

# CITY OF LEWISTON

CITY COUNCIL

JANUARY 20, 2004

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

THE HONORABLE LIONEL C. GUAY, JR., MAYOR, PRESIDING.

PRESENT: Councilors Mendros, O'Brien, Jean, Connors, Paradis, Rousseau, City Administrator James Bennett, and City Clerk Kathleen Montejo. Councilor Bernier was absent/excused.

Pledge of Allegiance to the Flag.

Moment of Silence.

### UPDATE FROM THE LEWISTON YOUTH ADVISORY REPRESENTATIVES

Tarrah Bowen reported that a check was presented earlier today to the City for \$25,608 as a result of their fundraising efforts for the restoration of the City Hall clock tower. She thanked Councilor Rousseau for his assistance with the fundraising efforts. The work to restore the clock will begin in March and is scheduled to be completed by July 4. Harriman Associates has been asked to develop three conceptual design ideas for historical displays around the clock. Representatives of LYAC have been invited to attend a meeting of Empower Lewiston, where the presentation will be a speaker from the Governor's Children's Cabinet. Councilors congratulated the youth council members on their fundraising efforts and thanked them for their dedication to the project.

Councilor Connors mentioned an error in the January 6 minutes and noted the word should read "Chance" rather than "Change". The minutes will be corrected to reflect the proper word.

### VOTE (23-2004)

Motion by Councilor Jean, seconded by Councilor Mendros:

To dispense with the reading of the minutes of the January 5, 6 and 11, 2004, meetings and to accept and place them on file as prepared by the City Clerk. Passed - Vote 6-0

### PUBLIC HEARING AND FINAL PASSAGE FOR AMENDMENT TO THE LIBRARY ORDINANCE

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

**VOTE (24-2004)**

Motion by Councilor Jean, seconded by Councilor Connors:

That the proposed amendment to the City Code of Ordinances, Chapter 48 “Library”, Article II “Board of Trustees”, Section 48-21 (a), receive final passage by a roll call vote.

Passed - Vote 6-0

**PUBLIC HEARING AND FINAL PASSAGE FOR LAND USE CODE  
REGARDING FRONTAGE**

Mayor Guay opened the public hearing to receive citizen input and comment. No members of the public spoke for or against this item. Mayor Guay then closed the hearing. Councilor Mendros noted that a member of the Planning Board voted against this amendment, and asked in the future, if a Planning Board member votes against a recommended change to the Land Use Code, that the Council be informed the reason why the member voted against it.

**VOTE (25-2004)**

Motion by Councilor Jean, seconded by Councilor Paradis:

That the proposed amendment to Appendix A, Article II “Definitions”, Section 2, “Definitions”, of the City Zoning and Land Use Code, receive final passage by a roll call vote.

Passed - Vote 6-0

**PINE TREE DEVELOPMENT ZONES**

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

Assistant City Administrator Greg Mitchell made a brief presentation outlining the Pine Tree Development Zone program, stating this is a new state program to encourage job growth in the areas of manufacturing, finance and targeted technology sector such as research and development firms. The City is planning to establish three zones in Lewiston: PTZ #1 will encompass the turnpike/Exit 13 area, Alfred Plourde Parkway and River Road areas; PTZ #1b will be the enterprise community area and PTZ #1c will be the fairgrounds business park area.

The Council action tonight is step one of a two phase process and step two will be final Council authorization, needed in about sixty days.

**VOTE (26-2004)**

Motion by Councilor O’Brien, seconded by Councilor Jean:

Be It Hereby Resolved by the City Council of the City of Lewiston, that the City of Lewiston intends to participate in the Androscoggin Valley Region Pine Tree Development Zone Program, that the City Council hereby approves of the sub zones proposed for Pine Tree Zone designation on the attached maps, that the Androscoggin Valley Council of Governments, as the Pine Tree Zone application organizing entity, is authorized by the City to act on it’s behalf regarding the Pine Tree Zone application and gaining State approval for the establishment of

the Androscoggin Valley Region Pine Tree Zone, and that the City Administrator is authorized to execute documents associated with the establishment of the Pine Tree Zone.  
Passed - Vote 6-0

**EXPANSION OF WESTERN GATEWAY DEVELOPMENT DISTRICT**

Mayor Guay opened the public hearing to receive citizen input and comment. No members of the public spoke for or against this item. Mayor Guay then closed the hearing. City Administrator Bennett said that this change is to incorporate the remaining property at the Bates Mill complex, so now the entire Bates Mill property will be included within the Development District. This was done at the request of the Bond Counsel, to ensure that all future bond issues for the District are tax exempt.

**VOTE (27-2004)**

Motion by Councilor Jean, seconded by Councilor Rousseau:

To expand the boundaries of the Western Gateway Development District to include all of the Bates Mill property as shown on the attached map, entitled *Proposed Expanded Western Gateway Development District, January 2004*. Passed - Vote 6-0

**SPECIAL AMUSEMENT PERMIT FOR ELK'S LODGE**

Mayor Guay opened the public hearing to receive citizen input and comment. No members of the public spoke for or against this item. Mayor Guay then closed the hearing. Councilor Mendros stated that he is a member of the Elk's Lodge and will be recusing himself from this item.

**VOTE (28-2004)**

Motion by Councilor Jean, seconded by Councilor O'Brien:

To grant a Special Amusement Permit for dancing and entertainment to Elk's Lewiston Lodge #371, 1675 Lisbon Road. Passed - Vote 5-0-1 (Councilor Mendros abstained.)

**LIQUOR LICENSE AND SPECIAL AMUSEMENT PERMIT FOR  
CENTRAL MAINE CIVIC CENTER**

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

**VOTE (29-2004)**

Motion by Councilor Jean, seconded by Councilor Rousseau:

To authorize the City Clerk's Office to approve the liquor license application and special amusement permit for the Central Maine Civic Center, 190 Birch Street.  
Passed - Vote 6-0

**APPOINTMENTS TO THE LEWISTON URBAN CIVIC CENTER ENTERPRISES, LLC**

The City Administrator said that this item is to discuss ideas for potential members to serve on the Lewiston Urban Civic Center Enterprises, Limited Liability Corporation (LUCCE, LLC) board of directors and to appoint the members accordingly. The LLC Board will be a nine member board with two year staggered terms. The City Administrator noted the importance of having board members who will have to answer to the citizen taxpayers and who will have a vested interest in the success of the operation, citing that concerns were expressed previously that board members of the Lewiston Mill Redevelopment Corporation were not a majority of municipal officials who need to answer directly the taxpayers regarding the tax rate and to be held accountable by the taxpayers.

Councilor Mendros, O'Brien, Rousseau and Paradis all expressed interest in serving on the LLC Board. The Councilors discussed having citizens serve on the Civic Center Advisory Board and municipal officials on the LLC Board. Councilor Mendros stated he has background and experience in coordinating large scale entertainment events and would welcome the opportunity to serve on the LLC. Councilor Paradis cited Councilor Rousseau's strong financial background and said his service would be valuable. It was recommended that a representative from the youth hockey program, a representative from the Maineiacs and a representative from the public sector partner all serve on the LLC as well.

**VOTE (30-2004)**

Motion by Councilor Jean, seconded by Councilor O'Brien:

To nominate Councilors Paradis and Rousseau to serve on the LUCCE, LLC Board, each for a two year term, and to nominate Councilors Mendros and O'Brien to serve on the Civic Center Advisory Board. Passed - Vote 5-1 (Councilor Mendros opposed.)

**VOTE (31-2004)**

Motion by Councilor Jean, seconded by Councilor O'Brien:

To hereby nominate the following individuals to serve on the Board of Directors for the Lewiston Urban Civic Center Enterprises, Limited Liability Corporation:

- 1) Lionel Guay, Mayor of Lewiston - 2 yr term
- 2) City Councilor Normand Rousseau - 2 yr term
- 3) City Councilor Mark Paradis - 2 year term
- 4) Marc Poirier, Lewiston Youth Hockey Association representative - 1 yr term
- 5) James Bennett, City Administrator - 2 yr term
- 6) Phil Nadeau, Assistant City Administrator - 1 yr term

- 7) Richard Metivier, Finance Director - 2 yr term
- 8) Maineiacs Hockey Team representative - Matt McKnight - 1 year term
- 9) Public Sector partner representative - 1 year term

and to direct the Community Facility Corporation to appoint the same. Passed - Vote 6-0

**DISCUSSION REGARDING ESTABLISHMENT OF CIVIC CENTER  
ADVISORY BOARD**

The Council discussed the recommendation by the City Administrator of establishing a Civic Center Advisory Board (CCAB) and discussed ideas for potential members for the Board. It was noted this would be a fifteen member board, with staggering two year terms. Councilor Rousseau said that he feels it would be important to have a representative from the Youth Advisory Council to serve on the CCAB, and Councilor O'Brien suggested that no more than five members be from out of town. Councilor O'Brien also suggested having someone with a arts and entertainment related background, in addition to people with hockey related interests, to serve on the board, to offer some ideas for variety of events and programming.

The Council set the application deadline of Thursday, January 29, 2004 by 4:30pm to have all applications submitted to the City Clerk's Office. All interested citizens were encouraged to apply.

**TEMPORARY CLOSURE OF A PORTION OF PARK STREET ALLEY AND  
A PORTION OF PINE STREET**

Councilor Rousseau inquired about the beginning and projected completion dates for this project. In addition, he suggested that Public Works post signs for detour routes for tractor trailer trucks, noting that with the streets being narrow temporarily, the roadway might be too tight for some trucks to maneuver around.

**VOTE (32-2004)**

Motion by Councilor Jean, seconded by Councilor Paradis:

To authorize the closure of the portion of Park Street Alley from Pine Street to the Library property line of the original library building, and the closure of the northern lane of Pine Street from Lisbon Street to Park Street, for the renovation work related to the Lewiston Public Library project, said closures shall begin at the start of construction, and last for the duration of the project, an approximate four month period. Passed - Vote 6-0

**DISCUSSION OF WORKSHOP WITH PLANNING BOARD TO DISCUSS  
LIQUOR LICENSE MORATORIUM**

**VOTE (33-2004)**

Motion by Councilor Mendros, seconded by Councilor O'Brien:

To hold a joint workshop with the Planning Board on Tuesday, January 27, 2004 at 6pm to discuss the liquor license moratorium and long-range land use goals for the community.

Passed - Vote 6-0

**APPOINTMENTS TO BOARDS AND COMMITTEES**

The following list of appointments have already been made by the Mayor and the Council President, respectively. These appointments were read publicly by the City Clerk for the record.

MAYOR'S APPOINTMENTS:

- Board of Appeals for full membership - 5 year terms -  
Elaine Makas, 10 Sheffield Avenue and Paul Robinson, 200 Gayton Road
- Board of Appeals for associate membership - 5 year terms -  
Joseph Remillard, 194 Rosedale Street and Carl Simon, 19 Bradley Street
- Finance Committee - 3 year term -  
Ronald Paradis, 14 Swale Lane
- Historical Preservation Review Board - 3 year term -  
William Clifford, Jr., 4 Benson Street and Gracia Eisman, 7 Webster Street
- Personnel Board - 5 year term -  
Jaye Mendros Goulet, 135 Hogan Road
- Planning Board for full membership - 5 year term -  
William Horn, 263 Russell Street
- Planning Board for associate membership - 5 year term -  
Stephen Morgan, 260 South Avenue and John Butler, 20 Ware Street
- Council Representative to LAEGC - 2 year term -  
Councilor Connors
- Council Representative to LACTS Policy Committee as alternate member - 2 year term -  
Councilor Mendros

COUNCIL PRESIDENT APPOINTMENTS:

- Finance Committee - 2 year terms - Councilors O'Brien and Paradis
- Economic Development Committee of the Council - 2 year terms - Councilors Connors and Rousseau
- Housing Committee of the Council - 2 year terms - Councilor Rousseau

The following appointments are citizen appointments that the Mayor is nominating and require Council confirmation.

**VOTE (34-2004)**

Motion by Councilor Connors, seconded by Councilor Jean:

Library Board of Trustees - 6 year term - Marc Pitman, 632 Main Street

Cable TV committee - 2 year terms - Paul Robinson, 200 Gayton Road  
Michael Bonneau, 54 Sherbrooke Avenue  
Emile Jacques, 31 Pleasant Street  
Norman L'Heureux, 13 Libby Avenue  
Joanne Potvin, 125 Rosedale Street

Downtown Advisory Board - 3 year terms - Claudette Caron, 2 Kavanagh Street  
Charles Gill, 300 Main Street  
Fredda Wolf, 20 Brentwood Avenue  
Donna Steckino, Community Credit Union

Downtown Advisory Board - 1 year term - Larry Gilbert, 39 Cote Street

Passed - Vote 6-0

The following appointments are for Council representatives to various committees and are the Mayor's nominations and require Council confirmation.

**VOTE (35-2004)**

Motion by Councilor O'Brien, seconded by Councilor Jean:

Airport Board of Directors - 2 year term - Councilor Paradis  
AVCOG General Assembly - 2 year terms - Councilors O'Brien and Rousseau  
911 Committee - 2 year term - Councilor Connors

Passed - Vote 6-0

The following appointments are Council appointments in which the Council selects their representative to various boards and committees.

**VOTE (36-2004)**

Motion by Councilor O'Brien, seconded by Councilor Jean:

Lake Auburn Watershed Commission - 2 year term - Councilor Jean  
L/A Transit Committee - 2 year term - Councilor Connors  
Maine Municipal Association's Legislative Policy Comm (MMA LPC) - 2 yr term - Councilor Mendros  
Loan Qualification Committee (LQC) - 2 year term - Councilor Mendros  
Joint Comm of the Auburn & Lewiston Councils - 2 yr terms - Councilors Bernier and Rousseau

Council representative to the Youth Advisory Council - 2 year term - Councilor Rousseau  
Empower Lewiston Board of Directors - 2 year term - Councilor O'Brien  
Citizen Application Review Comm for the Business Development Loan Program - 2 year term  
- Councilor Paradis

Passed - Vote 6-0

**REPORTS AND UPDATES**

No reports were presented at this time.

**OTHER BUSINESS**

Councilor Paradis suggested that a list of current committee vacancies be listed in the newspaper so interested citizens can apply.

**VOTE (37-2004)**

Motion by Councilor Jean, seconded by Councilor Mendros:

To adjourn at 8:55 P.M. Passed - Vote 6-0

A true record, Attest:

Kathleen M. Montejo, CMC  
City Clerk  
Lewiston, Maine