

JOINT WORKSHOP BETWEEN
LEWISTON CITY COUNCIL, PLANNING BOARD AND FINANCE COMMITTEE
LEWISTON CITY HALL, COUNCIL CHAMBERS
JANUARY 10, 2023

6:00 p.m. Joint Workshop

Presentation of the FY24 Lewiston Capital Improvement Plan

WORK SESSION IMMEDIATELY FOLLOWING JOINT WORKSHOP

Work Session with Planning Board will be held in two conference rooms with rotating, small group discussions on various planning and zoning related topics.

Work Session will not be televised.

**Proposed FY24
Capital Improvement
Program**

FY24 – FY28

\$254 Million in Projects

\$236 Million from City Resources

Proposed Use of Local Sources

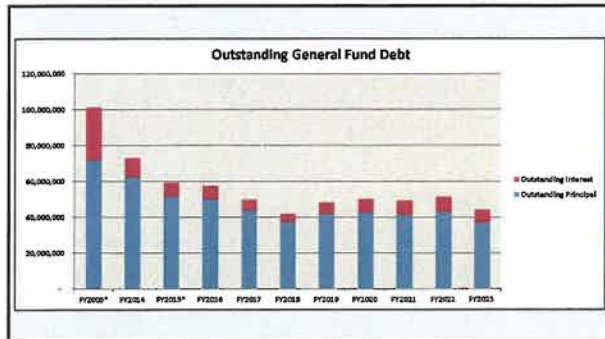
AREA	FY24	FY24-FY28
City Bond Issue	21,271,209	140,712,290
City Operating Budget	502,000	1,284,000
School Bond Issue	3,386,000	43,826,000
School Operating Budget	25,000	25,000
Water Bond Issue	3,290,000	19,940,000
Water Operating Budget	270,000	3,310,000
Sewer Operating Budget	300,000	840,000
Sewer Bond Issue	2,525,000	14,920,000
Sewer Impact Fees	50,000	250,000
Storm Water Operating Budget	500,000	2,500,000
Storm Water Bond Issue	1,600,000	8,340,000
TOTAL	33,719,209	235,947,290

Proposed Bond Issues						
FUND	2024	2025	2026	2027	2028	Total
City	21,271,209	23,754,563	18,806,100	14,137,436	62,742,982	140,712,290
School	3,386,000	20,780,000	18,660,000	1,000,000		43,826,000
Water	3,290,000	8,600,000	2,600,000	3,000,000	2,450,000	19,940,000
Sewer	2,525,000	2,405,000	3,320,000	3,235,000	3,435,000	14,920,000
Storm Water	<u>1,600,000</u>	<u>2,060,000</u>	<u>1,860,000</u>	<u>960,000</u>	<u>1,860,000</u>	<u>8,340,000</u>
TOTAL	32,072,209	57,599,563	45,246,100	22,332,436	70,487,982	227,738,290

Outstanding Debt Issued & Authorized as of 12/31/22	
City	\$42,776,503
School	69,883,431*
Water	19,735,835
Sewer	17,464,806
Storm Water	11,981,821
TIF Special Revenue	430,115
Authorized, Unissued Debt	<u>45,041,925</u>
Total	\$207,314,436

*Of this amount, \$39,932,025 in debt associated with new school construction is paid by the State.

DEBT SERVICE as a % of the FY2023 OPERATING BUDGET	
CITY	13.7%
SCHOOL	8.9%
TOTAL	10.6%



DEBT MANAGEMENT

- LOWERED DEBT AUTHORIZATION LIMIT TO 80%
- REFINANCE DEBT WHEN POSSIBLE
- MOVE RECURRING EXPENDITURES INTO THE OPERATING BUDGET
- USE UNALLOCATED FUND BALANCE AFTER RAINY DAY REQUIREMENTS ARE MET

FUTURE YEAR DEBT SERVICE REQUIREMENT CITY GENERAL FUND ONLY

<u>FISCAL YEAR</u>	<u>PRINCIPAL AND INTEREST PAYMENT</u>
FY23 (Current)	\$7,343,564
FY24	\$6,238,938
FY25	\$4,780,022
FY26	\$4,375,266
FY27	\$3,780,382
FY28	\$3,208,511

FY2024 CAPITAL IMPROVEMENT PROGRAM

City share projects in red are proposed to be funded through bond issuance.

PROJECT	TOTAL COST	CITY RESOURCES
AIRPORT:		
Snow Removal Equipment Building	600,000	300,000
Replace Airport Services Vehicle	72,000	36,000
Airport Owned T-Hangers	2,200,00	1,100,00
Pickup mounted Fire Fighting Foam Trailer	<u>150,000</u>	<u>75,000</u>
	3,022,000	1,511,000
TRANSIT COMMITTEE:		
Bus & Bus Support Equipment	994,928	50,000
ASSESSING:		
City-Wide Revaluation	128,500	128,500

FY2024 CAPITAL IMPROVEMENT PROGRAM

ECONOMIC & COMMUNITY DEVELOPMENT:		
Canal Ownership Projects	500,000	500,000
Bates Mill #5 Brownfield Clean Up	1,600,000	1,000,000
Public Art Fund	50,000	50,000
Riverfront Island Implementation	350,000	350,000
Canal River Walk Extension	60,000	60,000
Red Shop Shell Preservation	250,000	250,000
All Sculpture Plaza	160,000	160,000
Destination Amenities	<u>100,000</u>	<u>100,000</u>
	3,070,000	2,470,000
FIRE DEPARTMENT:		
Main Street Fire Station Replacement Project	<u>4,002,093</u>	<u>4,002,093</u>
	4,002,093	4,002,093

FY2024 CAPITAL IMPROVEMENT PROGRAM

MIS DEPARTMENT:		
Lewiston Technology Upgrades	325,000	325,000
PLANNING & CODE ENFORCEMENT DEPARTMENT:		
Comprehensive Plan Implementation	50,000	50,000
PUBLIC WORKS - BUILDINGS:		
Canal Street Parking Garage Repairs	300,000	300,000
Public Works Vehicle/Equipment Wash Facility	50,000	50,000
Public Works Building Roof Membrane Replacement	50,000	50,000
Public Works Buildings – Fire Alarm System	200,000	200,000
Public Works Buildings – Fire Separation	40,000	40,000
Armory Space & Building Infrastructure Upgrades	1,652,841	1,652,841
Library Elevator Upgrade Project	100,000	100,000
PW Fueling Station Design & Construction	2,321,000	2,321,000
City Hall Building Window Replacement Project	40,000	40,000

FY2024 CAPITAL IMPROVEMENT PROGRAM		
Lincoln St Parking Garage Security Cameras	80,000	80,000
South Gateway Parking Garage Security Cameras	<u>80,000</u>	<u>80,000</u>
	4,913,841	4,913,841
PUBLIC WORKS – COMBINED SEWER OVERFLOW:		
25 Year CSO Master Plan Update	<u>200,000</u>	<u>200,000</u>
	200,000	200,000
PUBLIC WORKS - HIGHWAY:		
Park Street Paving & Sidewalk Rehabilitation	355,000	355,000
Bridge Street Bridge	50,000	50,000
Complete Streets Implementation	75,000	75,000
Sidewalk Maintenance & Rehabilitation	1,046,700	1,046,700
Street Maintenance Program	<u>4,245,225</u>	<u>3,707,725</u>
	5,771,925	5,234,425

FY2024 CAPITAL IMPROVEMENT PROGRAM		
PUBLIC WORKS – MDOT PROJECTS:		
MDOT Main Street – Longley Bridge to Pettingill St	2,198,500	219,850
MDOT Main Street – Tampa Street to Fairlawn Ave	<u>325,000</u>	<u>32,500</u>
	2,523,500	252,350
PUBLIC WORKS – MUNICIPAL GARAGE:		
Municipal Garage Vehicle & Equipment Replacement	<u>1,566,000</u>	<u>1,566,000</u>
	1,566,000	1,566,000
PUBLIC WORKS - OPEN SPACES:		
Simard Payne Park Trail Extension	50,000	50,000
Sunnyside Trail Extension	<u>50,000</u>	<u>50,000</u>
	100,000	100,000

FY2024 CAPITAL IMPROVEMENT PROGRAM		
PUBLIC WORKS – SOLID WASTE:		
River Road Left Turn Lane	<u>385,000</u>	<u>385,000</u>
	385,000	385,000
PUBLIC WORKS – STREET LIGHTS:		
Traffic Signal Upgrades	400,000	400,000
Street Light Upgrades	<u>360,000</u>	<u>360,000</u>
	760,000	760,000

SCHOOL DEPARTMENT:		
Franklin Pasture Tennis Courts	50,000	50,000
Montello School Roofing Replacement	600,000	600,000
Montello Exterior Upgrades	86,000	86,000
Geiger Playground Addition	100,000	100,000
District Modular Upgrades	500,000	500,000
McMahon Roof Replacement	1,100,000	1,100,000
LHS Roof Replacement	<u>1,000,000</u>	<u>1,000,000</u>
	3,436,000	3,436,000

FY2024 CAPITAL IMPROVEMENT PROGRAM		
SEWER DIVISION:		
Rehabilitation of Old Sanitary Sewer Mains & Manholes	1,100,000	1,100,000
Equipment Replacement Program	300,000	300,000
Collection System Inspection & Rehabilitation	675,000	675,000
Pump Station & Generator Replacement	650,000	650,000
Infiltration & Inflow Study	<u>50,000</u>	<u>50,000</u>
	2,775,000	2,775,000

FY2024 CAPITAL IMPROVEMENT PROGRAM		
STORM WATER DIVISION:		
Storm Drain Inspection	450,000	450,000
Storm Drains for Road Rehabilitation Projects	500,000	500,000
Jepson Brook Channel Upgrades	650,000	650,000
Hart Brook Water Quality Restoration	350,000	350,000
Gully Brook Drainage Area	<u>50,000</u>	<u>50,000</u>
	2,000,000	2,000,000

FY2024 CAPITAL IMPROVEMENT PROGRAM			
WATER DIVISION:			
Lewiston SCADA Program	140,000	140,000	
Distribution Water Main Replacement/Rehabilitation	2,400,000	2,400,000	
Equipment Replacement Program	95,000	95,000	
Treatment	350,000	350,000	
Water Pump Stations	<u>750,000</u>	<u>750,000</u>	
	3,735,000	3,560,000	
TOTALS	39,758,787	33,719,209	

DEBT AUTHORIZATION LIMIT			
	June 30, 2023	Principal Due June 30, 2022	June 30, 2021
City	5,868,409.569	5,837,371.72	7,401,713.53
School	6,084,871.88	6,060,736.69	5,395,217.48
Less Conner, Geiger & Pettingill	(3,563,131.65)	(3,563,131.65)	(3,563,131.65)
QZAB Group	361,491.27	395,151.88	491,758.50
Coltsae	<u>72,346.54</u>	<u>73,679.72</u>	<u>69,252.27</u>
Three Year Average	8,823,987.60	8,803,808.36	9,140,868.70
			0.80
Local Debt Limitation			7,312,694.96
LOP 2024 Plan Requests			24,657,209.00
Under/(Over) Limitation			(17,344,514.04)
		% Bonded	337.18%
		% Under/(Over) Limit	-237.18%
Prior Year's Limitation			7,423,005.40

DEBT AUTHORIZATION LIMIT	
FY2024 Proposed Bonds	\$24,657,209
80% Limit	\$7,312,695
Over/(Under) Limit	\$17,344,514

FY2024 CAPITAL IMPROVEMENT PROGRAM
Calendar of Events

February 7th – LCIP Public Hearing
February 15th – on or before that date, the Finance Committee and Planning Board's recommendations are needed for the City Council
February 21st – City Council is scheduled to adopt the LCIP.
March 1st – required Charter adoption date.

**Link to the FY24 Lewiston Capital
Improvement Plan located on the City
of Lewiston website:**

[https://www.lewistonmaine.gov/Archive.aspx?
AMID=39&Type=Recent](https://www.lewistonmaine.gov/Archive.aspx?AMID=39&Type=Recent)