

LEWISTON CITY COUNCIL WORKSHOP AND SPECIAL MEETING AGENDA
CITY COUNCIL CHAMBERS, CITY HALL
TUESDAY, NOVEMBER 13, 2018

6:00 p.m. Workshop

Pledge of Allegiance to the Flag.

WORKSHOP

1. CommUNITY Collaboration Update
2. Reallocation of Bond Funds – Lewiston School Department
3. Reallocation of Funds – Auburn Lewiston Airport
4. Potential Grant – John T. Gorman Foundation
5. Avesta Housing Proposal

SPECIAL MEETING

Immediately following workshop

- ES-1. Executive Session regarding a Legal Matter.
- ES-2. Executive Session pursuant to MRSA Title 1, section 405 (6)(c) to discuss an Economic Development issue of which the premature disclosure of the information would prejudice the competitive bargaining position of the City.
- * 1. To Act on Marijuana Caregiver License Application.

LEWISTON CITY COUNCIL
WORKSHOP AGENDA
TUESDAY, NOVEMBER 13, 2018
6:00 PM

1. CommUNITY Collaboration Update

Catherine Ryder from Tri-County Mental Health will be present to update the Council on the work of the CommUNITY Collaborative regarding the opioid issue.

2. Reallocation of Bond Funds – Lewiston School Department

The School Committee is requesting that up to \$25,000 in unused LCIP funds for paving at the High School be reallocated to continue the architectural work on the proposed visual and performing arts wing at LHS. See attached information from the School Superintendent.

3. Reallocation of Funds – Auburn Lewiston Airport

Lewiston and Auburn are jointly funding the Airport's purchase of a large tractor. Each City is providing \$200,000 toward the purchase. The tractor has been purchased at a considerably lower cost than was anticipated. As a result, the Airport is requesting that the unused portion of the City's bond authorization for the tractor be transfer for other capital purposes. Please see the attached information.

4. Potential Grant – John T. Gorman Foundation

The John T. Gorman Foundation would like to grant the City \$100,000 to support early action activities for the Choice Neighborhood Program in the tree street neighborhood for a number of purposes including adding street trees, additional holiday lighting for Kennedy Park, and possibly a porch lighting program. Of this amount, \$40,000 would be to develop a smart infrastructure strategy for the area. Smart infrastructure could include items such as the next phase of activating the capabilities of the LED street lighting to be installed this winter; expanding broadband access with the potential for free wi-fi; video monitoring, gunshot detection, traffic signal automation, and other possibilities. See attached information from Misty Parker.

5. Avesta Housing Proposal

Avesta Housing is working toward the development of a 35 unit mixed income housing development on 82 Pine Street and 111 Blake Street. Avesta would like to present this project to the City Council, discuss a possible contract rezoning allowing for increased density and reduced parking requirements, and financial assistance through an affordable housing TIF and HOME funds. See attached information from Misty Parker.

6. Executive Session – Legal Issue

7. Executive Session – Economic Development

November 8, 2018

To: Lewiston City Council

c: Visual and Performing Arts Building Committee and Lewiston School Committee.

From: Superintendent Bill Webster

Re: Request for \$25,000 LCIP Reallocation

Approximately one year ago the Lewiston School Committee and the Lewiston City Council approved a reallocation of \$60,000 from a LHS paving LCIP to fund architectural services for a visual and performing arts center at Lewiston High School. This concept work was completed in May and was initially thought to form the basis for a possible referendum vote in November 2019 or 2020.

Now, perhaps, the landscape has changed somewhat on three fronts. First, the bids on the paving project, even with additional LCIP funding, came in way over budget, and the project was scaled back, resulting in keeping the basic configuration of the lot unchanged and adding 45 spaces. Second, there was a joint dinner meeting between the School Committee and the Council where one of the topics covered was the Council's keen interest in continuing to reduce the City's debt levels. Three, the School Committee hired TRC to perform a security review of each Lewiston school, and they have made specific recommendations not presently incorporated in the VPA concept plan.

The VPA Building Committee, which the School Committee authorized last March, has considered the above and raised these questions:

1. Can the classroom wing be accommodated as is after the revised parking expansion was added this summer?
2. Can we broaden the scope of the project, without adding cost, to meet more needs at Lewiston High School and to increase community support?
3. The concept plan should be updated to include the needed elevator and entrance security enhancements.

The architects, Lavallee Brensinger, presented a proposal to complete this work that would not exceed \$25,000. Their cost projection also includes contracting for a formal cost estimate and everything necessary to prepare for the Lewiston School Committee and City Council consideration of a proposal to take this project to voters.

The VPA Building Committee on October 25th and the School Committee on October 29th passed resolutions to recommend the reallocation of up to \$25,000 from the LHS paving LCIP to fund additional architectural services for the expansion of Lewiston High School including the visual and performing arts space. City Council approval of this request is respectfully requested.



Finance Department

Heather Hunter
Director of Finance/Treasurer
hhunter@lewistonmaine.gov



TO: Mayor Shane D. Bouchard
And Members of the City Council

FROM: Heather Hunter, Finance Director

SUBJECT: **Auburn-Lewiston Airport Surplus Funds Transfer**

DATE: November 8, 2018

During the FY19 budget deliberations, the City Council approved \$150,000 to purchase a new John Deere 6215 tractor for the A-L Airport. The City funded our portion of the total \$300,000 estimated cost from fund balance. The actual acquisition cost of the tractor totaled \$239,000, producing a surplus of \$61,000.

Since the adoption of the fund balance policy and Administration's annual recommended use of varying amounts to fund one time capital items and repairs, Administration has been fairly strict that surplus funds arising from those targeted purchases lapse back to fund balance to be reprogramed. Having said that, the Airport Board at the recommendation of the Airport Director is respectfully requesting to use \$42,000 of the \$61,000 surplus to purchase two additional pieces of equipment.

In recent years, the Airport has received criticism from users of the facility about their ability to clear snow in a timely and effective manner. Similar to the City, the Airport has staffing challenges when it comes to large, slow-moving storms. The Director has the additional burden of antiquated and ineffective snow equipment. The tractor purchase begins to address that problem. The Director is also recommending the purchase of a V-Plow for one of the pick-up trucks at \$6,000 and a compact tractor to better facilitate the clearing of small ramps, sidewalks, and areas immediately surrounding buildings and structures. The compact tractor has an estimated cost of \$36,000.

The Airport Board is recommending approval recognizing it's "off-cycle" timing for these capital requests in order to better address snow clearing this winter to improve customer service.

Economic and Community Development

Misty Parker

Economic Development Manager



To: Honorable Mayor and Members of the City Council
From: Misty Parker
RE: John T. Gorman Foundation Early Action Activities Grant
Date: November 7, 2018

The John T. Gorman Foundation (JTG) has been a committed partner to the City's Choice Neighborhood planning work. As part of their continued commitment, they have invited the City to apply for an end of year grant in the amount of \$125,000 to support early action activities and supplemental planning efforts in the Tree Street neighborhood.

Based on public feedback from our fall pop-up forums, residents ranked lighting as the number one improvement they feel could help with neighborhood safety. Through this funding, we plan to explore potential lighting additions to improve safety in the neighborhood. Two key ideas to light up the Tree Street neighborhood are to add fun accent lighting to Kennedy Park and pilot a porch light project. We are working with public works to explore additional lighting opportunities in and around Kennedy Park for the Holidays and winter season. There are many challenges to adding lighting given the existing infrastructure within the park, so other opportunities may need to be explored. The Healthy Neighborhoods neighborhood development team will also explore with the City the possibility of developing a porch light program to help building owners install and maintain low-energy, high-output lights that come on automatically at dusk and go off at dawn. These types of programs have been successful in other cities in improving safety in poorly lit neighborhoods.

Our early assessment work identified that only 8% of the Tree Street neighborhood has a tree canopy. Funding from this grant will add additional street trees within the neighborhood. We will work with the City Arborist to identify locations for additional trees and work with property owners toward agreements to plant trees outside of the right of way when necessary.

Lastly, \$40,000 in funding will also be used to contract with a consultant to develop a smart infrastructure strategy for the downtown neighborhood exploring how smart infrastructure can assist public health, digital equity, and public safety. We estimate that adding an additional \$20,000 in city funds would allow the strategy to be expanded to include the entire city. The city already has some existing capabilities embedded within our infrastructure, including the LED street lights upgrade project and the smart water meter project, both of which will begin soon. The consultant would work with city departments to develop a strategy for building off our existing assets to incrementally upgrade our infrastructure technology.

IMPROVE LIGHTING IN THE TREE STREETS

PILOT A PORCH LIGHT PROGRAM

Residents expressed the need for improved lighting in the neighborhood, and prioritized it during the public input process, as dark abandoned lots tend to become hot spots for illicit activities. Given the great expense of pedestrian-scale neighborhood lighting, a lower-cost option, of providing porch or exterior lights to interested residents or landlords, should be explored to improve the nightscape in the neighborhood.

These improvements are best pursued through providing financial assistance to homeowners to install pedestrian-scale street lamps in front setback or lawn areas or to affix wall-mounted lights to the building facade. The program can encourage those that already have porch lighting to keep them on by providing free energy efficient bulbs in exchange for keeping them on at night, or install photo sensors that automatically turn on at dusk and dawn. This additional lighting can provide a grassroots low cost approach to improving public safety by adding more light at night.

LIGHT UP KENNEDY PARK FOR THE SEASON

Public input also expressed an interest in more creative ways to illuminate the neighborhood. As an early action item, provide more whimsical lighting in Kennedy Park over the winter months. This can range from larger lights in the trees, or something more creative as in the images from other cities below.



Residents ranked lighting as the number 1 improvement to improve neighborhood safety during the public pop ups.

Precedent: Dover Lights On Dover Strong

The campaign, in Dover, Delaware, provides residents with lighting for their front porches as well as flood lights to illuminate their back yards. The "Lights-On" program distributes free energy-efficient LED light bulbs to be installed in front porch lighting fixtures. The bulbs have a built-in sensor that detects changes in sunlight and automatically switches the light on as dusk approaches and turns them off at dawn. Back yard illumination is also provided by LED flood lights equipped with motion detectors. Because they are solar powered, they can be placed anywhere each family needs them, and as they employ batteries they do not have to be hard-wired into the home's electrical system.



Economic and Community Development

Misty Parker

Economic Development Manager



To: Honorable Mayor and Members of the City Council
From: Misty Parker
RE: Avesta Housing Proposal for 82 Pine St and 111 Blake St
Date: November 8, 2018

Avesta Housing is proposing to develop a 35 unit mixed income housing development at 82 Pine St and 111 Blake St. Of the 35 units proposed, Avesta plans to build 15 one bedroom units, 14 two bedroom units, and 6 three bedroom units; seven units are anticipated to be market rate and twenty-eight would be income restricted to 50% and 60% of Area Median Income. Twenty-five parking spaces would be built on the property and additional parking at the Oak Street garage (approximately 875' from the site) would be utilized.

The total project cost is estimated at \$7 million. Avesta has applied for Low Income Housing Tax Credits (LIHTC) through Maine Housing and funding through the Federal Home Loan Bank of Boston to support the project. If successful with both applications, additional funding will still be required to fill a gap in the development budget and cover operating expenses for the project. Avesta is requesting a 50% Affordable Housing TIF for a term of 20 years as well as \$325,000 in HOME funds to help support the development costs and operation of the project. Avesta will also be seeking a contract rezone to increase density on this site. They are working with Planning & Code on the zoning and will be before the Council at a later date to discuss the contract rezone petition.

At this time, Avesta would like to introduce the project to the Council and discuss the need for public assistance to support the project.

LEWISTON CITY COUNCIL

MEETING OF NOVEMBER 13, 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.

EAB/kmm

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 NOVEMBER 13, 2018

AGENDA INFORMATION SHEET:

AGENDA ITEM NO. ES-2

SUBJECT:

Executive Session pursuant to MRSA Title 1, section 405 (6) (c) to discuss an Economic Development issue 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:

State statutes define the purposes for entering into an executive session.

EAB/llmm

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 an Economic Development issue of which the premature disclosure of the information would prejudice the competitive bargaining position of the City.