

CITY OF LEWISTON

CITY COUNCIL

MARCH 23, 2010

SPECIAL MEETING HELD IN THE COUNCIL ROOM AT 6:00 P.M.

THE HONORABLE LAURENT F. GILBERT, SR., MAYOR, PRESIDING.

PRESENT: Mayor Gilbert, Councilors Butler, Bernier, Poulin, Jean, O'Connell, and Cayer. City Administrator Edward Barrett, and City Clerk Kathleen Montejo. Absent/Excused: Councilor Morgan

Pledge of Allegiance to the Flag.
Moment of Silence.

**EXECUTIVE SESSION TO DISCUSS REAL ESTATE NEGOTIATIONS OF WHICH
THE PREMATURE DISCLOSURE OF THE INFORMATION WOULD PREJUDICE
THE COMPETITIVE BARGAINING POSITION OF THE CITY**

VOTE (1-2010)

Motion by Councilor Cayer, seconded by Councilor Jean:

To enter into Executive Session, pursuant to MRSA Title 1, Section 405 (6) (c), to discuss Real Estate Negotiations, of which the premature disclosure of the information would prejudice the competitive bargaining position of the City. Passed - Vote 6-0

Executive Session began at 6:03pm and ended at 6:13pm.

**APPROVAL OF ORDER AUTHORIZING THE ACQUISITION OF
RAILROAD ALLEY**

VOTE (2-2010)

Motion by Councilor Butler, seconded by Councilor Jean:

To approve the Order Authorizing the Acquisition of Railroad Alley:

Whereas, the City of Lewiston has contracted to build the Lincoln Street Parking Garage in the southwest portion of what is currently the Bates Mill No. 5 surface parking lot; and

Whereas, survey work conducted during the design of the garage identified Railroad Alley as an approximately 8,900 s.f. public egress easement bounded on all sides by City owned land; and

Whereas, Railroad Alley is included within the building footprint of the garage; and

Whereas, this change of use from public egress to parking necessitates fee simple ownership of Railroad Alley for construction of the garage to occur; and

Whereas, Lewiston’s Planning Board made City ownership of Railroad Alley a Condition of Approval for construction of the garage; and

Whereas, it has been determined that Franklin Property Trust LLC is the current owner of record of Railroad Alley; and

Whereas, Franklin Property Trust LLC has agreed to sell Railroad Alley to the City of Lewiston for ten dollars per square foot; and

Whereas, the funds for this acquisition will be paid by the bond authorized by the City Council for construction of the garage;

Now, therefore, Be It Ordered by the City Council of the City of Lewiston that acquisition of Railroad Alley is hereby approved and the City Administrator is authorized to execute the Purchase and Sale Agreement and other documents necessary to complete the transaction.

Passed - Vote 5-1 (Councilor Bernier opposed)

APPROVAL OF ORDER AUTHORIZING IMPLEMENTATION OF THE FY2011 CIP PROJECT – SEWER LINE SLIP LINING – LISBON STREET TO LINCOLN STREET

VOTE (3-2010)

Motion by Councilor Butler, seconded by Councilor Jean:

To approve the Order authorizing implementation of FY2011 CIP Project – Sewer Line Slip Lining – Lisbon Street to Lincoln Street:

Whereas, a 48 inch brick sewer constructed about 1850 transports combined sewerage flow and stormwater runoff from the downtown area beneath buildings, roads and a canal from Lisbon St to Lincoln St; and

Whereas, a \$650,000 project to line and strengthen this sewer line has long been planned and is included in the FY2011 Capital Improvement Program; and

Whereas, the recent preconstruction meeting for the parking garage reaffirmed concerns for the protection of the sewer line; and

Whereas, the lining of the sewer can be completed this summer simultaneous to the parking garage construction if the pipe is ordered now and a contract is issued soon (a 12 week lead time to obtain the pipe materials is anticipated), and it makes sense to complete the lining before heavy loads from the work to install steel on the garage commences; and

Whereas, current schedule for approval of the 2011 CIP projects in May would not allow the completion of the project before the parking garage steel installation is planned to be performed;

Now, therefore, be it Ordered By the City Council of the City of Lewiston that the FY2011 CIP

Project -- Sewer Line Slip Lining – Lisbon Street to Lincoln Street \$650,000 (Sewer Enterprise Fund) is approved and authorized to begin immediately.

Passed - Vote 5-1 (Councilor Bernier opposed)

VOTE (4-2010)

Motion by Councilor Jean, second by Councilor Poulin:

To adjourn the special meeting at 6:32P.M. and to continue with a workshop session.

Passed - Vote 6-0

A true record, Attest:

Kathleen M. Montejo, MMC
City Clerk
Lewiston, Maine