

CITY OF LEWISTON

CITY COUNCIL

MAY 5, 2026

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

THE HONORABLE CARL L. SHELINE, MAYOR, PRESIDING.

PRESENT: Mayor Sheline, Councilors Nagine, Longchamps, Harriman, Roy, Noble, Chittim, and Martel, City Administrator Bryan Kaenrath, Deputy City Administrator Brian O'Malley, and City Clerk Kathleen Montejo.

Pledge of Allegiance to the Flag.

VOTE (149-2026)

Motion by Councilor Chittim, seconded by Councilor Nagine:

To dispense with the reading of the minutes of the meetings of April 21, 2026, and to accept and place them on file as prepared by the City Clerk. Passed - Vote 7-0

PUBLIC COMMENT PERIOD

Janet Beaudoin, Ward 2 – Expressed concerns with the implementation of the revaluation – 38 years without a reval, it is not fair to dump this on the taxpayers all at once. She purchased her house in 2018 for \$280,000 and it is now assessed at \$500,000. There were consequences of delay – crumbling infrastructure, empty storefronts, no economic development but plenty of low income housing. If you want a strong economy, you need to build one. Where is her representative as a middle income taxpayer? The reval should be phased in responsibly.

Matt Agren, Ward 4 – Fear pushing off the reval is a political move to implement it after the election, the Council wants someone else to be the bad guys. Three years ago this process started, most have been on the Council all three years. What would stop this Council from delaying the implementation even more? 38 years is long enough. City could have done a better job of communicating with residents to warn them. There are no big business projects to help off-set the residential tax payers. Residents will all sell and flood the market.

Ray Tutain, Ward 7 – Glad the Ward 2 Councilor said she will try to get the increase down to 3.25%. He has an elderly neighbor who is 95 years old who said they don't know what they are going to do about the taxes – has lives here for 48 years, is a widow and is scared. Bates College should help out and pay the equivalent of their fair share of taxes, like Bowdoin and Colby.

Destin Johnson, Windham – Noted she is a survivor of the mass shooting and has been allowed to speak in the past. She said the survivors want answers to their question of when the \$1.9 million paid out to non-profits will be returned and distributed to survivors. They want accountability and transparency. City has partnered with the Maine Community Foundation and should ask them for the return of the funds. Wants to know what date the funds will be released.

Andrew Jones, Ward 2 – A member of the Council send the Police Department and District Attorney after him. He cannot justify weaponizing the police against him. He would also like to

have the Council Rules changed to allow non-residents the opportunity to speak in public comment. He is not in favor of a phased in approach for the reval implementation and feels it should be implemented immediately. He said to cut the budget and there has been decades of mismanagement. The election for wards 2, 4, 6 and the mayor are up this fall. Last year, Councilor Chittim said “that’s life” if any taxpayer lost their home.

Lisa Jones, Ward 2 – Shootings keep happening. Twice last Thursday and twice last Wednesday. Residents are tired of hearing gun shots. No comments from city leadership. Residents deserve acknowledgement and transparency. Mayor is public face of the city – he should be showing sympathy for the victims, acknowledge the work of public safety and work to improve the community. The Council should hold the Mayor accountable. There was a rally before the meeting tonight but she was afraid people would get shot during it.

Bob McDonald, Ward 6 – Fifty years ago, he came to Lewiston and joined the police department. Mill workers walked to and from work in the downtown. Today saw the same mill workers struggling to pay for groceries but welfare recipients have their shopping carts filled. When he was mayor, he tried to address the welfare issue but no state representatives would help. During budget review, look at the welfare line, a huge budget driver. People here tonight are struggling. Run the city like a city and not Ellis Island.

VOTE (150-2026)

Motion by Councilor Chittim, seconded by Councilor Martel:

To suspend the Rules and to expand the Public Comment session and eliminate the second public comment session at the end. Passed - Vote 7-0

Tim Morin, Ward 7 – Recently had an appraisal done on his house and it came in \$80,000 less than the assessed value from the revaluation. Residents see the struggle on the faces of the Councilors during the meeting and the residents appreciate being taken seriously.

Diane Chamberlain, Ward 2- Taxes will jump \$4,000 a year with the estimated 19 mil tax rate. The tax rate needs to be done around 11 to have it remain the same. Not a whole lot of good coming into the city so they Council should hold on to the people already here.

David Jankic, Lewiston – Had a meeting scheduled with Tyler Tech but they did not show up. He and his spouse make a couple hundred thousand dollars a year and they cannot afford to live in Lewiston anymore.

Fred Sanborn, Ward 6 – Need to have ward meetings again and need to phase in the reval for the people who cannot pay the taxes. Something needs to give, need meetings to explain.

Lee Clement, Ward 6 – Built his home here 11 years ago and refunded it three years ago. The impact of a reval is supposed to be one-third, one-third, one-third – higher, lower and the same. Budget is too high. Talked with two, well-known professional people today and they are moving out of Lewiston. Elected officials have a lack of leadership. The Council needs to show accountability and must show compassion. He urged the Mayor to resign.

CITY ADMINISTRATOR'S REPORT

Thank you to Public Works for the citywide clean up held on Earth Day, 3000 pounds of litter was collected. There are two more public information sessions about the Reval – May 11 and May 18. Tyler Tech has received 479 requests for hearings which is about 4%, the usual rate of hearings is 10%. The Busking Festival continues on May 8 and May 15. The school budget election will be May 12. The LA Veterans Council will be holding a ceremony at Veterans' Memorial Park to commemorate Memorial Day.

**ORDERS, TO AUTHORIZE THE CITY ADMINISTRATOR TO ALTER
CHALLENGER DRIVE**

VOTE (151-2026)

Motion by Councilor Chittim, seconded by Councilor Harriman:

To approve the Order to authorize the City Administrator to alter Challenger Drive:

Whereas, the City of Lewiston property would be transferred by using the procedure for the disposition of surplus property, under 23 M.R.S. Section 3022, and

Whereas, instead of a \$10,000 payment agreement for the .49 acres, the proposed road work will be completed at no cost to the city, and the city will take over the road, and

Whereas, this is the Second step of two steps in the process,

Now, Therefore, Be It Ordered by the City Council of the City of Lewiston, to approve the scope of the project for the Challenger Drive Conveyance .49 Acres from the City of Lewiston to TRE, LLC, to authorize the City Administrator to alter Challenger Drive by following the legal process outlined under 23 M.R.S. Section 3022.

Passed - Vote 7-0

**TO AUTHORIZE THE CITY ADMINISTRATOR TO RELEASE THE PORTION OF
“OLD” CHALLENGER DRIVE TO TRE**

VOTE (152-2026)

Motion by Councilor Chittim, seconded by Councilor Harriman:

To approve the Order, is to authorize the City Administrator to release the portion of “old” Challenger Drive to TRE:

Whereas, the City of Lewiston property would be transferred by using the procedure for the disposition of surplus property, under 23 M.R.S. Section 3022, and

Whereas, instead of a \$10,000 payment agreement for the .49 acres, the proposed road work will be completed at no cost to the city, and the city will take over the road, and

Whereas, this is the Second step of two steps in the process,

Now, Therefore, Be It Ordered by the City Council of the City of Lewiston, to approve the scope of the project for the Challenger Drive Conveyance .49 Acres from the City of Lewiston to TRE, LLC, is to authorize the City Administrator to release the portion of “old” Challenger Drive to TRE, to follow the legal process outlined under 23 M.R.S. Section 3022.

Passed - Vote 7-0

**ORDER, AUTHORIZING THE CITY ADMINISTRATOR TO EXECUTE A
COLLECTIVE BARGAINING AGREEMENT WITH THE AMERICAN FEDERATION
OF STATE, COUNTY, AND MUNICIPAL EMPLOYEES COUNCIL #93 ON BEHALF
OF THE LEWISTON PROFESSIONAL TECHNICAL UNIT LOCAL 3855**

VOTE (153-2026)

Motion by Councilor Chittim, seconded by Councilor Harriman:

To approve the Order, Authorizing the City Administrator to Execute a Collective Bargaining Agreement with the American Federation of State, County, and Municipal Employees Council #93 on behalf of Lewiston Professional Technical Unit Local 3855:

Whereas, The City has been in recent discussion with the Professional Technical Unit; and

Whereas, all who participated in the development of the AFSCME Professional Technical Unit Collective Bargaining Agreement believe that negotiations have produced a contract which is sensitive to the current economic climate and reflects the organizational goals and objectives of both the city and the union; and

Whereas, as a result, the City’s negotiators and union representatives have reached a tentative agreement on a three-year contract covering the City’s FY27 through FY29;

Now, therefore, be it ordered by the City Council of the City of Lewiston that the City Administrator is hereby authorized to execute a three-year collective bargaining agreement with the American Federation of State, County and Municipal Employees Council #93 Local on behalf of Professional Technical Unit reflecting the attached terms and conditions.

Passed - Vote 7-0

**ORDER, AUTHORIZING EXECUTION OF MUNICIPAL QUITCLAIM DEED FOR
REAL ESTATE LOCATED AT 85 SLEEPER ROAD**

VOTE (154-2026)

Motion by Councilor Chittim, seconded by Councilor Harriman:

To approve the Order, Authorizing Execution of Municipal Quitclaim Deed for Real Estate

located at 85 Sleeper Road:

Whereas, the former owner, Vincent N Thibodeau, failed to pay his bills on a timely basis for 85 Sleeper Road (Tax Map III, Lot 016, Parcel 00-004651); and

Whereas, a tax lien was filed on June 20, 2023 (Book 11374 Page 18) and matured on December 20, 2024, in the amount of \$3,143.55; and

Whereas, a stormwater lien was filed on August 28, 2023 (Book 11422 Page 44) and matured on February 28, 2025, in the amount of \$113.10; and

Whereas, a stormwater lien was filed on February 22, 2024 (Book 11527 Page 50) and matured on August 22, 2025, in the amount of \$114.16; and

Whereas, a tax lien was filed on June 20, 2024 (Book 11602 Page 30) and matured on December 20, 2025, in the amount of \$3,409.50; and

Whereas, a stormwater lien was filed on August 15, 2024 (Book 11645 Page 71) and matured on February 15, 2026, in the amount of \$117.02; and

Whereas payment has been received.

Now, Therefore, Be It Ordered by the City Council of the City of Lewiston, that a quitclaim deed is hereby authorized to release the City's interest in the property located at 85 Sleeper Road to the owner.

Passed - Vote 7-0

FINAL BUDGET PUBLIC HEARING FOR THE FISCAL YEAR 2027 MUNICIPAL BUDGET

Matt Roy, Ward 6 – At tonight's budget workshop, the Council talked about freezing some positions. There is a new state law called the Paid Family Medical Leave Act and this has not been discussed by the city at all, how is the city going to deal with people being out for up to 12 weeks. This is a large issue for small businesses.

Matt Agren, Ward 4 – Encouraged Councilors to reject the budget because it is not sustainable – taxpayers are paying more and seeing less results. Cut 15% across the board in all departments. Do something before Lewiston becomes the Detroit of Maine. Need a city public health officer but cannot afford it. Should have a public safety tax for non-profits to pay. The COLA for social security should be the annual budget limit.

Scott Gagnon, Ward 2 – Lifelong resident, never questioned what the Council is doing, never thought about it. But the budget is insanity, Councilors are elected to make tough choices, the reval and budget are not sustainable. Put the reval through, fix budget, make tough choice. There is not enough detail in the budget for the public to understand.

At this time, the Mayor took Item 16 out of order and addressed it at this time.

RESOLVE, APPROVING THE FY27 BUDGET FOR THE LEWISTON SCHOOL DEPARTMENT

The Superintendent provided a review of the budget noting there are many reductions, elimination of 26 full-time positions, and cuts of over \$6.5 million. Budget drivers include in worker's compensation and other factors.

VOTE (155-2026)

Motion by Councilor Harriman, seconded by Councilor Chittim:

To adopt the Resolve, Approving the FY27 budget for the Lewiston School Department:

Whereas, pursuant to the City Charter, the Lewiston School Committee prepared and approved a FY27 budget for the Lewiston School Department and submitted that budget to the City Council; and

Whereas, subsequent to the receipt of this budget, the School Committee and the City Council have met to discuss and review it; and

Whereas, as proposed, the School budget meets the local share property tax commitment required by state law; and

Whereas, the City Council must approve the total amount of the School Budget before it can be presented to the voters in a school budget ratification election scheduled for May 12, 2026;

Now, Therefore, Be It Resolved by the City Council of the City of Lewiston that the FY27 budget approved by the Lewiston School Committee as outlined and detailed on the attached Lewiston School Department Budget Articles is hereby adopted, subject to approval of the voters of the City of Lewiston at a budget validation referendum:

FY27 LEWISTON SCHOOL DEPARTMENT BUDGET ARTICLES

EXPENDITURE ARTICLES TO BE APPROVED BY LEWISTON SCHOOL COMMITTEE:

1. To authorize the Lewiston School Committee to expend \$39,956,414 for Regular Instruction for the fiscal year beginning July 1, 2026 and ending June 30, 2027.
2. To authorize the Lewiston School Committee to expend \$38,751,052 for Special Education for the fiscal year beginning July 1, 2026 and ending June 30, 2027.

3. To authorize the Lewiston School Committee to expend \$6,130,389 for Career and Technical Education for the fiscal year beginning July 1, 2026 and ending June 30, 2027.
4. To authorize the Lewiston School Committee to expend \$1,741,474 for Other Instruction, including Summer School and Extracurricular Instruction, for the fiscal year beginning July 1, 2026 and ending June 30, 2027.
5. To authorize the Lewiston School Committee to expend \$10,030,691 for Student and Staff Support for the fiscal year beginning July 1, 2026 and ending June 30, 2027.
6. To authorize the Lewiston School Committee to expend \$3,089,177 for System Administration for the fiscal year beginning July 1, 2026 and ending June 30, 2027.
7. To authorize the Lewiston School Committee to expend \$4,252,264 for School Administration for the fiscal year beginning July 1, 2026 and ending June 30, 2027.
8. To authorize the Lewiston School Committee to expend \$8,440,523 for Transportation and Buses for the fiscal year beginning July 1, 2026 and ending June 30, 2027.
9. To authorize the Lewiston School Committee to expend \$10,294,238 for Facilities Maintenance for the fiscal year beginning July 1, 2026 and ending June 30, 2027.
10. To authorize the Lewiston School Committee to expend \$6,077,021 for Debt Service and Other Commitments for the fiscal year beginning July 1, 2026 and ending June 30, 2027.
11. To authorize the Lewiston School Committee to expend \$29,000 for All Other Expenditures for the fiscal year beginning July 1, 2026 and ending June 30, 2027.

REVENUE ARTICLES TO BE APPROVED BY LEWISTON SCHOOL COMMITTEE AND LEWISTON CITY COUNCIL:

12. To see what sum the City will appropriate for the total cost of funding public education from prekindergarten to grade 12 as described in the Essential Programs and Services Funding Act (Recommend \$98,570,359.19) and to see what sum the City will raise as the City's contribution to the total cost of funding public education from prekindergarten to grade 12 as described in the Essential Programs and Services Funding Act in accordance with the Maine

Revised Statutes, Title 20-A, §15688.

Minimum Required Statutory Recommendation	\$20,341,945.66
School Committee Recommendation	\$20,341,945.66

Explanation: The City's contribution to the total cost of funding public education from prekindergarten to grade 12 as described in the Essential Programs and

Services Funding Act is the amount of money determined by state law to be the minimum amount that the City must raise in order to receive the full amount of state dollars.

13. To raise and appropriate the sum of \$1,514,984 for the annual payments on debt service previously approved by the City Council for non-state-funded school construction projects or non-state-funded portions of school construction projects in addition to the funds appropriated as the local share of the City's contribution to the total cost of funding public education from prekindergarten to grade 12.

Explanation: Non-state-funded debt service is the amount of money needed to repay the annual payments on Lewiston's long-term debt for major capital school construction projects that are not approved for state subsidy. The bonding of this long-term debt was previously approved by the voters and/or City Council.

14. To raise and appropriate the sum of \$11,640,743 in additional local funds, which exceeds the State's Essential Programs and Services allocation model by \$11,640,743 as required to fund the budget recommended by the School Committee. The School Committee recommends \$11,640,743 for additional local funds and gives the following reasons for exceeding the State's Essential Programs and Services Funding Model by \$11,640,743: The Essential Programs and Services funding model does not provide sufficient funding to fully cover the actual costs of operating the Lewiston Public Schools.

Explanation: The additional local funds are those locally raised funds over and above the City's contribution to the total cost of funding public education from prekindergarten to grade 12 as described in the Essential Programs and Services Funding Act and local amounts raised for the annual payment on non-state-funded debt service that will help achieve the City's budget for educational purposes.

TOTAL SCHOOL OPERATING BUDGET ARTICLE TO BE APPROVED BY LEWISTON SCHOOL COMMITTEE AND LEWISTON CITY COUNCIL:

15. To authorize the Lewiston School Committee to expend the sum of \$128,792,243 for the fiscal year beginning July 1, 2026 and ending June 30, 2027 from the City's contribution to the total cost of funding public education from prekindergarten to grade 12 as described in the Essential Programs and Services Funding Act, non-state-funded school construction projects, additional local funds for school purposes under the Maine Revised Statutes, Title 20-A, section 15690, unexpended balances, tuition receipts, state subsidy and other receipts for the support of schools.

OTHER REVENUES TO BE APPROVED BY LEWISTON SCHOOL COMMITTEE AND LEWISTON CITY COUNCIL:

16. To authorize the Lewiston School Committee to expend additional State, Federal and other funds received during the fiscal year 2026-2027 for school purposes, provided that such additional funds do not require the expenditure of local funds not previously appropriated.

ADULT EDUCATION TO BE APPROVED BY LEWISTON SCHOOL COMMITTEE AND LEWISTON CITY COUNCIL:

17. To appropriate the sum of \$918,014 for Adult Education for the fiscal year beginning July 1, 2026, and ending June 30, 2027, and to raise the sum of \$556,504.00 as the local share for adult education, with authorization to expend any additional incidental or miscellaneous receipts in the interest and for the well-being of the adult education program.

Passed - Vote 6-1 (Councilor Martel opposed)

PUBLIC HEARING FOR APPROVAL OF AN OUTDOOR ENTERTAINMENT PERMIT FOR GREAT FALLS PRIDE

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

VOTE (156-2026)

Motion by Councilor Chittim, seconded by Councilor Nagine:

To conduct a public hearing on an application for an outdoor entertainment event for the Great Falls Pride event, and to grant a permit for an Outdoor Entertainment Event, as required by the City Code of Ordinances, Chapter 10, Article 1, Section 10-3, to the Great Falls Pride organization for outdoor music concerts for the Festival to be held at Simard-Payne Memorial Park on June 7, contingent upon positive recommendations from the Police Department, Fire Department, Code/Health Officer and Land Use Inspector regarding compliance with all

regulations and compliance with all City ordinances. Passed - Vote 7-0

**PUBLIC HEARING FOR APPROVAL OF AN OUTDOOR ENTERTAINMENT
PERMIT FOR GREAT FALLS BREWFEST**

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

VOTE (157-2026)

Motion by Councilor Chittim, seconded by Councilor Nagine:

To conduct a public hearing on an application for an outdoor entertainment event for the Great Falls Brewfest, and to grant a permit for an Outdoor Entertainment Event, as required by the City Code of Ordinances, Chapter 10, Article 1, Section 10-3, to Baxter Brewing Co. for outdoor music for the event to be held at Simard-Payne Memorial Park on June 25-28, contingent upon positive recommendations from the Police Department, Fire Department, Code/Health Officer, and Land Use Inspector regarding compliance with all regulations and compliance with all City ordinances. Passed - Vote 7-0

**PUBLIC HEARING FOR APPROVAL OF AN OUTDOOR ENTERTAINMENT
PERMIT FOR ARTWALK**

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

VOTE (158-2026)

Motion by Councilor Chittim, seconded by Councilor Nagine:

To conduct a public hearing on an application for an outdoor entertainment event for the ArtWalk, and to grant a permit for an Outdoor Entertainment Event, as required by the City Code of Ordinances, Chapter 10, Article 1, Section 10-3, to LA Arts for outdoor music for the event to be held along Lisbon Street and at Dufresne Plaza on May 29, June 26, July 31, Aug 28 and Sept 25, contingent upon positive recommendations from the Police Department, Fire Department, Code/Health Officer, and Land Use Inspector regarding compliance with all regulations and compliance with all City ordinances. Passed - Vote 7-0

**PUBLIC HEARING FOR APPROVAL OF AN OUTDOOR ENTERTAINMENT
PERMIT FOR LAST CHANCE MC CLEAN & SOBER COOKOUT**

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

VOTE (159-2026)

Motion by Councilor Chittim, seconded by Councilor Nagine:

To conduct a public hearing on an application for an outdoor entertainment event for the Last Chance MC Clean & Sober Cookout, and to grant a permit for an Outdoor Entertainment Event,

as required by the City Code of Ordinances, Chapter 10, Article 1, Section 10-3, to Last Chance MC Central ME. for outdoor music for the event to be held at Kennedy Park on June 20, contingent upon positive recommendations from the Police Department, Fire Department, Code/Health Officer, and Land Use Inspector regarding compliance with all regulations and compliance with all City ordinances. Passed - Vote 7-0

**PUBLIC HEARING FOR APPROVAL OF AN OUTDOOR ENTERTAINMENT
PERMIT FOR SUMMER FUN AND FILMS**

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

VOTE (160-2026)

Motion by Councilor Chittim, seconded by Councilor Nagine:

To conduct a public hearing on an application for an outdoor entertainment event for the Summer Fun and Films, and to grant a permit for an Outdoor Entertainment Event, as required by the City Code of Ordinances, Chapter 10, Article 1, Section 10-3, to Summer Fun & Films organization. for outdoor music for the event to be held at Simard Payne Park and Pettingill Park on June 24, July 8, July 22, August 4 and August 19, contingent upon positive recommendations from the Police Department, Fire Department, Code/Health Officer, and Land Use Inspector regarding compliance with all regulations and compliance with all City ordinances.

Passed - Vote 7-0

**PUBLIC HEARING AND FINAL PASSAGE FOR AN AMENDMENT TO THE ZONING
AND LAND USE CODE, ARTICLE XI, DISTRICT REGULATIONS FOR CHANGES
TO THE SPACE AND BULK TABLE AND THE LAND USE TABLE REGARDING
MOBILE HOMES, DAY CARES, AND USED CAR DEALERS, AND NEW
DIMENSIONAL REQUIREMENTS**

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

VOTE (161-2026)

Motion by Councilor Chittim, seconded by Councilor Nagine:

That the proposed amendments to Appendix A of the Code of Ordinances, Zoning and Land Use Code, Article XI, District Regulations, regarding mobile homes, day cares, and used car dealers, and new dimensional requirements, receive final passage by a roll call vote. Passed - Vote 7-0

**PUBLIC HEARING AND FINAL PASSAGE TO CONTRACTUALLY REZONE 860
LISBON STREET FROM THE NEIGHBORHOOD BUSINESS ZONING DISTRICT TO
A CONTRACT ZONE TO ALLOW THE COMMERCIAL USES AND BULK AND
SPACE REQUIREMENTS OF THE COMMUNITY BUSINESS DISTRICT WITH THE
EXCEPTION OF SMALLER SETBACKS FOR PAVEMENT AND STRUCTURES**

The Mayor opened the public hearing to receive citizen comment and input. Matt Agren, Ward 4 – The public keeps being told the project is funded and will break ground soon, when will it actually happen? Will a commercial establishment impact traffic and make it worse? The Gendron project started at the same time and buildings are now going up. The Mayor then closed the hearing.

VOTE (162-2026)

Motion by Councilor Chittim, seconded by Councilor Nagine:

That the proposed amendments to Appendix A of the Code of Ordinances, Zoning and Land Use Code, Article IV, Establishment of Districts, for a contract zone located at 860 Lisbon Street from Neighborhood Business zoning district to a contract zone with the limitations proposed, receive final passage by a roll call vote. Passed - Vote 7-0

**PUBLIC HEARING AND ADOPTION OF ORDER, APPROVING THE LEWISTON
FY27 (FEDERAL FY2026) COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG)
BUDGET AND ACTION PLAN FOR SUBMITTAL TO THE U.S. DEPARTMENT OF
HOUSING AND URBAN DEVELOPMENT (HUD)**

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

VOTE (163-2026)

Motion by Councilor Chittim, seconded by Councilor Nagine:

To conduct a public hearing and adopt the Order, Approving the Lewiston FY27 (Federal FY2026) Community Development Block Grant (CDBG) Budget and Action Plan for submittal to the U.S. Department of Housing and Urban Development (HUD):

Whereas, on March 17, 2026, the City Council held a Budget Workshop on the proposed Action Plan budget and discussed the Community Development Citizen Advisory Committee's recommendation of an allocation of \$788,103 for the Federal FY2026 CDBG Entitlement funds; and

Whereas, on April 7, 2026, the City Council held its first Public Hearing on the proposed FY27 Budget. Public Notice of the recommended funding was posted on the City's web page, social media accounts and in the newspaper providing a 30-day public comment period ending on May 5, 2026. In addition, those agencies that have historically applied for funding were notified of estimated funding levels; and

Whereas, no public comment on the proposed budget has yet been received, but public comment, and the City Council's consideration of the same, will be heard on May 5, 2026; and

Whereas, in accordance with applicable sections of 24 CFR Parts 91 and 570 and the City's Citizen Participation Plan, the City has provided citizens with adequate notice and opportunity to review and comment on the Federal FY2026 CDBG Action Plan; and

Whereas, Lewiston received notice of the City's Federal FY2026 CDBG allocation of \$780,045, which is the final grant amount as provided by guidance from the U.S. Department of Housing and Urban Development; and

Whereas, notification of the final grant amount of \$780,045 was received after public notices were posted; therefore, the Order is to adopt the amended Lewiston FY27 (Federal FY2026) Community Development Block Grant (CDBG) Budget and Action Plan in the amount of \$780,045 with the reallocation of \$144,515 for a total budget of \$924,560 for the period of July 1, 2026 – June 30, 2027.

Whereas, HUD requires that final local acceptance of the CDBG Action Plan budget take effect a minimum of 45 days prior to the end of Lewiston's fiscal year, which occurs on June 30, 2026;

Now, therefore, be it Ordered by the City Council of the City of Lewiston that the attached amended FY27 CDBG Budget and Action Plan (Federal FY2026) is hereby approved, and City staff is hereby authorized to submit the same to the U.S. Department of Housing and Urban Development.

Passed - Vote 7-0

PUBLIC HEARING AND ADOPTION OF RESOLVE, APPROVING THE CITY FY27 (FEDERAL FY2026) HOME BUDGET AND ACTION PLAN FOR SUBMITTAL OF THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT (HUD)

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

VOTE (164-2026)

Motion by Councilor Chittim, seconded by Councilor Nagine:

To conduct a Public Hearing and adopt the Order, Approving the City FY27 (Federal FY2026) HOME Budget and Action Plan for submittal to the U.S. Department of Housing and Urban Development (HUD):

Whereas, at their Workshop held on March 17, 2026, the City Council held the first viewing of the proposed HOME Budget and Action Plan regarding the Community Development Citizen Advisory Committee recommendations on how Lewiston's share of the Auburn Lewiston HOME Consortium FY27 allocation of \$462,520.23 and the previous year's funding to be rolled forward will provide a total of \$1,201,029.03 to be invested; and

Whereas, the City Council held its first public hearing on the proposed FY27 budget on April 7, 2026;

Whereas, no public comment on the proposed HOME budget has yet been received, but an opportunity for public comment, and the City Council's consideration of the same will occur on May 5, 2026; and

Whereas, HUD requires that final local acceptance of the HOME Budget and Action Plan take effect a minimum of 45 days prior to the end of Lewiston's fiscal year, which occurs on June 30, 2026; and

Whereas, in accordance with applicable sections of 24 CFR Parts 91 and 570 and the City's Citizen Participation Plan, the City has provided citizens with adequate notice and opportunity to review and comment on the City's FY27 HOME Budget and Action Plan; and

Now, therefore, be it Ordered by the City Council of the City of Lewiston at the HOME Budget and Action Plan for FY27 (Federal FY2026) is hereby approved and authorized to be submitted to the U.S. Department of Housing and Urban Development.

Passed - Vote 7-0

PUBLIC HEARING AND ADOPTION OF ORDER, APPROVING THE LEWISTON CDBG 2026-2030 COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) CONSOLIDATED FIVE (5) YEAR PLAN AND ITS SUBMITTAL TO THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT (HUD)

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

VOTE (165-2026)

Motion by Councilor Chittim, seconded by Councilor Nagine:

To conduct a Public Hearing and adopt the Order, Approving the Lewiston CDBG 2026-2030 Community Development Block Grant (CDBG) Consolidated Five (5) Year Plan and its submittal to the U.S. Department of Housing and Urban Development (HUD):

Whereas, Lewiston is a Community Development Block Grant (CDBG) Entitlement Community; and

Whereas, as an Entitlement Community Lewiston must comply with requirements contained in Title 24 CFR 570.302 regarding the adoption of a 5-year Consolidated Plan that outlines how CDBG funds will be invested during the term of the plan; and

Whereas, the proposed Consolidated Plan has been developed through a public engagement process in concert with the CDBG Citizen Advisory Committee and other stakeholders and residents of the community; and

Whereas, after the public sessions, surveys and consultations, no further public comment on the proposed posted Consolidated Plan has yet been received, but an opportunity for public comment, and the City Council's consideration of the same will occur on May 5, 2026; and

Whereas, the plan has met the requisite public notice, public hearing and public comment periods;

Whereas, in accordance with applicable sections of 24 CFR Parts 91 and 570 and the City's Citizen

Participation Plan, the City has provided citizens with adequate notice and opportunity to review and comment on the Consolidated Five (5) Year Plan; and

Now, therefore, be it Ordered by the City Council of the City of Lewiston that the attached 2026 -2030 CDBG Consolidated Plan is hereby approved and adopted substantially in the form as presented, and that the same be submitted to the U.S. Department of Housing and Urban Development for approval.

Passed - Vote 7-0

PUBLIC HEARING AND ADOPTION OF ORDER, AUTHORIZING AN AMENDMENT TO THE \$731,897 CDBG-CV (CARES ACT) BUDGET TO ADD A PROJECT TO THE CATEGORY: PROVIDE ESSENTIAL SERVICES (PUBLIC SERVICES AND PUBLIC FACILITIES/INFRASTRUCTURE)

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

VOTE (166-2026)

Motion by Councilor Chittim, seconded by Councilor Nagine:

To conduct a Public Hearing and adopt the Order, Authorizing an amendment to the \$731,897 CDBG-CV (CARES ACT) budget to add a project to the Category: Provide Essential Services (Public Services and Public Facilities/Infrastructure):

Whereas, the City received a total of \$731,897 in Community Development Block Grant (CDBG-CV) CARES Act funding; and

Whereas, the City Council allocated funds several times to different categories to assist citizens, public service agencies and businesses; and

Whereas, funding is still available due to the qualifying criteria and regulatory burden required; and

Whereas, it had been difficult for the City to utilize the amount of funding received as many items that funds could be spent on are no longer issues as fortunately, a vaccine was developed; and

Whereas, HUD is allowing projects that assist in getting people outside for fresh air and physical exercise to take place; and

Whereas, the City has been notified that CDBG-CV (CARES Act) funding will expire in June 2026; and

Whereas, a public hearing notice was published in accordance with federal requirements.

.

Now, Therefore, Be It Ordered by the City Council of the City of Lewiston that an amendment is authorized to the \$731,897 CDBG-CV (CARES ACT) budget to add a project to the Category: Provide Essential Services (Public Services and Public Facilities/Infrastructure) to include Public Parks – Sunnyside Park and other public park facilities that may be applicable, to not exceed \$132,315; and this amendment will also be added to the FFY25 Annual Plan and the 2020-2024 Consolidated Plan currently approved by HUD for use.

Passed - Vote 7-0

RECEIPT OF THE FINANCE COMMITTEE’S RECOMMENDATION REGARDING THE PROPOSED FISCAL YEAR 2027 MUNICIPAL BUDGET

The Council received and reviewed the recommendation of the Finance Committee regarding the proposed Fiscal Year 2027 Municipal Budget.

PUBLIC COMMENT PERIOD

The second public comment period was eliminated earlier in the meeting.

REPORTS AND UPDATES

No Reports or Updates were offered at this time.

OTHER BUSINESS

Councilor Roy asked if the city has a notification system similar to the school department which sends text alerts to residents. Councilor Nagine let residents know about the need for volunteers to help with the annual flag project at the cemeteries.

EXECUTIVE SESSION

VOTE (167-2026)

Motion by Councilor Chittim, seconded by Councilor Nagine:

To enter into an Executive Session pursuant to MRSA Title 1, section 405 (6) (c) to discuss an Economic Development issue of which the premature disclosure of the information would prejudice the competitive bargaining position of the City and pursuant to MRSA Title 1, section 405(6)(A) to discuss a personnel matter. Passed - Vote 7-0

Executive Session began at 9:15pm and ended at 9:45pm.

VOTE (168-2026)

Motion by Councilor Chittim, seconded by Councilor Nagine:

To adjourn at 9:45 P.M. Passed - Vote 7-0

CITY COUNCIL

MAY 5, 2026

A true record, Attest:

Kathleen M. Montejo, MMC
City Clerk
Lewiston, Maine