

CITY OF LEWISTON

CITY COUNCIL

AUGUST 4, 2020

REGULAR MEETING HELD REMOTELY VIA ZOOM AT 7:00 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.

UPDATE ON CITY ACTION REGARDING COVID-19 PANDEMIC SITUATION

Deputy City Administrator Dale Doughty reported that the system using the City Hall door monitors is working well, that residents are entering at the Park St side and exiting at the Pine St door, masks are available for those who need them and the building is open for regular hours. He also noted that CCI is working to close out the shelter at the Armory. It was also stated that the grant application for the second round of the Keep Maine Health Grant has been submitted.

VOTE (192-2020)

Motion by Councilor Clement, seconded by Councilor Jensen:

To dispense with the reading of the minutes of the meeting of July 21, 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.

PUBLIC HEARING FOR APPROVAL OF AN OUTDOOR ENTERTAINMENT PERMIT FOR A MUSICAL CONCERT IN KENNEDY PARK

Mayor Cayer opened the hearing to receive citizen input and comment. No members of the public spoke for or against this issue. The Mayor then closed the hearing. Councilors expressed some concerns with the application submitted by the organization noting the application is incomplete and missing items such as the location of the organization and also missing a safety plan of how the event will be conducted adequately during the pandemic. As such, they have requested more information from the event sponsor.

VOTE (193-2020)

Motion by Councilor Jensen, seconded by Councilor Rea:

To continue this hearing to the next regularly scheduled City Council meeting.
Passed - Vote 6-1 (Councilor Pettengill opposed)

ORDER, CONSIDERATION OF COMMUNITY CONCEPTS, INC. APPEAL OF THE FINANCE COMMITTEE AWARD FOR THE LEAD PROJECT DEVELOPMENT TO CLARIFY PROPERTY SERVICES

Finance Director Heather Hunter and Director of Economic and Community Development Lincoln Jeffers provided background information for this item. Representatives of Community Concepts, Inc. presented their justification for their request of an appeal of the Finance Committee decision to grant the project to another bidder.

VOTE (194-2020)

Motion by Councilor Lajoie, seconded by Councilor Clement:

To approve the Order Consideration of Community Concepts, Inc. Appeal of the Finance Committee award of the Lead Project Developer to Clarify Property Services:

Whereas, in 2019 the City received a Lead Hazard Reduction Demonstration Grant in the amount of \$4,606,649 with an additional \$600,000 in Healthy Homes Supplemental funding from the U.S. Department of Housing and Urban Development; and

Whereas, the City issued a request for proposals from contractors to conduct two of three tasks required under the grant; and

Whereas, the two services that were bid include the Lead Project Developer, who conducts testing of units for lead, writes specifications for how lead identified in the testing will be addressed, and attends pre-bid walk-throughs with contractors looking to bid the lead hazard control work for units enrolled in the project. The other service put out to bid was for a Lead Construction Manager, who would be responsible for managing lead hazard control projects awarded by the Lewiston Finance Committee, and conducting clearance testing to insure that units enrolled in the program have had the identified lead hazards addressed; and

Whereas, at their July 17th meeting the Lewiston Finance Committee awarded the Lead Project Developer contract to Clarity Property Services, and the Lead Construction Manager contract to Community Concepts, Inc.; and

Whereas, Community Concepts Inc., who was awarded the contract and continues to provide the services for all of these aforementioned services, which were included under one sub-recipient agreement in the 2017 Lead grant, has appealed the decision to award the Lead Project Developer to Clarity Property Services for reasons articulated in their appeal letter addressed to the City's Finance Director; and

Whereas, the City's 2017 Lead Program Manager, 2019 Lead Program Manager and the Project Director for both grants were the city staff involved in reviewing and scoring the four proposals submitted for the Lead Project Developer; and

Whereas, these City staff are knowledgeable on the requirements of lead regulations and federal grant management and reporting; and

Whereas, Clarity Property Services was put forth by the review committee as their recommended choice to the Finance Committee on the qualifications of the company as noted in the Lead Project Developer Summary Matrix included as part of this agenda item; and

Whereas, Clarity Property Services was the lowest cost qualified bidder on the RFP.

Now, therefore, be it ordered by the City Council of the City of Lewiston that in accordance with City’s Purchasing Policy the City Council upholds the Finance Committee’s decision to award the Lead Project Developer contract to Lowest Responsible Bidder, Clarity Property Services.

Passed - Vote 7-0

AUTHORIZATION TO ACCEPT TRANSFER OF FORFEITURE FUNDS

VOTE (195-2020)

Motion by Councilor Clement, seconded by Councilor Pettengill:

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 \$1,153.00 or any portion thereof, in the case of the State of Maine vs. Devin Leonard, CR-20-196 Court Records, being funds forfeited pursuant to the 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

PRESENTATION REGARDING PART 2 OF THE DESIGN LEWISTON PROJECT

City Planner Doug Greene made a presentation to the Council about Part 2 of the proposed Design Lewiston Project. Mr. Greene reviewed the highlights of the program and the proposed related Land Use Code amendments. He noted the program creates incentives and flexibility that supports infill development; supports the implementation and administration of citywide guidelines and Development District Standards; promotes quality development; re-organizes and clarifies portions of the zoning ordinance and streamlines the development application and review process. This item is scheduled for a public hearing before the Planning Board on August. 24.

REPORTS AND UPDATES

Councilor Rea reported the School Board met on Jul 27 to review the draft School Reopening Plan and also discussed the B Street Clinic services for COVID-19 testing and the comprehensive needs assessment process for federal funding. On July 30, the School Department hosted a community forum on the propose Reopening Plan. Last night the Board met regarding a personnel matter and next week they will meet to discuss and vote on the Reopening Plan. It as also noted the County Budget meetings will begin on August. 12.

OTHER BUSINESS

No other business was presented at this time.

VOTE (196-2020)

Motion by Councilor Clement, seconded by Councilor Lajoie:

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To adjourn at 8:08P.M. Passed - Vote 7-0

A true record, Attest:

Kathleen M. Montejo, MMC
City Clerk
Lewiston, Maine