105 WALNUT ST

RE00010850  
ABODE PROPERTY MANAGEMENT LLC  
93 HOWARD ST

RE00003693  
REDMOND GABRIEL J  
102 WALNUT ST

RE00008083  
DOUBLE EAGLE PROPERTIES LLC  
108 SHAWMUT ST

RE00009609  
FIRLAND MANAGEMENT COLISEE LLC  
190 BIRCH ST

RE00001846  
ABODE PROPERTY MANAGEMENT LLC  
101 WALNUT ST

RE00010848  
LEWISTON CITY OF  
112 SHAWMUT ST

RE00004618  
NATIONAL CAPITAL HOLDINGS LLC  
98 WALNUT ST

Shawmut St.

RE00003037  
ROSA RONALD M  
94 WALNUT ST

RE00002207  
DOUBLE EAGLE PROPERTIES LLC  
105 SHAWMUT ST

RE00005208  
DOUBLE EAGLE PROPERTIES LLC  
91 WALNUT ST

RE00010087  
ROUNDY CURTIS T  
109 SHAWMUT ST

RE00006412  
HARRIS PATRICIA L  
117 SHAWMUT ST

RE00007525  
BOLDUC MELANIE A  
121 SHAWMUT ST

RE00009064  
CROFF DUSTING LLC  
92 WALNUT ST

RE00003204  
CAMPBELL ROBERT B  
115 SHAWMUT ST  
Zoning: NCB

RE00012969  
E F T REALTY LLC  
130 HOWE ST

Walnut St.

RE00005342  
DOUBLE EAGLE PROPERTIES LLC  
89 WALNUT ST

RE00009886  
DOUBLE EAGLE PROPERTIES LLC  
114 HOWE ST

RE00000959  
MESERVIER NICHOLAS J  
118 HOWE ST

RE00007524  
BOLDUC MELANIE A  
128 HOWE ST

RE00001941  
DOUBLE EAGLE PROPERTIES LLC  
110 HOWE ST

RE00005194  
COMMUNITY HOUSING OF MAINE INC  
126 HOWE ST

Howe St.

RE00009089  
WATKINS SEAN M  
76 WALNUT ST

RE00002378  
UNIVERSAL EQUITY INVESTMENTS LLC  
115 HOWE ST

RE00003483  
EMOND JOHN P  
117 HOWE ST

RE00010641  
ABDI ABDHAKIM S  
119 HOWE ST

RE00001021  
BONILLA JONATHAN VALE  
123 HOWE ST

RE00005338  
LACOSTE PROPERTIES LLC  
127 HOWE ST

# Tax-Acquired Acquisition 115 Shawmut Street



February 2018

## INFORMATION ON SPECIFIC PROPERTY TO BE TAX ACQUIRED

6. **264 Lincoln St.**, 00-000719      Owner: Eric V Rickards      Zoning: M

### Assessing Department:

Property Description: Vacant Parallelogram Lot      Lot Size: .13 Acres  
Tax Assessment: \$ 14,640

### Treasury Department:

#### Real Estate Taxes:

FY2015	Principal: \$ 919.62	Net Due:	\$ 1,070.86
FY2016	Principal: \$ 940.12	Net Due:	\$ 1,037.72
FY2017	Principal: \$ 484.28	Net Due:	\$ 502.66
FY2017.1	Principal: \$ 10,448.30	Net Due:	\$ 10,448.30 (Special Tax Lien)
FY2018	Principal: \$ 410.21	Net Due:	<u>\$ 415.87</u>
		Total:	\$ 13,475.41

#### Utilities

Bill dates from 9/25/13 – 1/15/03/2016      Net Due: \$ 834.02  
(1 Water Lien, 2 Sewer Lien, 2 Stormwater Liens – All matured)

**TOTAL DUE (taxes & utilities):**      **\$ 14,309.43**

The multiple letters and documents sent have yielded neither payments nor much response from owner. We have been unable to connect with him by phone.

Last signature on certified mail of 30 day tax lien notice was on 05/18/15. All other documents sent to owner certified were unclaimed and resent regular mail.

Last payment Real Estate	\$ 522.25	12/07/15	Eric V Rickards
Utilities	\$ 1,069.76	1/24/13	

### Fire Department:

### Code Enforcement:

Residential uses limited to multifamily; non single or two-family dwellings allowed. Non-residential uses are allowed, too. However, given small lots size, property will be challenging to develop. Small portion located in the 100-year floodzone.

### Public Works Department:

Sewer & water lines are close to back property line and should have easement.

RE00000450  
LEPAGE BAKERIES CEDAR STREET LLC  
85 CEDAR ST

RE00006563  
LEWISTON & AUBURN RAILROAD CO  
212 LINCOLN ST

RE00020403  
FRANKLIN PROPERTY TRUST LLC  
5 LINCOLN CIR

RE00006137  
LEWISTON & AUBURN RAILROAD CO  
11 LINCOLN CIRCLE

RE00020378  
FRANKLIN PROPERTY TRUST LLC  
21 LINCOLN TER

RE00020379  
FRANKLIN PROPERTY TRUST LLC  
11 LINCOLN DRIVE

Lincoln Terr. (Pe)

RE00001706  
URWIN ALBERT  
10 LINCOLN CIR

RE00008328  
POISSONNIER RICHARD  
5 LINCOLN DR

RE00000728  
LEWISTON & AUBURN RAILROAD CO  
9 LINCOLN DRIVE

RE00008766  
RICKER RICHARD  
11 LINCOLN DRIVE

RE00007076  
CHICKERING TANYA  
15 LINCOLN DR

RE00020368  
FRANKLIN PROPERTY TRUST LLC  
25 LINCOLN DR

RE00020367  
FRANKLIN PROPERTY TRUST LLC  
23 LINCOLN DR

RE00020366  
FRANKLIN PROPERTY TRUST LLC  
19 LINCOLN DR

RE00020406  
FRANKLIN PROPERTY TRUST LLC  
3 LINCOLN DR

RE00008328  
POISSONNIER RICHARD  
5 LINCOLN DR

RE00000729  
7 LINCOLN DR

RE00009037  
DUNN ROBERT V  
13 LINCOLN DRIVE

RE00020365  
FRANKLIN PROPERTY TRUST LLC  
15 LINCOLN DR

RE00007076  
CHICKERING TANYA  
15 LINCOLN DR

RE00007076  
CHICKERING TANYA  
15 LINCOLN DR

RE00003311  
MACDONALD KARIN  
1 LINCOLN DR

Lincoln Dr. (Pe)

RE00020399  
LEWISTON CITY OF  
256 LINCOLN ST

RE00020400  
LEWISTON CITY OF  
260 LINCOLN ST

RE00000719  
RICKARDS ERIC V  
264 LINCOLN ST  
Zoning: M

RE00003733  
FRANKLIN PROPERTY TRUST  
268 LINCOLN ST

RE00001410  
NEPTUNE JAMES F  
270 LINCOLN ST

RE00001410  
NEPTUNE JAMES F  
270 LINCOLN ST

RE00002116  
LOCKE BONNIE  
272 LINCOLN ST

RE00001410  
NEPTUNE JAMES F  
270 LINCOLN ST

RE000020381  
FRANKLIN PROPERTY TRUST LLC  
270 LINCOLN ST

RE00002116  
LOCKE BONNIE  
272 LINCOLN ST

Lincoln St.

Lincoln St.

Lincoln St.

RE00001118  
RAY CORPORATION  
253 LINCOLN ST

RE00008029  
DEGRAFF SHAWN C  
257 LINCOLN ST

RE00010345  
HOWHANNESIAN RALPH  
261 LINCOLN ST

RE00000199  
BRIDGES SHARON LISA  
263 LINCOLN ST

RE00008760  
TREMBLETT JEAN-MARIE  
265 LINCOLN ST

RE00004108  
WHITTIER ROBERT N  
271 LINCOLN ST

RE00020413  
253 LINCOLN ST

RE00003731  
FRANKLIN PROPERTY TRUST  
257 LINCOLN ST

RE00003737  
FRANKLIN PROPERTY TRUST  
261 LINCOLN ST

RE00020416  
FRANKLIN PROPERTY TRUST LLC  
263 LINCOLN ST

RE00000989  
POTVIN RITA  
267 LINCOLN ST

RE00013374  
FRANKLIN PROPERTY TRUST  
271 LINCOLN ST

RE00006204  
LEWISTON CITY OF  
152 OXFORD ST

RE00007018  
NATIONAL CAPITAL HOLDINGS LLC  
169 OXFORD ST

RE00003207  
HARRIS GEORGIA K  
78 RIVER ST

RE00020419  
FRANKLIN PROPERTY TRUST LLC  
78 RIVER ST

RE00010990  
TREMBLAY DONALD E  
267 1/2 LINCOLN ST REAR  
RE00011516  
TREMBLAY DONALD  
267 1/2 LINCOLN ST REAR

RE00020418  
FRANKLIN PROPERTY TRUST LLC  
70 RIVER ST

# Tax-Acquired Acquisition 264 Lincoln Street



February 2018

**INFORMATION ON SPECIFIC PROPERTY TO BE TAX ACQUIRED**

7. 227 Lincoln St, 00-004361      Owner: Kenneth Sweet Sr      Zoning: **RF**  
Property Description: Land – .11 Acres

**Assessing Department:**

Property Description: Vacant Rectangular Lot      Lot Size: .11 Acres  
Tax Assessment: \$ 18,000

**Treasury Department:**

Real Estate Taxes:

FY2014	Principal: \$ 2,501.16	Net Due:	\$ 3,101.26
FY2015	Principal: \$ 2,521.09	Net Due:	\$ 2,956.49
FY2016	Principal: \$ 2,586.26	Net Due:	\$ 2,867.24
FY2017.1	Principal: \$ 37,405.81	Net Due:	\$ 37,405.81 (Special Tax Lien)
FY2017	Principal: \$ 580.02	Net Due:	\$ 602.62
FY2018	Principal: \$ 504.36	Net Due:	<u>\$ 511.32</u>
		Total:	\$ 47,444.74

**Utilities**

Bill dates from 4/11/12 – 1/15/16      Net Due: \$ 2,906.52  
(4 Liens – All matured)

**TOTAL DUE (taxes & utilities): \$ 50,351.26**

Mr. Sweet states he has no interest in the property. He has signed for all the documents sent via certified mail regarding the tax liens against the property, reflecting his full knowledge of the liens and foreclosure dates.

Last payment Real Estate	\$ 1,148.17	3/06/13	Northeast Bank
Utilities	\$ 250.00	9/05/12	

**Fire Department:**

**Code Enforcement:**

Density currently limits the site to no more than four dwelling units, upon other zoning provisions being met. Approximately, 3/4 of site is in the 100-year floodzone. Residential development must be elevated. Non-residential must be flood proofed or elevated. Flood zone provisions may limit site to open space or non-residential development.

**Public Works Department:**

No utilities across property

RE00006563  
LEWISTON & AUBURN RAILROAD CO  
212 LINCOLN ST

RE00020402  
FRANKLIN PROPERTY TRUST LLC  
3 LINCOLN CIR

RE00008704  
ABBEY JESSICA LEE  
1 LINCOLN CIR

RE00020396  
FRANKLIN PROPERTY TRUST LLC  
246 LINCOLN ST

RE00020393  
FRANKLIN PROPERTY TRUST LLC  
232 LINCOLN ST

RE00020395  
FRANKLIN PROPERTY TRUST LLC  
236 LINCOLN ST

RE00009180  
BAZINET DOROTHY  
246 LINCOLN ST

RE00003732  
FRANKLIN PROPERTY TRUST  
230 LINCOLN ST

RE00020394  
FRANKLIN PROPERTY TRUST LLC  
234 LINCOLN ST

RE00008554  
BURNS GERALD C  
230 LINCOLN ST

RE00007177  
LEMIEUX DENNIS G  
232 LINCOLN ST

RE00009695  
BEAR DONNA M  
235 LINCOLN ST

RE00005944  
LEMAY NORMAN A  
234 LINCOLN ST

*Lincoln St.*

<p>RE00012853 HOPE HAVEN GOSPEL MISSION INC 59 CEDAR ST</p>	<p>RE00005794 R L REALTY 221 LINCOLN ST</p>	<p>RE00008856 R L REALTY 225 LINCOLN ST</p>	<p>RE00004361 SWEET KENNETH SR 227 LINCOLN ST Zoning: RF</p>	<p>RE00006513 INVESTMENT PROPERTIES LLC 231 LINCOLN ST</p>	<p>RE000010180 GAUTHIER DENISE C 215 LINCOLN ST</p> <p>RE00000573 GAUTHIER DENISE C 243 LINCOLN ST</p> <p>RE00020409 FRANKLIN PROPERTY TRUST LLC 235 LINCOLN ST</p> <p>RE000020410 FRANKLIN PROPERTY TRUST LLC 243 LINCOLN ST</p>
<p>RE00002515 HOPE HAVEN GOSPEL MISSION INC 49 CEDAR ST</p>	<p>RE00001556 R L REALTY 124 OXFORD ST REAR</p>	<p>RE00003712 LE CLUB PASSE TEMPS INC 128 OXFORD ST REAR</p>	<p>RE00008826 COMMUNITY CONCEPTS INCORPORATED 130 OXFORD ST</p>	<p>RE00007782 REPANIER SCOTT GR &amp; G MANAGEMENT LLC 136 OXFORD ST</p>	<p>RE00003214 L CR &amp; G MANAGEMENT LLC 142 OXFORD ST</p> <p>RE00008493 L CR &amp; G MANAGEMENT LLC 146 OXFORD ST</p>
<p>RE00005787 LE PASSE TEMPS INCORPORATED 45 CEDAR ST</p>	<p>RE00003779 P R S L REALTY INCORPORATED 122 OXFORD ST</p>	<p>RE00007660 M &amp; G ENTERPRISES 128 OXFORD ST</p>			
<p>RE00007209 CEDAR RIVER LLC 43 CEDAR ST</p>					

*Oxford St.*

<p>RE00007423 CEDAR RIVER LLC 2 RIVER ST</p>	<p>RE00000503 KING MATTHEW C 119 OXFORD ST</p>	<p>RE00007542 CLUB LE PASSE-TEMPS INC 127 OXFORD ST</p>	<p>RE00007161 M &amp; G ENTERPRISES 135 OXFORD ST</p>	<p>RE00013797 BAILBROOK PROPERTIES LLC 143 OXFORD ST</p>
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# Tax-Acquired Acquisition 227 Lincoln Street



February 2018

**INFORMATION ON SPECIFIC PROPERTY TO BE TAX ACQUIRED**

8. **175 Stetson Rd**, 00-003490      Owner: Janet L Morin      Zoning **SR**

**Assessing Department:**

Property Description: Vacant Irregular Shaped Lot      Lot Size: 1.56 Acres  
Tax Assessment: \$ 25,680

**Treasury Department:**

**Real Estate Taxes:**

FY2016	Principal: \$ 1,108.37	Net Due:	\$ 1,226.71
FY2017	Principal: \$ 2,204.19	Net Due:	\$ 2,298.37
FY2018	Principal: \$ 719.55	Net Due:	\$ 729.48
FY2017.1	Principal: \$ 13,797.06	Net Due:	\$ <u>13,797.06</u> (Special Tax Lien)
		Total:	\$ 18,051.62

**Utilities**

Bill dates from 10/22/13 - 5/03/2017      Net Due:      \$ 618.25  
(4 Stormwater Liens - (2) Unmatured, (2) matured)

**TOTAL DUE (Taxes/Stormwater):      \$ 18,669.87**

The multiple letters and documents sent have yielded neither payments nor response from owner. We have been unable to connect with them by phone.

Last signature on certified mail of 30 day tax lien notice was on 05/18/16. All other documents sent to owner certified were unclaimed and resent regular mail.

Last payment Real Estate	\$ 1,026.38	8/31/15	Wells Fargo Tax Svcs
Utilities	\$ 58.10	11/04/13	

**Fire Department:**

**Code Enforcement:**

Single-family house lot.

**Public Works Department:**

No utilities across property

RE00005465  
MILLER PETER R  
142 STETSON RD

IURCOTTE MARK D  
738 COLLEGE ST

RE00010918  
GOULET GEORGE  
164 STETSON RD

RE00008460  
LESSARD JEANNE R  
164 STETSON RD

RE00014098  
CLARK RAYMOND L  
180 STETSON RD

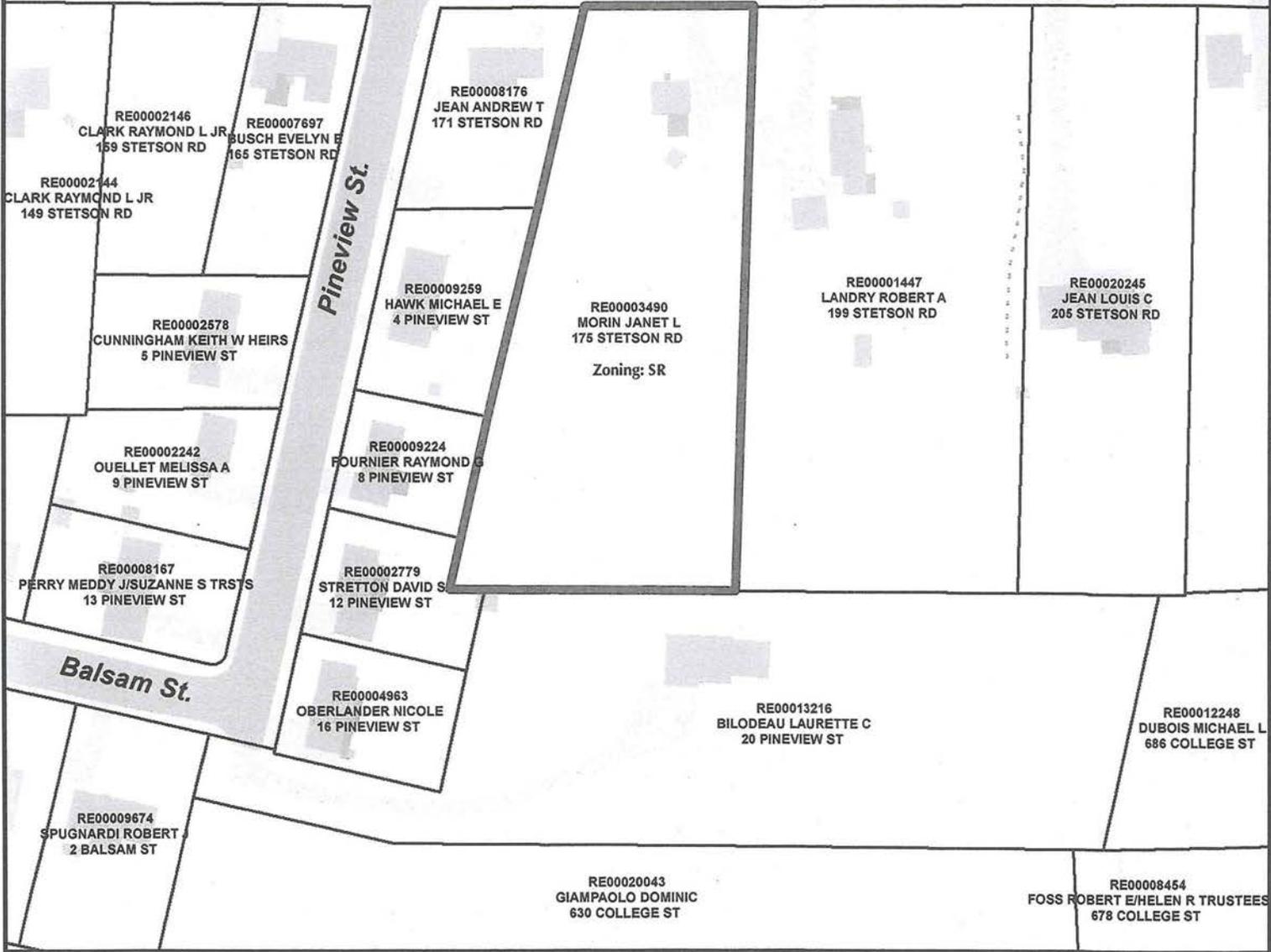
RE00007256  
MORIN FAMILY PARTNERSHIP  
192 STETSON RD

RE00007255  
MORIN FAMILY PARTNERSHIP  
206 STETSON RD

RE00014097  
MCEACHERN JAYNA  
190 STETSON RD

Stetson Rd.

Stetson Rd.



# Tax-Aquired Acquisition 175 Stetson Road

February 2018

# LEWISTON CITY COUNCIL

MEETING OF MARCH 6, 2018

AGENDA INFORMATION SHEET:

AGENDA ITEM NO. 6

**SUBJECT:**

Order Authorizing the Public Works Department to post roadways prohibiting vehicles with a gross vehicle weight greater than 23,000 pounds from traveling on certain roads at the discretion of the Public Works Director.

**INFORMATION:**

The Public Works Department is requesting authorization to post certain roads prohibiting vehicles having a gross vehicle weight of over 23,000 pounds. This action is necessary in order to prevent damage to the base and pavement of the roads during the spring thaw. This is a standard practice that most municipalities conduct each spring.

Approval is recommended.

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

The City Administrator recommends approval of the requested action.

*ETAB/kmm*

**REQUESTED ACTION:**

1	2	3	4	5	6	7	M
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To approve the Order authorizing the Public Works Department to post roadways prohibiting vehicles with a gross vehicle weight greater than 23,000 pounds from traveling on certain roads at the discretion of the Public Works Director.



## PUBLIC WORKS DEPARTMENT

David A. Jones, P.E., Director

**TO:** Ed Barrett, City Administrator

**Date:** February 21, 2018

**SUBJECT:** Weight Limit Road Postings

The Department of Public Works is requesting that the Lewiston City Council authorize the posting of the following roads to prohibit vehicles having a gross weight greater than 23,000 pounds. The proposed posting would be from March 7, 2018 to May 1, 2018; however, exceptions could be made if road conditions are favorable and on a case by case basis by the Director of Public Works or his designee. In addition, the posting could potentially be lifted earlier if weather and road conditions permit.

These postings are intended to prevent damage to the road base and pavement during the critical period when the frost is thawing from the road base. Historically, this period is when the roads are the most susceptible to damage from heavy weight traffic. The streets and roadways designated for the weight limit postings are those with an open ditch drainage system and no under drains. The thirteen roads proposed for posting are as follows:

- Ferry Road – From Cottage Road to River Road
- River Road – From Ferry Road to the Solid Waste Facility
- Dyer Road – From Lisbon Road to Ferry Road
- Pinewoods Road - From Ferry Road to Town Line
- Gayton Road – From Lisbon Road to Town Line
- Webster Road – From Old Lisbon Road to Crowley Road
- Merrill Road from College Road to Main Street
- Sleeper Road – From Merrill Road to Town Line
- Randall Road – From Sunrise Lane to Grove Street
- Grove Street – From Randall Road to Town Line
- Old Greene Road – From North Temple Street to Town Line
- No Name Pond Road – From Old Greene Road to Town Line
- Pond Road – From Cherrywood Drive to No Name Pond Road

Exempted vehicles would be all vehicles or combination of vehicles 23,000 pounds or less, emergency response vehicles, school buses, fuel delivery trucks, State or municipal highway maintenance vehicles, or authorized vehicles under the direction of a public jurisdiction engaged in emergency maintenance of a public highway.

This posting is in accordance with Lewiston City Ordinance 70-100.



**COUNCIL ORDER**

**Order,** Authorizing the Public Works Department to Prohibit Vehicles with a Gross Weight Greater than 23,000 Pounds from Certain Roads for the Period from March 7, 2018 to May 1, 2018.

Whereas, this road posting is intended to prevent damage to road base and pavement during the critical period when the frost is thawing from the road base; and

Whereas, historically, this period is when the roads are the most susceptible to damage from heavy weight traffic; and

Whereas, the streets and roadways designated for weight limit posting are those with an open ditch drainage system and no underdrains; and

Whereas, the thirteen roads proposed for posting are as follows:

- Ferry Road – From Cottage Road to River Road
- River Road – From Ferry Road to the Solid Waste Facility
- Dyer Road – From Lisbon Road to Ferry Road
- Pinewoods Road - From Ferry Road to Town Line
- Gayton Road – From Lisbon Road to Town Line
- Webster Road – From Old Lisbon Road to Crowley Road
- Merrill Road from College Road to Main Street
- Sleeper Road – From Merrill Road to Town Line
- Randall Road – From Sunrise Lane to Grove Street
- Grove Street – From Randall Road to Town Line
- Old Greene Road – From North Temple Street to Town Line
- No Name Pond Road – From Old Greene Road to Town Line
- Pond Road – From Cherrywood Drive to No Name Pond Road; and

Whereas, all vehicles or combination of vehicles 23,000 pounds or less, emergency response vehicles, school buses, fuel delivery trucks, State or municipal highway maintenance vehicles or authorized vehicles under the direction of a public jurisdiction engaged in emergency maintenance of a public highway would be exempted from this limitation; and

Whereas, this posting is in accordance with Lewiston City Ordinance 70-100.

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

The Public Works Department is hereby authorized to post the streets identified above for weight limits through the spring thaw period beginning March 7, 2018 and ending May 1, 2018.