

CITY OF LEWISTON

CITY COUNCIL

FEBRUARY 20, 2001

REGULAR MEETING HELD IN THE COUNCIL ROOM AT 7:00PM

THE HONORABLE KAILEIGH A. TARA, MAYOR, PRESIDING.

PRESENT: Councilors Gousse, Bernier, Carignan, Jean, Samson, Bilodeau, Adams, City Administrator Bogdan Vitas, Jr., Assistant City Administrator Phil Nadeau, City Clerk Kathleen Montejo and Student Representative Marc Moreau.

Pledge of Allegiance to the Flag.
Moment of Silence.

Committee Appointments

The Mayor announced the following appointments to the Council's Housing subcommittee: Ken St. Amand, Jim Dowling and Sue Martin.

Council President Bilodeau also announced that she is appointing Councilor Gousse to the Housing subcommittee.

Resolution for Maine Music Society's 10th Anniversary
Mayor Tara presented a Resolution to representatives of the Maine Music Society. The Resolution recognized and commended the organization for their work in the Lewiston/Auburn area.

VOTE (1)

Motion by Councilor Carignan, seconded by Councilor Gousse:

To dispense with the reading of the minutes of the February 6, 2001, meeting and to accept and place them on file as prepared by the City Clerk. Passed - Vote 7-0

TAX INCREMENT FINANCING DISTRICT AND DEVELOPMENT ASSISTANCE AGREEMENT FOR LEWISTON SUN JOURNAL AND C'S INC.

Development Director Greg Mitchell made a presentation to Council. James Costello, Jr. of the Lewiston Sun-Journal also made a brief presentation regarding the proposed renovations of the newspaper's facility. An abutter, Mr. Paul Cote, spoke in support of the proposed expansion.

VOTE (2)

Motion by Councilor Bilodeau, seconded by Councilor Adams:

To approve the establishment of a tax increment financing district for the Lewiston Sun-Journal and C's Inc., and to authorize the City Administrator to execute the attached Development Assistance Agreement. Passed - Vote 7-0

**CONTINUATION OF PUBLIC HEARING FOR LEPAGE BAKERIES TAX
INCREMENT FINANCING DISTRICT**

VOTE (3)

Motion by Councilor Carignan, seconded by Councilor Bilodeau:

To continue the public hearing regarding the Tax Increment Financing (TIF) District for the LePage Bakeries, Inc. and B. L. Holdings, LLC, Project to the March 6, 2001 City Council meeting. Passed - Vote 7-0

FISCAL YEAR 2002 CAPITAL IMPROVEMENT PROGRAM

Finance Director Richard Metivier presented a powerpoint computer presentation regarding the LCIP. Councilors asked questions about the various projects. It was noted the LCIP is a capital improvement planning tool and that each project will need to be approved separately by Council at a later date.

VOTE (4)

Motion by Councilor Samson, seconded by Councilor Adams:

That pursuant to Article VI, Section 6.07 (d) of the City Charter, the City Council hereby adopts the 2002 Capital Improvement Program, as prepared by the City Administrator.

<u>DEPARTMENT/PROJECT</u>	<u>CITY COST</u>
AIRPORT	
Extend Existing Security Fence by approx. 6,000 LF	\$ 4,000.
Structural Renovation of Hangar #1	100,000.
Tie Floor Drain in Hanger #3 into Sewer System after adding Oil/Water Separator	7,500.
Design, EA, Obstruction Analysis & Construction of Culvert off Runway 22	16,250.
Acquire Land/Avigation Easements to Protect Airspace and/or Light Obstructions to Protected Airspace	19,500.
DEVELOPMENT	
Acquisition/Demolition	500,000.
Downtown Courthouse Plaza - Open Space Improvements	300,000.
Downtown Sidewalks & Lighting Improvements	100,000.
Housing/Revolving Loan Fund	100,000.
EMERGENCY 9-1-1	
Computer System Replacement	65,000.
FINANCE	
Software Upgrades (City Financial System)	150,000.

FIRE

Apparatus Replacement (Replace 1981 Continental Pumper)	317,000.
Vehicle Replacement (Replace Fire Chief's 1988 Ford Taurus Station Wagon w/a GMC Jimmy or equivalent)	22,000.
Preemption Upgrade (Phase 2)	29,000.

LIBRARY

Window Weatherization & Lead Paint Abatement	40,600.
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LMRC

LMRC 1: Boiler Plant - DA Tank	125,000.
LMRC 2: Courtyard Completion	110,000.
LMRC 3: Mill Street Completion	250,000.
LMRC 4: Property Acquisition/Demolition	750,000.
LMRC 7: Storehouse North Endwall Repair & Cleaning	75,000.
LMRC 8: Mill #5 Structural Rehab.	300,000.
LMRC 9: Service Entrance	275,000.

MULTI-PURPOSE CENTER

Emergency Shelter Generator	156,000.
MPC & Longley School (Removal of old carpets & installation of VCT Tile)	45,000.

PARKS & RECREATION

Athletic Fields (Lighting LAP)	75,000.
Athletic Fields (Franklin Pasture - LAP Bleacher Replacement Ph. II)	65,000.
Roof Repair (Armory)	100,000.
Outdoor Facilities (Pierce Street Park)	20,000.
Equipment (Facility Maintenance)	30,000.
Outdoor Facilities (Parks & Playground - Kennedy Park)	25,000.

SCHOOL

Lewiston High School Paving (Ph. 2 & 3)	137,000.
Montello School Window Replacement (Ph. 1, 2 & 3)	270,000.
Pettingill & Farwell Playground	60,000.
Pettingill Window Replacement	120,000.
Martel School Indoor Air Quality	125,000.
Lewiston High School Re-roofing (Ph. 1, 2 & 3)	300,000.
Lewiston Middle School ADA Improvements	80,000.

TRANSIT

Transportation - LATC (Purchase two 12 year replacement buses)	50,000.
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PUBLIC WORKS - BUILDINGS

City Building Exterior Rehabilitation	40,000.
City Building Interior Rehabilitation	75,000.
Renovations to existing District Court	60,000.
Public Works Facility Environmental Evaluation/Improvements	15,000.

PUBLIC WORKS - CD PROJECTS

Lincoln St. Sidewalk Improvements (Design)	15,000.
Sidewalk Rehab. & Handicap Ramp Imp. Project (within CD eligible areas)	50,000.
Upgrade of Lisbon St. Cross Walkways	20,000.
Canal St. Improvements (Cedar St. to Lincoln St.)	66,500.
Downtown Street Rehab.	50,000.
Bates, Middle & Park St. Sidewalk Improvements	65,000.

PUBLIC WORKS - COMBINED SEWER OVERFLOW

CSO Outlet Pipe Modification Project (Lincoln, Main, River, Oxford & Avon Streets, Northwood Road & Riverside Cemetery)	100,000.
Gully Brook Drainage Area	1,700,000.

PUBLIC WORKS - ENGINEERING

City of Lewiston GIS System	100,000.
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PUBLIC WORKS - HIGHWAY (DOT)

Sabattus Street Center Left Turning Lane Project (Russell St. to Laurier St.)	46,500.
Bikeway/Pedestrian Path (Franklin Pasture to Railroad Park)	60,000.
Lincoln Street (Main St. to Cedar St.)	115,000.

PUBLIC WORKS - HIGHWAY (HW)

Streets Rehab.	500,000.
Street Maintenance Program	475,000.
Upgrading Public Easements	10,000.
Traffic Signal Lamp Energy Improvements	30,000.
Old Farm Road Bridge Replacement (formerly Hamel Road)	90,000.
Sidewalk & Handicap Ramp Improvements (non CD)	50,000.
Randall Road Rehab.	200,000.
Downtown Parking Improvements	50,000.

PUBLIC WORKS - HIGHWAY (LAC)

Sunnyside Area Bike/Walkway Project	32,000.
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PUBLIC WORKS - MUNICIPAL GARAGE

Equipment Replacement	400,000.
Municipal Garage Equipment	32,500.

PUBLIC WORKS - NO NAME POND WATERSHED MANAGEMENT FUND

No Name Pond Watershed Management Fund 50,000.

PUBLIC WORKS - SEWER DIVISION

Rehabilitation of Old Sanitary Sewer Mains 125,000.
 Equipment Replacement Program 80,000.
 SCADA Instrumentation Upgrade 50,000.

PUBLIC WORKS - STORM DRAINAGE

Hart & Jepson Brooks Rehabilitation Project 15,000.
 Inflow/Infiltration Removal Project 50,000.
 Storm Drain Installation 75,000.
 National Pollution Discharge Elimination System (NPDES) Storm
 Water Management Phase II 50,000.
 College Street Area Storm Drainage 250,000.

PUBLIC WORKS - STREET LIGHTING

Replacing Mercury Street Lighting 22,000.
 Lisbon Street - Downtown Street Light Replacement 75,000.

PUBLIC WORKS - WATER DIVISION

Land Acquisition Program 67,000.
 Lewiston-Auburn Treatment Plant 50,000.
 Transmission Main Replacement 100,000.
 Reservoir Replacement (Montello) 100,000.
 SCADA Instrumentation Upgrade 50,000.
 Main Street Pump Station 100,000.
 Small Main Replacement 200,000.
 Large Water Main Replacement 260,000.
 Crowley Road Asbestos Waterline Replacement 100,000.
 Meter Replacement Program 100,000.
 Equipment Replacement Program 40,000.

TOTAL 2002 PROJECTS \$11,770,350.

TOTAL 2003 PROJECTS 17,102,426

TOTAL 2004 PROJECTS 13,137,600

TOTAL 2005 PROJECTS 12,985,700

TOTAL 2006 PROJECTS 12,385,045

Passed - Vote 7-0

OTHER BUSINESS

Due to the late hour, the Mayor asked if any members of the public were in attendance to address the Council under Other Business. Mr. Joseph Paradis addressed the Council regarding this request to name the new Courthouse Plaza Park as Veteran's Park, in honor of all veterans from the Lewiston area. He stated he has been gathering signatures of support from veterans in the county.

CODE AMENDMENT FOR BUSINESS LICENSING

Mayor Tara opened the public hearing. No members of the public spoke for or against this issue.

VOTE (5)

Motion by Councilor Carignan, seconded by Councilor Samson:

That the proposed amendment to the City Code of Ordinances, Chapter 22 “Businesses”, Article I “In General”, Section 22-2 “Definitions” and Article II “Licenses”, Section 22-46 “Schedule of Fees”, subsection 11, receive first passage by a roll call vote and that the public hearing on said ordinance be continued to the meeting of March 6, 2001 for final passage. Passed - Vote 7-0

SPECIAL AMUSEMENT PERMITS

Mayor Tara opened the public hearing. No members of the public spoke for or against this issue.

Mayor Tara and Councilor Carignan inquired about citizen complaints regarding noise from patrons leaving The Cage at closing time. There has been an issue in the past regarding motorcycle noise at 1am when the business closes.

VOTE (6)

Motion by Councilor Carignan, seconded by Councilor Samson:

To table the item until the March 6, 2001 City Council meeting so representatives from the Police Department, The Cage and neighbors can be present to address noise concerns. Passed - Vote 5-2 (Councilors Bernier and Adams opposed).

Additional discussion took place regarding the previous concerns from the neighborhood regarding noise issues this past summer. The Assistant City Administrator stated that a meeting was held in the fall with the owner of the business and the neighbors who were having concerns, and an agreement was reached between both parties.

VOTE (7)

Motion by Councilor Samson , seconded by Councilor Gousse:

To reconsider the previous motion. Passed - Vote 5-2 (Councilors Carignan and Adams opposed).

VOTE (8)

Motion by Councilor Bernier, seconded by Councilor Samson:

To grant a Special Amusement Permit for Dancing and Entertainment to The Cage, 97-99 Ash Street. Motion Failed - Vote 3 - 4 (Councilors Gousse, Bernier and Samson in favor; Councilors Carignan, Jean, Bilodeau and Adams opposed).

VOTE (9)

Motion by Councilor Bilodeau, seconded by Councilor Carignan:

To continue the public hearing to the March 6, 2001 Council meeting to allow for a review of the Council Constituent Concern log, a review of the police department log and to allow for representatives of The Cage, the police department and residents of Blake Street Towers to be notified of the meeting and requested to attend.
Passed - Vote 4-3 (Councilors Gousse, Bernier and Samson opposed)

VOTE (10)

Motion by Councilor Carignan, seconded by Councilor Jean:

To grant a Special Amusement Permit for Dancing and Entertainment to Barnies Place, 1065 Sabattus Street. Passed - Vote 7-0

VOTE (11)

Motion by Councilor Samson, seconded by Councilor Jean:

To grant a Special Amusement Permit for Dancing and Entertainment to Lewiston Elks Lodge #371, 1675 Lisbon Street. Passed - Vote 7-0

POLICY MANUAL AMENDMENT FOR PARKING FEES

The Finance Director made a brief presentation to Council. He stated that city staff have met with representatives of downtown businesses who had concerns regarding the original proposal and who expressed concerns about the time frame for the implementation. The new proposed implementation date of July 1 would allow the businesses to plan for the increase in their new fiscal year budget. Councilor Jean expressed his interest in seeing the fees phased in over time.

VOTE (12)

Motion by Councilor Carignan, seconded by Councilor Samson:

To rescind the reference to "April 1, 2001" from Vote number 9 of the January 16, 2001 City Council meeting minutes and to establish the effective date to be July 1, 2001 for the municipal parking fee policy amendments. Passed - Vote 7-0

BATES MILL PROPERTY ACQUISITIONS

Development Director Greg Mitchell made a brief presentation to Council and noted the buildings will be demolished to create additional room for parking needs.

VOTE (13)

Motion by Councilor Samson, seconded by Councilor Jean:

To authorize the purchase of 12-16 Lincoln Street, including one-half interest in 50 Railroad Alley, 53-65 Main Street and 38-40 Lincoln Street, to be funded by a Fiscal Year 2001 \$500,000 appropriation to the LMRC and with a planned Fiscal Year 2002 appropriation to the LMRC. Passed - Vote 6-1 (Councilor Bernier opposed).

UPDATE FROM LEWISTON MILL REDEVELOPMENT CORPORATION (LMRC) REPRESENTATIVES

Since one of the topics for next week's Council workshop will be the Bates Mill, it was decided to present an update at that time.

REPORT FROM THE SCHOOL COMMITTEE

Councilor Samson presented a written report to Councilors on the recent School Committee activities. The School Committee has been working on the budget for the upcoming year. He also noted the School Committee received a presentation from their auditors regarding FY 2000.

OTHER BUSINESS

Representative Mendros addressed the Council and stated he is looking forward to working with the City on the various urban center issues, Revenue Sharing II and the GPA increase.

The Mayor announced the breakfast meeting with the Lewiston Legislative Delegation will be held on Friday at 7:15am. All Councilors are urged to attend.

The Mayor announced the upcoming community dinner called Celebrating the Women of L/A that is sponsored by her office and the Auburn Mayor. She mentioned a possible city sponsorship of \$250 for the event. This will be reviewed for a future meeting.

The Mayor mentioned the Shining Stars program nominations began on February 14 and encouraged Councilors to nominate a youth from their ward.

Councilor Carignan presented a Housing Resolution to the Council and requested their support of the Resolution. The Resolution expresses the City's support of proposed state legislation to provide funding for housing for cities to re-develop aging housing stock.

VOTE (14)

Motion by Councilor Samson, seconded by Councilor Gousse:

To adopt the Housing Resolution and to have the city staff forward the Resolution to the State Legislature and the appropriate committees. Passed - Vote 7-0

Councilor Bilodeau mentioned her upcoming meeting with Senators Collins and Snowe and asked that Councilors bring forth issues they would like her to discuss with the Senators.

VOTE (15)

Motion by Councilor Bilodeau, second by Councilor Jean:

To adjourn at 10:00 P.M. Passed - Vote 7-0

A true record, Attest:

Kathleen M. Montejo, CMC
City Clerk
Lewiston, Maine