

# CITY OF LEWISTON

**CITY COUNCIL**

**JANUARY 4, 2000**

## **REGULAR MEETING HELD IN THE COUNCIL ROOM AT 7:00 P.M.**

THE HONORABLE KAILEIGH A. TARA, MAYOR, PRESIDING.

PRESENT: Councilors Gousse, Bernier, Carignan, Samson, Bilodeau, Adams, City Administrator Robert J. Mulready, and City Clerk Kathleen Montejo.

ABSENT: Councilor Jean was absent due to illness.

Pledge of Allegiance to the Flag.

Moment of Silence.

### **COMMITTEE APPOINTMENTS**

Mayor Tara nominated Councilor Samson to serve as the Council's representative to the School Committee.

### **VOTE (1)**

Motion by Councilor Carignan, seconded by Councilor Bilodeau:

To appoint Councilor Samson to serve as the Council's representative to the School Committee. Passed - Vote 6-0

### **VOTE (2)**

Motion by Councilor Samson, seconded by Councilor Bilodeau:

To dispense with the reading of the minutes of the December 14, 1999, meeting and to accept and place them on file as prepared by the City Clerk. Passed - Vote 6-0

### **ADOPTION OF RULES TO GOVERN CITY COUNCIL**

### **VOTE (3)**

Motion by Councilor Carignan, seconded by Councilor Gousse:

To remove paragraph IV from section 9 on page 5 of the proposed rules due to the sunset provision and to adopt the Rules to Govern the City Council for the period of January 4, 2000 to January 2, 2001 as presented. Passed - Vote 6-0

It was noted the Rules will be brought before the Council during the next meeting in order to incorporate a section regarding the procedure for joint Auburn and Lewiston Council meetings.

**AMENDMENT TO MONTELLO HEIGHTS TAX INCREMENT  
FINANCING DISTRICT**

City Administrator Bob Mulready provided the Council with background regarding this issue. The original TIF agreement was granted to support new investment and an expansion of the tax base. This request is to support a second investment of expansion at this facility.

**VOTE (4)**

Motion by Councilor Samson, seconded by Councilor Bilodeau:

To amend the Montello Heights Tax Increment Financing Agreement to commit \$225,000 in municipal financial assistance to be funded from a future city bond issue or existing tax increment revenue and to authorize the City Administrator to execute the referenced Agreement. Passed - Vote 6-0

**SIGN ORDINANCE AMENDMENT**

Deputy Development Director Gil Arsenault reviewed this amendment for the Council. He noted the Planning Board requested a full staff review of the sign ordinance in response to citizen and business concerns that the ordinance is too restrictive. The staff and Planning Board are recommending these changes to Council.

**VOTE (5)**

Motion by Councilor Bilodeau, seconded by Councilor Samson:

That the proposed amendments to Appendix A, Article XII, Section 16 of the City Zoning and Land Use Code regarding the sign ordinance receive first passage by a yeay or nay vote and that the public hearing on said ordinance be continued to the meeting of January 18, 2000 for final passage. Passed - Vote 6-0

**SPECIAL PURPOSE GRANT FROM HUD**

**VOTE (6)**

Motion by Councilor Samson, second by Councilor Bilodeau:

To accept the \$1.8 million dollar grant from the US Department of Housing and Urban Development; to approve the grant expenditure for the construction of a parking structure at the corner of Chestnut Street and Lincoln Street and authorize the City Administrator and the Finance Director to administer said funds. Passed - Vote 6-0

**DEVELOPMENT ASSISTANCE AGREEMENT FOR PARK STREET  
DEVELOPMENT**

Councilor Adams stated that he has been involved with Mr. David Gendron in various business ventures in the past, yet he has no connection with this proposed venture and therefore there is no conflict of interest with this project vote.

**VOTE (7)**

Motion by Councilor Bilodeau, second by Councilor Carignan:

To authorize \$150,000 in financing for the Park Street Development Project to be funded from a future city bond issue or existing tax increment tax financing revenues and to authorize the City Administrator to execute the Agreement. Passed - Vote 6-0

**REPORT ON DEMOLITION OF BUILDINGS**

Purchasing Agent Norm Beauparlant updated the Council on the status of the various buildings that are scheduled for demolition. He noted that many of the projects are complete and several are in the final stages of completion. The city has currently used up all available funds for building demolition. Finance Director Dick Metivier outlined possible future funding sources to address the future demolition projects the city has targeted. Councilors discussed the need to create green space in these newly created vacant lots.

**AMENDMENTS TO PERSONNEL POLICIES**

Human Resources Director Denis Jean outlined for the Council the proposed changes and noted the Personnel Board is recommending these changes to the Council.

**VOTE (8)**

Motion by Councilor Adams, second by Councilor Carignan:

To strike clause number three from the proposed amendments - "In the event both spouses are employees and eligible for health insurance coverage, the ineligible spouse shall receive an annual payment equal to one month of th POS family plan premium."

Motion Failed - Vote 3-4 (Councilors Gousse, Carignan, Bilodeau opposed. Mayor Tara voted due to a 3-3 tie vote and voted against this amendment.)

Due to several questions and confusion regarding this issue, Councilors requested staff to review the issue more indepth and to compare this benefit with similar benefits that may be offered by other municipalities as well as local employers.

**VOTE (9)**

Motion by Councilor Samson, second by Councilor Bilodeau:

To approve amendments to the Personnel Procedures and Personnel Policies as recommended by the Personnel Board and as outlined in the attached material. Passed - Vote 6-0

**SALARIED EMPLOYEES PAY PLAN STUDY**

Human Resources Director Denis Jean noted it has been over fifteen years since a salary survey was conducted. He also noted the Council should be prepared to implement the

terms and findings of the study if they chose to proceed with this study.

**VOTE (10)**

Motion by Councilor Bilodeau, second by Councilor Adams:

To authorize the City Administrator and the Human Resources Director to commission a study for the Salaried Employees Pay Plan at an estimated cost of \$13,000, to be financed from the Salary Reserve Account. Passed - Vote 5-1 (Councilor Bernier opposed.)

**RESOLUTION FOR DOWNTOWN LOCATION OF GOVERNMENT SERVICES**

**VOTE (11)**

Motion by Councilor Bilodeau, second by Councilor Samson:

WHEREAS, It is in the best interest of the citizens of the City of Lewiston to have a healthy and vibrant downtown; and

WHEREAS, It is necessary to stimulate vital and new business investment in the downtown in order to maintain and improve real estate values, occupancy levels, employment opportunities, and consumer activity; and

WHEREAS, A revitalized downtown will help prevent suburban sprawl and make Lewiston a more livable and sustainable community, providing its citizens a further sense of well being; and

WHEREAS, The City of Lewiston has adequate infrastructure downtown including sewer, water, waste management, and telecommunication services as well as an adequate transportation network to meet the needs of the region; and

WHEREAS, Many public services offered by state and federal agencies are most easily accessed by the citizens of Lewiston within the downtown; and

WHEREAS, Goal Number Ten of the newly-adopted Downtown Master Plan, which was made part of the City's overall Comprehensive Plan recommends, "To keep civic, office, government functions, as well as state and federal activities, in downtown Lewiston."

NOW, THEREFORE, be it resolved by the City Council of the City of Lewiston, that the City Council hereby supports and encourages the retention and continued location of state and governmental offices within the downtown of the City of Lewiston.

Passed - Vote 6-0

**BOARD OF ASSESSMENT REVIEW APPOINTMENT**

**VOTE (12)**

Motion by Councilor Carignan, second by Councilor Bilodeau:

To approve the nomination of Gary Savard and to appoint Mr. Savard to the Board of Assessment Review for a three year term which will expire on December 17, 2002.  
Passed - Vote 6-0

**MMA LEGISLATIVE POLICY COMMITTEE APPOINTMENT**

**VOTE (13)**

Motion by Councilor Bilodeau, second by Councilor Carignan:

To nominate and appointment Councilor Samson to serve as the Council's representative to the Maine Municipal Association's Legislative Policy Committee. Passed - Vote 6-0

**LIQUOR LICENSE FOR SOUTH OF THE BORDER RESTAURANT**

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

**VOTE (14)**

Motion by Councilor Carignan, second by Councilor Bilodeau:

To authorize the City Clerk's Office to approve the liquor license application for South of the Border, 997 Sabattus Street. Passed - Vote 6-0

**SPECIAL AMUSEMENT LICENSES**

**VOTE (15)**

Motion by Councilor Carignan, second by Councilor Bilodeau:

To grant Special Amusement Permits for Dancing and Entertainment to the South End Social Club, 327 Lisbon Street; Lewiston Social Club, 339 Lisbon Street; and American Legion Post 22, 188 Bates Street. Passed - Vote 6-0

**OTHER BUSINESS**

Public Works Director Chris Branch introduced Rob Stalford as the new Solid Waste Superintendent.

The Mayor noted that Beckie Conrad of L/A Excels is trying to organize a breakfast meeting with the Council and School Committee to review the recent activities of L/A Excels.

Councilor Gousse noted he inquired about the status of the cupola of the Libbey Mill building after the December 14, 1999 Council meeting discussion about the foreclosure of the Mill. He communicated his concerns to the City Administrator about the need to save the cupola since it appears on the City Seal. The city received estimates for the removal

and relocation of the structure. The City Administrator will contact representatives of the Lewiston Historical Commission regarding their thoughts on the future renovation and relocation of the cupola.

**VOTE (16)**

Motion by Councilor Gousse, second by Councilor Carignan:

To authorize the City to spend between \$13,000-\$16,000 from the contingency account for the removal of the cupola from the Libbey Mill structure. Passed - Vote 6-0

**VOTE (17)**

Motion by Councilor Carignan, second by Councilor Samson:

To adjourn at 8:45P.M. Passed - Vote 6-0

A true record, Attest:

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Kathleen M. Montejo, CMC  
City Clerk  
Lewiston, Maine