

**CITY OF LEWISTON**

**CITY COUNCIL**

**SEPTEMBER 1, 2020**

**REGULAR MEETING HELD REMOTELY VIA ZOOM AT 6:00 P.M.**

THE HONORABLE MARK A. CAYER, MAYOR, PRESIDING.

PRESENT: Mayor Cayer, Councilors Khalid, Pettengill, Rea, Lajoie, Jensen, Clement and Gelinas, City Administrator Denis D'Auteuil and City Clerk Kathleen Montejo.

**EXECUTIVE SESSIONS**

**VOTE (208-2020)**

Motion by Councilor Khalid, seconded by Councilor Pettengill:

To enter into an Executive Session pursuant to MRSA Title 1, section 405 (6) (A) to discuss a personnel matter regarding the search for a new Public Works Director. Passed - Vote 7-0

Executive Session began at 6:02pm and ended at 6:26pm.

**VOTE (209-2020)**

Motion by Councilor Gelinas, seconded by Councilor Jensen:

To enter into an Executive Session pursuant to MRSA Title 1, Section 405 (6) (C) to discuss a Economic Development issue of which the premature disclosure of the information would prejudice the competitive bargaining position of the City. Passed - Vote 7-0

Executive Session began at 6:26 pm and ended at 7:12pm.

Regular Meeting began at 7:12pm

THE HONORABLE MARK A. CAYER, MAYOR, PRESIDING.

PRESENT: Mayor Cayer, Councilors Khalid, Pettengill, Rea, Lajoie, Jensen, Clement and Gelinas, City Administrator Denis D'Auteuil and City Clerk Kathleen Montejo.

**UPDATE ON CITY ACTIONS REGARDING COVID-19 PANDEMIC SITUATION**

Deputy City Administrator Dale Doughty reported the city is monitoring the changing CDC guidelines and will make adjustments as new regulations are released. City Administrator Denis D'Auteuil said he is looking into the Councilors returning to meeting in the Chambers and is looking at how the School Board is handling their in person meetings. There is a concern that the Chambers is not large enough for adequate social distancing between Councilors and key staff and to still allow adequate space for the public to attend safely. There is a suggestion to set up the Administrative Conference Room with a TV monitor and the public will sit in there to watch the meeting and then move to the podium in the Chambers if they needed to speak.

**VOTE (210-2020)**

Motion by Councilor Clement, seconded by Councilor Lajoie:

To dispense with the reading of the minutes of the meetings of August 18, 2020 and to accept and place them on file as prepared by the City Clerk. Passed - Vote 7-0

**PUBLIC COMMENT PERIOD**

No members of the public offered comment at this time.

**AMENDMENT TO THE TRAFFIC SCHEDULE TO ADD STOP SIGNS ON COBURN STREET AT THE INTERSECTIONS WITH HALL STREET AND HACKETT STREET**

**VOTE (211-2020)**

Motion by Councilor Clement, seconded by Councilor Rea:

To approve amendments to the Traffic Schedule to add stop signs on Coburn Street at the intersection with Hall Street and Hackett Street. Passed - Vote 7-0

**AUTHORIZATION TO ACCEPT TRANSFER OF FORFEITURE FUNDS**

**VOTE (212-2020)**

Motion by Councilor Clement, seconded by Councilor Rea:

That pursuant to Title 15, Maine Revised Statutes Annotated, Section 5824(3) and Section 5822(4)(A), the City Council hereby acknowledges and approves of the transfer of items as outlined on the attached listing, less administrative fees or any portion thereof, in the cases of US Department of Justice Drug Enforcement Administration vs the cases outlined on the attached listing. Being funds forfeited pursuant to court process. It is further acknowledged that these funds shall be credited to the "City of Lewiston Drug Enforcement Program" account. Passed - Vote 7-0

**ORDER, AUTHORIZING EXECUTION OF MUNICIPAL QUITCLAIM DEEDS FOR REAL ESTATE LOCATED AT 9 BOSTON AVENUE, 20 LELAND STREET, 19 ROBINSON GARDENS, 48 SPRING STREET AND 76 SWITZERLAND ROAD**

**VOTE (213-2020)**

Motion by Councilor Clement, seconded by Councilor Rea:

To approve the Orders authorizing quitclaim deeds for real estate located at 9 Boston Avenue, 20 Leland Street, 19 Robinson Gardens, 48 Spring Street and 76 Switzerland Road:

Whereas, the owner, Donald Billings, failed to pay his bills on a timely basis for 9 Boston Avenue (Tax Map 175, Lot 190, Parcel 00-001527); and

Whereas, a tax lien was filed on June 21, 2018 (Book 9865 Page 33) and matured on December

21, 2019 in the amount of \$2,227.00; and

Whereas, payment was received in full;

Now, Therefore, Be It Ordered by the City Council of the City of Lewiston, that a quitclaim deed is hereby authorized to release the City's interest in the property located at 9 Boston Avenue to the owner.

Whereas, the owners, Daniel John and Kathleen A. Meehl, failed to pay their bills on a timely basis for 20 Leland Street (Tax Map 63, Lot 146, Parcel 00-008840); and

Whereas, a tax lien was filed on June 21, 2018 (Book 9865 Page 270) and matured on December 21, 2019 in the amount of \$2,277.23; and

Whereas, payment was received in full;

Now, Therefore, Be It Ordered by the City Council of the City of Lewiston, that a quitclaim deed is hereby authorized to release the City's interest in the property located at 20 Leland Street to the owner.

Whereas, the owners, Michael L. and Janine Sewell, failed to pay their bills on a timely basis for 19 Robinson Gardens (Tax Map 172, Lot 221, Parcel 00-001648); and

Whereas, a water lien was filed on August 30, 2018 (Book 9921 Page 178) and matured on February 27, 2020 in the amount of \$318.03; and

Whereas, payment was received in full;

Now, Therefore, Be It Ordered by the City Council of the City of Lewiston, that a quitclaim deed is hereby authorized to release the City's interest in the property located at 19 Robinson Gardens to the owner.

Whereas, the owner, Anubis Properties LLC, failed to pay his bills on a timely basis for 48 Spring Street (Tax Map 206, Lot 113, Parcel 00-006046); and

Whereas, a storm water lien was filed on August 30, 2018 (Book 9921 Page 286) and matured on February 27, 2020 in the amount of \$97.90; and

Whereas, a sewer lien was filed on August 30, 2018 (Book 9921 Page 215) and matured on February 27, 2020 in the amount of \$188.01; and

Whereas, payment was received in full;

Now, Therefore, Be It Ordered by the City Council of the City of Lewiston, that a quitclaim deed is hereby authorized to release the City's interest in the property located at 48 Spring Street to the owner.

Whereas, the owner, Michael P. Anderson, failed to pay his bills on a timely basis for 76 Switzerland Road (Tax Map 167, Lot 001, Parcel 00-000490); and

Whereas, a tax lien was filed on June 23, 2015 (Book 9164 Page 94) and matured on December 23, 2016 in the amount of \$276.80; and

Whereas, a tax lien was filed on June 21, 2018 (Book 9865 Page 20) and matured on December 21, 2019 in the amount of \$506.79; and

Whereas, payment was received in full;

Now, Therefore, Be It Ordered by the City Council of the City of Lewiston, that a quitclaim deed is hereby authorized to release the City’s interest in the property located at 76 Switzerland Road to the owner.

Passed – Vote 7-0

**PUBLIC HEARING AND FIRST PASSAGE TO AMEND THE LAND USE CODE AND MAP REGARDING THE REVISED SITE PLAN REVIEW AND DESIGN GUIDELINES AND THE DESIGN LEWISTON PROJECT**

Mayor Cayer opened the public hearing to receive citizen input and comment. No members of the public spoke for or against this issue. The Mayor then closed the hearing.

**VOTE (214-2020)**

Motion by Councilor Khalid, seconded by Councilor Jensen:

To approve First Passage of the proposed amendments to the Land Use Code and map regarding the Revised Site Plan and Design Guidelines and to continue the public hearing for Final Passage to the next regularly scheduled City Council meeting. Passed - Vote 7-0

**RESOLVE, ADOPTING THE AMENDED SITE PLAN REVIEW AND DESIGN GUIDELINES/STANDARDS ENTITLED “DESIGN LEWISTON”**

**VOTE (215-2020)**

Motion by Councilor Clement, seconded by Councilor Pettengill:

To adopt the Resolve, Adopting the Amended Site Plan Review and Design Guidelines/Standards entitled “Design Lewiston”:

Whereas, the City has discussed updating its design regulations for some time, doing so is recommended in the City’s Comprehensive Plan, and this would implement the goal of promoting quality development; and

Whereas, clear guidelines can contribute to neighborhoods, preserve Lewiston’s heritage, encourage infill development, and foster a safe and walkable environment; and

Whereas, the goal of this document is to promote quality, attractive development by providing information for citizens, developers, public officials, and staff regarding how proposed new development applications are evaluated to ensure that Lewiston’s vision for the future is achieved; and

Whereas, this document is also the Planning Board’s policy for reviewing development applications requiring Site Plan Approval; and

Whereas, staff has presented the Guidelines to the City’s Planning Board which indicated their support; and

Whereas, the Guidelines are intended for use by applicants in preparing for Development Review, by the Staff Review Committee and the Planning Board in reviewing and approving proposed project plans, and for educating the general public on the Design Guidelines;

Now, therefore, be It Resolved by the City Council of the City of Lewiston **to** adopt the amended Site Plan Review and Design Guidelines/Standards entitled “Design Lewiston”.

Passed - Vote 7-0

**ORDER, AUTHORIZING THE CITY ADMINISTRATOR TO TAKE THE NECESSARY STEPS TO SELL THE CITY-OWNED PROPERTIES AT 10 COTE STREET, 8 DOYON AVENUE, 12 DOYON AVENUE, 8 DUMAIS AVENUE, 14 GLENVIEW AVENUE, 154 GOLDR ROAD, 48 RIVER STREET, 2 ROSLIN STREET, 1132 SABATTUS STREET, 76 SWITZERLAND ROAD, 4 WICKLOW PLACE AND 1 ACORN LANE**

**VOTE (216-2020)**

Motion by Councilor Rea, seconded by Councilor Jensen:

To approve the Order, Authorizing the City Administrator to take the necessary steps to sell the city-owned properties at 10 Cote Street, 8 Doyon Avenue, 12 Doyon Avenue, 8 Dumais Avenue, 14 Glenview Avenue, 154 Golder Road, 48 River Street, 2 Roslin Street, 1132 Sabattus Street, 76 Switzerland Street, 4 Wicklow Place and 1 Acorn Lane:

Whereas, the City acquired ownership of these properties on the basis of matured property tax liens; and

Whereas, all of these properties are vacant lots; and

Whereas, a request for bids was issued for the sale of these properties, which resulted in several offers to purchase from residents of abutting properties; and

Whereas, the Planning Board has reviewed all of these properties and has recommended that the City dispose of them;

Now, therefore, be It Ordered by the City Council of the City of Lewiston that the City Administrator is authorized to sell the following City-owned properties to the parties and for the amounts shown below:

<b>Parcel</b>	<b>Bid</b>	<b>Bidder</b>	<b>Reuse</b>
10 Cote St	\$1,000	Michel Corriveau & Bianka Kibler	Abutter, owns 8 Cote St
8 Doyon Ave	\$4,500	Gontran Leo Jean	Abutter, owns 9 Doyon Ave
12 Doyon Ave	\$3,000	Gontran Leo Jean	Abutter, owns 9 Doyon Ave.
8 Dumais Ave	\$1,000	National Capital Holdings, LLC	Storage use for abutter
14 Glenview Ave	\$100	David Ellis	Abutter, owns 9 Delcliffie Ln.
154 Golder Rd	\$1,000	National Capital Holdings, LLC	Single family home
48 River St	\$1,500	National Capital Holdings, LLC	Additional tenant parking
2 Roslin St	\$250	Suzanne Shortill	Abutter, owns 34 Bailey Ave
1132 Sabattus St	\$1,000	National Capital Holdings, LLC	Single family home
76 Switzerland St	\$750	National Capital Holdings, LLC	Single family home
4 Wicklow Pl	\$6,000	Mark and Debra Anthoine	Abutter, no immediate reuse plan
1 Acorn Ln.	\$1,000	National Capital Holdings, LLC	Single family home

Amounts Received from these sales shall be credited to the General Fund toward taxes previously owed to the City.

Passed – Vote 7-0

**REPORTS AND UPDATES**

Councilor Rea reported the School Committee met last night and has a five hour retreat on Saturday. They have recently formed subcommittees on the rules of procedure. She also noted the County Commissioners are holding a public hearing on the county budget tomorrow night and the Budget Committee meetings start next week. Mayor Cayer noted the Ad Hoc Committee on Racial Equity is going well and the goal is to have outcomes that are part of the solution.

**OTHER BUSINESS**

No other business was presented at this time.

**VOTE (217-2020)**

Motion by Councilor Clement, seconded by Councilor Lajoie:

To adjourn at 7:35P.M. Passed - Vote 7-0

A true record, Attest:

Kathleen M. Montejo, MMC  
City Clerk  
Lewiston, Maine