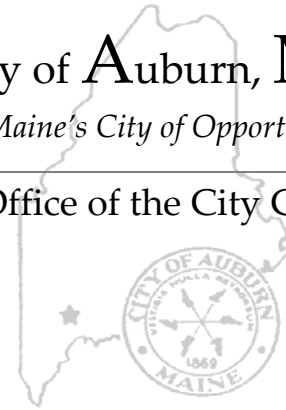


City of Auburn, Maine

"Maine's City of Opportunity"

Office of the City Clerk



Joint Lewiston-Auburn City Council Meeting Agenda Packet

September 25, 2007

This packet contains the Joint Lewiston-Auburn City Council Agenda and supporting documents. The items in this packet are bookmarked in Adobe Acrobat .pdf format. You may need to click on the Bookmark tab on the left to open the Bookmark window. If you do not see a Bookmark tab on the left, you may need to select the Show/Hide Navigation Pane button in your icon toolbar above or update your version of the Adobe Reader. You can download the free Adobe Reader application at www.adobe.com.

Joint Lewiston-Auburn City Council Meeting



Lewiston City Hall
Council Chambers
September 25, 2007
7:00 p.m.



AGENDA

1. Welcome and Introductions

Lewiston Mayor Laurent Gilbert, Sr. and Auburn Mayor John Jenkins

2. Establishment of a Joint Lewiston-Auburn Downtown Master Planning Committee

3. Continuation of Social Capital Presentation - Maine Community Foundation, Garrett Martin

4. Presentation from Joint Services Coordinator, Steve Eldridge, on the Advantages and Disadvantages of one City Manager/Administrator

5. County Budget Committee Discussion

6. Adjourn

Cities of Lewiston and Auburn

City Councils, Lewiston and Auburn, Maine

Date: August 7, 2007

RESOLVE – ESTABLISH A POLICY FOR THE CREATION OF A JOINT LEWISTON-AUBURN DOWNTOWN MASTER PLAN

This agreement is made and entered into as of this day of , 2007 by and between the Cities of Lewiston and Auburn, both political subdivisions of the State of Maine, in accordance with Chapter 115 of Title 30-A of the Maine Revised Statutes.

WHEREAS, Auburn and Lewiston have been recognized as statewide leaders in downtown development projects and are committed to pursuing economic development collaboratively in order to increase our ability to attract and maintain investment in our communities;

WHEREAS, the report Charting Maine's Future, developed by the Brookings Institution, recognizes that the quality of place in Maine's downtowns will be our competitive advantage in the 21st century economy if revitalized through focused land use planning and public investment;

WHEREAS, Lewiston and Auburn are unique among Maine communities in the current level of cooperative efforts and both Cities desire to explore the potential for increased cooperative efforts to more efficiently deliver services and public amenities;

WHEREAS, Auburn and Lewiston desire to set forth a uniform plan for the continued orderly development of downtown Lewiston-Auburn and both Cities currently have downtown development planning strategies that were created independently of each other;

WHEREAS, the City Councils of Auburn and Lewiston believe that the cooperation in creating a formal Joint Downtown Master Plan, intended to be a component of each

Cities' Comprehensive Plan, will benefit residents of both Cities by guiding future land use decisions and public and private infrastructure investments, promoting residency in our downtowns and attracting economic development in an orderly and collaborative manner;

IT IS HEREBY RESOLVED, that the Cities of Lewiston and Auburn commit to pursuing a Joint Downtown Master Plan to guide future land use decisions and public infrastructure investments, through the process defined herein.

1. A Downtown Planning Advisory Committee (DPAC) will be established to guide the process for developing a Joint Downtown Master Plan. The DPAC shall consist of up to fifteen (15) members, which shall include five (5) members of the public appointed from each city by the Mayor in consultation with their respective City Council. Five (5) additional members shall be appointed jointly by both Mayors in the normal manner for such appointments. The committee shall appoint two co-chairs, one from each City. Those appointed shall represent diverse interests of residents of downtown, those conducting business downtown, and those who might seek entertainment or recreation in the downtown. At least two (2) of the five (5) members of the public appointed from Auburn shall be chosen from the Comprehensive Planning Committee for consistency with that planning process and the group shall function as a subcommittee of the Comprehensive Planning Committee.
2. Auburn staff in cooperation with Lewiston staff has incorporated an alternate item in the RFP for consultant services for the Auburn Comprehensive Plan to use the same consultant for the creation of the Joint Downtown Master Plan.
3. The parameters for a downtown master plan shall contain at a minimum, an analysis of market conditions and regional competitive advantages, zoning and land use, recreational and cultural assets, transportation including bicycle/pedestrian, public transit, and automobile parking and infrastructure and public amenities.
4. Both Cities staff will work to define preliminary geographic limits of Downtown Lewiston-Auburn, recognizing that the process of developing the plan with the DPAC will likely lead to an alteration of those boundaries based on data analysis and public input.
5. The initial charge of DPAC shall be to determine the scope and resources needed for creating the Joint Downtown Master Plan. Funding for the plan shall be shared by both cities and shall be subject to each Cities respective approval process prior to the authorization of any funds.

6. The intent of this plan is to be a more detailed component of each City's Comprehensive Plan focusing on the downtown area. The plan will need a Planning Board review and recommendation prior to action on acceptance of the plan by each City Council.

Councilor Peters moved to table until the Joint City Council Meeting in September.
Seconded by Councilor Bickford. Vote: 7 Yeas.

Motion for acceptance: Eric Samson

Seconded by: Ellen Peters

Vote:

Action by City Council:

Date:

Attest:

Attest:

Lewiston City Clerk

Auburn City Clerk

Bates Mill #5 Task Force

27 Pine Street
Lewiston, ME 04240

September 17, 2007

Mayor Laurent Gilbert
Lewiston City Council
City Hall
27 Pine Street
Lewiston, ME 04240

Mayor John Jenkins
Auburn City Council
Auburn Hall
60 Court Street
Auburn, ME 04210

Dear Mayors Gilbert and Jenkins, and Lewiston and Auburn City Councils:

The downtowns of Lewiston and Auburn are at crossroads. Both downtowns have seen some successes. There are new restaurants, parks and parking garages. There are beautifully renovated historic buildings and new office buildings. The beauty of the river has been rediscovered and paths built along its banks. Streetscapes have been enhanced. The Hilton Garden Inn, the first downtown hotel in a generation, is thriving. Lewiston's Southern Gateway and parts of Bates Mill have been transformed. People are starting to live in market rate housing downtown. Thousands of people are, once again, working downtown. Other development plans are in the works on both sides of the river. While all of these accomplishments and this activity are positive, much remains to be done.

Planning is an essential component of success. Auburn's ADAPT, and Lewiston's Downtown Master Plan have provided a blueprint for progress. A lot has changed since those plans were developed. We feel the time is right to reevaluate where our downtowns are, and to plan for their futures together.

On behalf of the Bates Mill #5 Task Force, we are writing to urge both City Councils to support joint downtown planning efforts. Development in either downtown has an impact on the other downtown. The task force we co-chair is charged with identifying and evaluating redevelopment options for Bates Mill #5. The redevelopment of Bates Mill #5 is the single largest challenge, and opportunity, in our downtowns. What is done at Bates Mill #5 will have an impact on both sides of the river. We strongly encourage the Cities to look at and plan for the future of their downtowns together.

Sincerely;



Mike Carey, Co-Chair
Lewiston



Jonathan LaBonte, Co-Chair
Auburn

JOINT CITY MANAGER FOR AUBURN AND LEWISTON

Classification	ADVANTAGES	DISADVANTAGES	NEUTRAL IMPACT	AUBURN	LEWISTON
Big Picture Managerial Perspective Internal; Policy, Ordinances, HR/Labor Management, External ; Regional, State, Federal	yes yes			Yes yes	Yes yes
Cost Savings Direct Salary Benefits	yes yes			yes yes	yes yes
Budgeting Strategic Use of O&M Resources	yes			yes	yes
Capital Programing Strategic Use of Capital Resources	yes			yes	yes
Labor Contracts	yes	yes	yes	yes/no	neutral
Effective Communication Crisis Management	yes			yes	yes
Economic Development			yes	yes	yes
Image	yes			yes	yes
Consolidation Opportunities Cost Sharing Contractual Outsourcing - L/A Staff Sharing - temporary	yes yes			yes yes	yes yes
State & Federal Government Population Impact One Voice for L/A Strategic Use of State and Federal \$	yes				

Innovative Approach - Managerial and Administrative

L/A Leadership in Joint Services

Barriers

Parochialism/Pride

Complexities

Identity

Trust

Loyalty

Location

Time Sharing

Residency

Cost Sharing

Public Education