

CITY OF LEWISTON

CITY COUNCIL

JUNE 1, 1999

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

THE HONORABLE KAILEIGH A. TARA, MAYOR, PRESIDING.

PRESENT: Councilors Lynch, Kelly, Carignan, Albert, Samson, Bilodeau, Putnam, City Administrator Robert J. Mulready, Student Representatives Karen Gagnon & Johanna Mathieu and City Clerk Kathleen Montejo

Pledge of Allegiance to the Flag.

Moment of Silence.

Mayor Tara welcomed Phil Nadeau, the new Assistant City Administrator. She noted the Council is looking forward to working with Phil in the future and they are excited to have him in this position.

APPOINTMENTS TO BOARDS AND COMMITTEES

VOTE (1)

Motion by Councilor Samson, seconded by Councilor Bilodeau:

To confirm the Mayor's appointment of David Stone, 6 Caron Street, to complete an unexpired term on the Cable T.V. Advisory Committee, said term to expire 1/4/2000.

To confirm the Mayor's appointment of Scott Lynch, 18 Nimitz Street, as a citizen member on the Lewiston-Auburn Water Pollution Control Authority, said term to expire 1/2/2002.
Passed - Vote 7-0

VOTE (2)

Motion by Councilor Samson, seconded by Councilor Bilodeau:

To dispense with the reading of the minutes of the April 27, May 3 & 18, 1999, meetings and to accept and place them on file as prepared and amended by the City Clerk.
Passed - Vote 7-0

SEWER SYSTEM USE CHARGES

Water and Sewer Superintendent Rick Burnham presented the Council with information on the proposed changes. Finance Director Dick Metivier noted the Sewer account does not have

any reserve funds to deal with a catastrophic failure of the sewer system. Resident David Burnham addressed the Council and stated he believes it is too expensive to live in Lewiston, and that taxes and fees are continuously increasing in the city. He cautioned the Council to consider the residential impact of this rate increase before making a decision at this meeting.

The City Administrator noted that he and the Council are sensitive to Mr. Burnham's concerns since they live in the city and pay taxes as well. He stated the city is working with businesses to develop economic growth in the city, the past several years have been very strong. Mayor Tara stated the Council struggled a great deal with the decision to increase the property tax rate this year, and noted this increase is the first increase in several years. Councilor Kelly stated the enterprise funds are reviewed quarterly by the Council and he noted the need for maintenance costs to be realistic to adequately maintain systems and provide necessary system upgrades. Councilor Kelly said these accounts are self-supporting and costs are shared among the system users. The Council is aware that many residents live on a fixed income and every tax or fee increase has an impact on residents. All Councilors echoed Councilor Kelly's comments and encouraged Mr. Burnham to maintain his interest in the city operations.

VOTE (3)

Motion by Councilor Carignan, seconded by Councilor Bilodeau,

To accept the recommendation of the Public Works Director and City Administrator, and to amend the Sewer System Use Charges as follows:

SEWERAGE SYSTEM USE CHARGES (Effective July 1, 1999)

READY-TO-SERVE RATES

<u>METER SIZE</u>		<u>RATE</u>	
5/8"	\$	14.56	<u>15.62</u>
3/4"		25.09	<u>26.97</u>
1"		44.62	<u>47.97</u>
1 1/2"		100.40	<u>107.93</u>
2"		178.47	<u>191.86</u>
3"		401.56	<u>431.68</u>
4"		713.90	<u>767.44</u>
6"		1,606.26	<u>1,726.73</u>
8"		2,855.57	<u>3,069.74</u>

First 800 cubic feet or part thereof, ~~\$1.07~~ 1.15 per 100 cubic feet.

Over 800 cubic feet at \$~~1.77~~ 1.90 per 100 cubic feet.

Surcharge for B.O.D. concentration above 250 ppm., ~~10.955~~
11.777¢ per lb. of B.O.D.

Surcharge for suspended solids concentration above 300 ppm.,
~~14.187~~ 15.251¢ per lb. of suspended solids.

NOTE: Additions are underlined, deletions are ~~struck-out~~.
Passed 7-0

DIAMOND PHOENIX TAX INCREMENT FINANCING DISTRICT

Development Director Greg Mitchell noted this project represents five million dollars worth of new investment in the city and several new jobs will be created in the next few years as a result of this business expansion. Councilor Kelly congratulated the staff and Diamond Phoenix for their work in developing this proposal.

VOTE (4)

Motion by Councilor Bilodeau, seconded by Councilor Albert,

To approve the establishment of a tax increment financing district for Diamond Phoenix and authorize the City Administrator to execute the attached Development Assistance and Tax Increment Financing Agreement. Passed - Vote 7-0

BOND RESOLUTION FOR THE DIAMOND PHOENIX PROJECT

Finance Director Dick Metivier said the city will serve as a "pass through" agent for Diamond Phoenix and the Finance Authority of Maine for the funding of this project. He stated the city has no exposure and liability for this bond. All debt shall be paid for by the project revenue.

VOTE (5)

Motion by Councilor Bilodeau, seconded by Councilor Carignan:

That bond resolution of the Municipal Officers of the City of Lewiston, Maine, authorizing the issuance of \$4,500,000 in revenue obligation securities (Diamond Turnpike Associates, LLC issue, series 1999) and authorizing and approving the bond documents be adopted. Passed - Vote 7-0

ORDER VACATING AND DISCONTINUING GOLDER STREET

Councilor Carignan excused himself from the discussion and the vote on this issue due to a conflict of interest.

VOTE (6)

Motion by Councilor Kelly, seconded by Councilor Samson:

That the order vacating and discontinuing all of Golder Street lying between Sabattus Street and Campus Avenue be adopted with the understanding that all costs associated with the transfer of ownership to the street be the responsibility of the Sisters of Charity Health System. Passed - Vote 6-0-1 Council Carignan abstained.

ACQUISITION OF 115-125 MAIN STREET AND 65 LINCOLN STREET

Councilor Bilodeau stated the Land Committee met prior to the Council meeting and concurs with the Planning Board to recommend approval of this action to facilitate redevelopment of the Bates Mill complex.

VOTE (7)

Motion by Councilor Bilodeau, seconded by Councilor Carignan:

To accept the recommendation of the Planning Board and to authorize the purchase of the properties located at 115-125 Main Street and 65 Lincoln Street. Passed - Vote 7-0

PAY INCREASE FOR SALARIED EMPLOYEES

Councilor Bilodeau noted these increases are merit increases based upon employee performance.

VOTE (8)

Motion by Councilor Samson, seconded by Councilor Kelly:

That all administrative, supervisory and professional/technical employees covered by the Salaried Employees Pay Plan be granted a merit pay increase, not to exceed 3%, effective the first pay period of July 1999, and that the pay plan be adjusted by increasing the maximum by 3%. Passed - Vote 7-0

TRAFFIC SCHEDULE AMENDMENT

VOTE (9)

Motion by Councilor Albert, seconded by Councilor Carignan:

To accept the recommendation of the Police Department and to amend the Traffic Schedule as follows:

SECTION 9
PARKING PROHIBITED
ALL TIMES - FIRE LANES

Mountain Avenue Even numbered side north side beginning at the northeast corner of Mountain Ave. & Benson St. and extending easterly on Mountain Ave. a distance of 40'.

Even numbered side north side beginning at the northwest corner of Mountain Ave. & Benson St. and extending westerly on Mountain Ave. a distance of 40'.

NOTE: (Additions are underlined; deletions are ~~struck-out~~).
Passed -Vote 7-0

CITY COUNCIL SUMMER MEETING SCHEDULE

VOTE (10)

Motion by Councilor Bilodeau, seconded by Councilor Kelly:

To suspend Section 1, (a) of the Rules Governing the City Council and to hold only one regular meeting during the months of July and August, said meetings to be held on Tuesday, July 13th and Tuesday, August 17th.

Passed - Vote 7-0

LEGISLATIVE UPDATE

Assistant City Administrator Phil Nadeau stated the city has been working closely with school representatives and the local state delegation regarding the school funding. The city is certain that additional money will be received and this amount will be more than has been projected, but the specific amount is not definite as yet. Mr. Nadeau also noted the highway funding is at a critical point. Lewiston could gain several hundred thousand dollars in additional highway funds. Councilors were encouraged to contact the local delegation seeking their support.

REPORT FROM THE SCHOOL COMMITTEE

Councilor Albert stated the school is anxiously awaiting the final education figures from the state as well.

VOTE (11)

Motion by Councilor Carignan, second by Councilor Kelly:

To adjourn at 8:40 P.M. Passed - Vote 7-0

A true record, Attest:

Kathleen M. Montejo
City Clerk
Lewiston, Maine