

CITY OF LEWISTON

CITY COUNCIL

JUNE 16, 2026

REGULAR MEETING HELD IN THE COUNCIL ROOM AT 6:00 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.

EXECUTIVE SESSION

VOTE (220-2026)

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 two Economic Development issues of which the premature disclosure of the information would prejudice the competitive bargaining position of the City. Passed - Vote 7-0

Executive Session began at 6:40pm and ended at 7:00 pm.

Pledge of Allegiance to the Flag.

The June 2, 2026, meeting minutes will be presented for approval at the next City Council meeting.

PUBLIC COMMENT PERIOD

Matt Agren, Ward 4 – The draft ordinance on lot rents is limited to the CPI, what about price control for all rentals? What about businesses? Would they be willing to limit their price increase for products or services? The CPI is 3.6% lower than the city's budget increase. Thank you to Councilors Roy, Nagine and Martel for attending the community forum on gun violence, glad you were present to hear the discussions from the Police Chief, District Attorney, others. There needs to be better funding in the District Attorney's Office, need more consequences for youth offenders.

Ronnie Paradis, Ward 6 – Over 150 people were at the gun violence forum, people came with solutions. Somalis have two groups that don't talk to each other. Met with Superintendent on gun violence issue. We need a community meeting so community members can meet each other and talk and listen.

Melissa Dunn, Blake St – Wednesday, June 3, there were scores of cruisers from around the state patrolling the tree streets neighborhoods, scared residents and visitors. A Brunswick police officer stopped a pedestrian, asked if a minor, a bystander intervened and walked him home, youth was traumatized. They were stopped for "walking while black". Black residents were used as training which is offensive.

Martin Chartrain, Ward 3 – Public safety from the outside entities is racially charged and raising

hatred and fear. Using the city as a training exercise shows little respect for lives of residents, it is a live flesh and blood video game.

John Wonten, Ward 2 – Owns a mobile home park in Lewiston, the proposed ordinance is unrealistic and unfair. Council is calling it low-income housing, it is not, it is affordable private housing. The potential of an ordinance is devaluing the parks – there was a pending offer to purchase a park that dropped 26% once it was known about the potential lot rent limits. Several parks in town were planning to expand but no longer will because they won't be able to recoup their investment.

CITY ADMINISTRATOR'S REPORT

A public information session on the Cart to Curb program will be offered soon. The Maine Mill Museum is opening on Saturday, June 27. The Beyond the Badge event is July 23. The improvements to Simard-Payne Park will be happening soon thanks to the funding from the federal delegation. The lighting of the Wiseman Bridge is still in the works. Kennedy Park pool opens on June 25. New trees and rose bushes have been planted around town as part of the city's beautification efforts.

PUBLIC HEARING FOR APPROVAL OF AN OUTDOOR ENTERTAINMENT PERMIT FOR THE BEYOND THE BADGE EVENT

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

VOTE (221-2026)

Motion by Councilor Nagine, seconded by Councilor Harriman:

To conduct a public hearing on an application for an outdoor entertainment event for the Beyond the Badge 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 Lewiston Police Department for outdoor music concerts for the Beyond the Budget event to be held at Simard-Payne Park on July 23, 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 THE SKATEBOARDING EVENT

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

VOTE (222-2026)

Motion by Councilor Chittim, seconded by Councilor Nagine:

To conduct a public hearing on an application for an outdoor entertainment event for the Skateboarding 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 Lewiston Recreation

Department for an outdoor music event for the Skateboarding Event to be held at Kennedy Park Skatepark on July 12, 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 REGARDING AN AMENDMENT TO THE ADMINISTRATIVE CODE REGARDING THE PUBLIC SAFETY COMMITTEE

Mayor Sheline opened the hearing to receive public comment. Ronnie Paradis, Ward 6 – Agree with proposed change, cannot have members that all think alike, the Mayor only appoints his friends, a committee needs a mixture of members. The Mayor then closed the hearing.

VOTE (223-2026)

Motion by Councilor Nagine, seconded by Councilor Harriman:

That the proposed amendments to the City Code of Ordinances, Chapter 2 “Administration”, Sections 230-235, “Public Safety Committee”, receive final passage by a roll call vote.

Passed - Vote 7-0

PUBLIC HEARING AND FINAL PASSAGE REGARDING AN AMENDMENT TO THE PARKS & RECREATION ORDINANCE TO ADD TWO NEW LOCATIONS TO THE LIST OF CITY-OWNED RECREATIONAL FACILITIES

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

VOTE (224-2026)

Motion by Councilor Chittim, seconded by Councilor Nagine:

That the proposed amendment to the City Code of Ordinances, Chapter 54 “Parks and Recreation” to add North Temple Pickleball Courts, located at 55 North Temple Road, and South Lewiston Little League Field, located at 20 Martin Drive, to the list of city-owned recreational facilities, receive final passage by a roll call vote. Passed - Vote 7-0

PUBLIC HEARING AND FIRST PASSAGE REGARDING AN AMENDMENT TO THE PARKS & RECREATION ORDINANCE TO ADD ACCESS TIMES FOR TWO NEW LOCATIONS TO THE LIST OF CITY-OWNED RECREATIONAL FACILITIES

Recreation Director Nicole Welch outlined the proposed changes and addressed questions about the late-night use of the courts. Police Chief Conley also addressed questions about enforcement of the court times and keeping the noise levels low for the benefit of the neighbors.

Mayor Sheline opened the hearing to receive public comment. Nicole Lanthem, resident of Temple Street, said the neighbors were promised an ending time of 7pm as well as sound absorbing panels to help reduce the thumping noise of the balls and the voices of the players. The Mayor then closed the hearing.

VOTE (225-2026)

Motion by Councilor Chittim, seconded by Councilor Nagine:

To remove the North Temple Pickleball Court from the amendment at this time.

Passed - Vote 7-0

VOTE (226-2026)

Motion by Councilor Chittim, seconded by Councilor Nagine:

That the proposed amendment to the City Code of Ordinances, Chapter 54 “Parks and Recreation” to add an access time for the North Temple Pickleball Courts and the South Lewiston Little League Field, receive first passage by a roll call vote and to continue the public hearing to the next regularly scheduled City Council meeting. Passed - Vote 7-0

**RESOLVE, AUTHORIZING THE CITY ADMINISTRATOR TO EXECUTE
AMENDMENTS TO TWO HOME-ARP SUBRECIPIENT AGREEMENTS**

VOTE (227-2026)

Motion by Councilor Chittim, seconded by Councilor Nagine:

To approve the Resolve, Authorizing the City Administrator to execute Amendments to two HOME-ARP Subrecipient Agreements:

Whereas, Auburn and Lewiston are members of the Auburn-Lewiston HOME Consortium which was formed for the two communities to be eligible to receive a portion of federal HOME funding as allocated by Congress annually; and as an element of the American Rescue Plan, the Consortium was allocated HOME-ARP funding to be used to reduce and address issues of homelessness;

Whereas, after research, proposing a plan for use of the funds and holding a public hearing on the Auburn-Lewiston HOME Consortium HOME ARP Plan, each City implemented the approved allocations with the City of Lewiston appropriating funding for the categories of (1) Affordable Rental Development; (2) Supportive Services; (3) Non-Congregate Shelter Development and (4) Planning & Administration on August 16, 2022; and during the subsequent review process it was determined that other categories would be established and funded such as an emergency income payment program;

Whereas, the City of Lewiston after issuing a Notice of Funding Availability, received four applications for Supportive Services and zero applications for Affordable Rental Housing Development, funding was re-allocated by the City Council after review and public hearing on February 7, 2023;

Whereas, the following two public service agencies require more time to complete their approved projects as follows:

1. Trinity Jubilee Center was allocated \$110,547 in Supportive Services funds under the HOME-ARP Program to fund staffing to keep the programs being offered running and for direct assistance to clients; and
2. New Beginnings Inc. was allocated \$300,885 for the purpose of providing case management and direct services to at-risk and homeless transition-aged youth ages 14-

24 years old with funding to be used for staffing and financial assistance to eligible clients in the New Beginning Transitional Living Program.

Now, therefore, be it resolved by the City Council of the City of Lewiston that the City Administrator is authorized to execute an Amendment to the HOME-ARP

Subrecipient Agreements as follows:

1. For Trinity Jubilee Center to extend the term by one-year to June 30, 2027; and transfer funds between two budget categories; and
2. For New Beginnings, Inc. to extend the term by one-year to June 30, 2027; with up to two 1-year extensions at the option of City staff based upon meeting HUD requirements.

Passed - Vote 5-2 (Councilors Longchamps and Martel opposed.)

**RESOLVE, AUTHORIZING THE ACCEPTANCE OF THE PUBLIC ART
COMMITTEE'S RECOMMENDATION FOR PUBLIC ART PROJECTS FOR THE
FY27 ANNUAL BUDGET ALLOCATION OF \$58,000**

VOTE (228-2026)

Motion by Councilor Harriman, seconded by Councilor Nagine:

To approve the Resolve, Authorizing the acceptance of the Public Art Committee's recommendation for public art projects for the FY27 annual budget allocation of \$58,000:

Whereas, the Public Art Committee is actively working toward the creation and implementation of a vibrant public art initiative within Lewiston that propels goals identified in the resident-led, City-adopted Choice Transformation Plan of Lewiston. Members of the Committee and representatives of our local artistic community participated with the City in the creation of, or are supportive of, the Plan; and

Whereas, the resident-led Plan was completed in 2019 and proved a foundational component of the City's successful Choice Neighborhoods Implementation Grant proposal, which, among many purposes, advocates for the creation of a new narrative for the City through beautification efforts that may serve as a point of pride and reflection while adding vibrancy to multiple sites throughout the City; and

Whereas, the Public Art Committee provides for thoughtful coordination among interested entities and public art activities that adhere to City requirements. The Committee works to create public art initiatives and guide related activities to strengthen a "sense of place" appropriate for our City. The Committee also creates comprehensive policies related to public art, for City Council consideration, and serves as a thought partner with art-focused community groups; Whereas, the Public Art Committee held a Call for Artists in November 2025 with applications due in December 2025. PAC reviewed the proposals in detail at their January 2026 meeting, selecting four (4) proposals for funding after a comprehensive process and submitted a budget request for funding for FY27 prior to the budget deadline.

Now, Therefore, Be It Resolved by the City Council of the City of Lewiston to accept the recommendation of the Public Art Committee for public art projects for the FY27 budget for four (4) proposals totaling \$51,500; \$3,000 for community initiatives and \$3,500 for maintenance of older art to be funded by the New England Clean Energy Connect (NECEC) Tax Increment Financing District; and furthermore, to authorize the City Administrator or his designee to execute contracts for the projects.

Passed - Vote 6-1 (Councilor Martel opposed.)

**RESOLVE, AUTHORIZING THE EXPENDITURE OF UP TO \$29,000 FROM THE
NEW ENGLAND CLEAN ENERGY CONNECT (NECEC) TAX INCREMENT
FINANCING DISTRICT FOR THE (ILY) GARDENS**

VOTE (229-2026)

Motion by Councilor Chittim, seconded by Councilor Nagine:

To approve the Resolve, Authorizing the expenditure of up to \$29,900 from the New England Clean Energy Connect (NECEC) Tax Increment Financing District for the (ILY) Gardens:

Whereas, a collaborative effort between the City of Lewiston, through its Public Works Department, and artist Tanja Hollander to design, plant, and maintain select public garden spaces as part of *(ILY) Gardens* and

Whereas, Gardens as the Gateway to Simard Payne Park and the corner of Oxford and Cross Street, and

Whereas, As Public Art projects are being reviewed at the meeting for TIF funding, and

Now, Therefore, Be It Resolved by the City Council of the City of Lewiston:

To accept the recommendation to expend up to \$29,900 for the IVY Gardens to be funded by the New England Clean Energy Connect (NECEC) Tax Increment Financing District; and furthermore, to authorize the City Administrator or his designee to execute contracts for the projects.

Passed - Vote 6-1 (Councilor Martel opposed.)

**ORDER, AUTHORIZING THE CITY ADMINISTRATOR TO EXECUTE A 6-MONTH
LEASE AGREEMENT TO UTILIZE 43 PARKING SPACES IN THE OAK STREET
PARKING FACILITY WITH THE UNITED STATES POSTAL SERVICE**

VOTE (230-2026)

Motion by Councilor Chittim, seconded by Councilor Harriman:

To approve the Order, Authorizing the City Administrator to execute a 60-month lease agreement to utilize 43 parking spaces in the Oak Street Parking Facility with the United States Postal Service:

Whereas, the United States Postal Service (USPS) wants to lease 43 parking spaces in the Oak Street Parking Facility located at 1 Oak Street and 60 Park Street in Lewiston; and

Whereas, USPS has agreed to pay the current annual lease rate of \$770.69 per space for the for a yearly lease rate of \$33, 140.00

Whereas, the total cost of the lease for 43 parking spaces over the 60 month term of the lease is \$165,700; and

Whereas, the lease term will begin on January 1, 2027 and end on December 31, 2031, with two 5-year renewals and

Whereas, USPS uses a national real estate firm, Jones Lang LaSalle Americas, to negotiate its leases. As a broker, they earn a 4% commission on the total value of the lease, which results in a \$6,628.00 brokerage fee to be paid to the firm from lease revenues.

Now, Therefore, Be It Ordered by the City Council of the City of Lewiston, the City Administrator is authorized to execute a 60 month lease agreement between the City and United State Postal Service for 43 parking spaces in the Oak Street Parking Facility for a total combined lease rate of \$165,700; and to execute a commission agreement with Jones Lang LaSalle Americas, Inc. and to pay the same a one-time 4% commission of \$6,628.00 upon execution of the lease and payment of the first lease payment.

Passed - Vote 7-0

**ORDER, AUTHORIZING ACCEPTANCE OF A DONATION FROM THE LAHEY
FOUNDATION IN THE AMOUNT OF \$149,450.00 IN LABOR AND MATERIALS
TOWARDS THE RENOVATION OF THE LEWISTON ATHLETIC PARK**

VOTE (231-2026)

Motion by Councilor Chittim, seconded by Councilor Martel:

To approve the Order, Authorizing Acceptance of a donation from the Lahey Foundation in the amount of \$149,450.00 in labor and materials towards the renovation of the Lewiston Athletic Park:

Whereas, the Thomas E. Lahey Foundation was founded in 1987 to honor the memory of Thomas E. Lahey, an exemplary three sport athlete at Lewiston High School; and

Whereas, the Thomas E. Lahey Foundation is a philanthropic organization in the Lewiston and Auburn area; and

Whereas, the Lewiston Athletic Park located at 65 Central Avenue in Lewiston needs repairs and upgrades; and

Whereas, these athletic fields are used year-round by hundreds of local youth and student athletes; and

Whereas, the Thomas E. Lahey Foundation wishes to donate bleachers, irrigation, football goals, and baseball dugouts, as well as the labor to install them; and

Whereas, when the project is completed, the name of the complex will be named “Thomas E. Lahey” Athletic Park recognizing the generous contribution of the Foundation; and

Whereas, Lewiston Public Schools, Lewiston Public Works, and Lewiston Recreation Department are in favor of these upgrades; and

Now, Therefore, Be It Ordered by the City Council of the City of Lewiston to authorize and accept the donation from the Lahey Foundation in the amount of \$149,450.00 in labor and materials towards the renovation of the Lewiston Athletic Park.

Passed - Vote 7-0

**ORDER, ESTABLISHING THE 2026 FESTIVAL ZONES FOR THE LEWISTON
AUBURN BALLOON FESTIVAL, THE DEMPSEY CHALLENGE, THE LIBERTY
FESTIVAL, AND THE LEWISTON FARMERS’ MARKET**

VOTE (232-2026)

Motion by Councilor Chittim, seconded by Councilor Nagine:

To approve the Order, Establishing the 2026 Festival Zones for the Lewiston Auburn Balloon Festival, the Dempsey Challenge, Liberty Festival, and the Lewiston Farmers’ Market.

Whereas, the City of Lewiston is proud to host many large-scale community events such as the Lewiston Auburn Balloon Festival, the Dempsey Challenge, the Liberty Festival, and the Lewiston Farmers’ Market; and

Whereas, these events are coordinated by community members and numerous volunteers and serve as major fundraisers for these organizations; and

Whereas, the events draw many participants and spectators as well as, many vendors who wish to participate in the events for the sale of items; and

Whereas, the event organizers desire to control the area and perimeter of their event in order to regulate the vendors,

Now, Therefore, Be It Ordered by the City Council that the City hereby establishes the 2026 Festival Zones for the Lewiston Auburn Balloon Festival, the Dempsey Challenge, the Liberty Festival and the Lewiston Farmers’ Market and grants permission for the event organizers to control all food and product vendors, as well as other related activities occurring during the operation of their event, on city property along the following areas: on Main Street to Middle Street, on Chestnut Street from Canal Street to Oxford Street, and along Lisbon Street from Chestnut to Main Street, Lincoln Street from Main Street to Cedar Streets, Oxford Street from Cross Street to Cedar Street, North Street, Water Street, and the adjacent area between Cross Canal #1 and the Androscoggin River around Veteran’s Park to include Mill Street, Island Avenue, Chapel Street and Chapel Street Alley. City Property of 75 Lincoln Street and 2 Oxford Street to include Lincoln Street to Beech Street and Lincoln Street between Oxford St. and Cross Street.

Passed - Vote 7-0

APPOINTMENT OF A CITY COUNCILOR TO SERVE ON THE PUBLIC SAFETY COMMITTEE

Councilor Chittim nominated Councilor Longchamps to serve. No other nominations were presented at this time.

VOTE (233-2026)

Motion by Councilor Chittim, seconded by Councilor Nagine:

To appoint Councilor Longchamps to serve on the Public Safety Committee, term to expire January 4, 2027. Passed - Vote 7-0

UPDATE FROM THE LEWISTON HOUSING AUTHORITY

Executive Director Chris Kilmurry updated the Council on the various projects:

- 1) Wedgewood is completed
- 2) Dewitt is 50% complete, the move-in date is in January. There are 104 units of mixed use, the first floor is commercial, two leases are signed and two more are under review.
- 3) Martel Phase 1 has a groundbreaking in mid-July
- 4) Martel Phase 2 is closing at the end of the year
- 5) Martel Phase 3 application will be submitted for 44 senior units
- 6) Martel will have a total of 132 units
- 7) Soiel 1 and 2 will have 72 1 and 2 bedroom units at 61 Ash Street in the old Sun Journal parking lot, this should be on-line in Quarter 1 of 2027
- 8) Demolition of Lafayette Terrace is scheduled for the end of the year
- 9) Maple Knoll relocation will be December-January with demolition in 2027.
- 10) 163-165 Bates Street – rehabilitation is done
- 11) Direct Rental Assistance Program – first housing association in country to roll out program
- 12) \$5,000 grants for seniors and low-income homeowner to install needed items to remain in home such as a chair lift for stairs

UPDATE REGARDING THE FLOCK LICENSE PLATE READER CAMERAS

The Police Chief and Sergeant Brown reviewed the highlights and safeguards in place regarding access to the information. They reviewed statistics of use, noted the program has been used to apprehend vehicles involved in kidnapping and other crimes.

PUBLIC COMMENT PERIOD

No members of the public offered comment at this time.

REPORTS AND UPDATES

Councilor Harriman reminded everyone of the Juneteenth holiday recognition on Friday, June 19. He noted there is a ceremony at Bates College on Saturday, June 20.

OTHER BUSINESS

Councilor Martel noted that many homeless residents are hanging around the Park Street area, it used to be a vibrant business environment but is not anymore. He noted the area around City Hall, the Post Office, etc and residents do not feel safe coming down to this area.

Councilor Longchamps said she would like see the ordinances enhanced to stop the loitering in the doorways of businesses, they are finding feces and urine on and near their buildings. She suggested the Salvation Army needs to control the area better, the actions by homeless residents is not respectful. She asked for a workshop on this topic. Councilor Nagine noted the Downtown Lewiston Association should be involved in the conversation.

Councilor Nagine said the intersection of College and Montello Streets needs to be reviewed – there is an old bus shell that needs to be removed and the bus stop sign removed. The Complete Streets Committee has changed due to Auburn’s decision to withdraw from the committee. These high vehicle accident areas need to be addressed and need bus stops where they are supposed to be.

EXECUTIVE SESSIONS**VOTE (234-2026)**

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 the acquisition or disposition of Real Estate, of which the premature disclosure of the information would prejudice the competitive bargaining position of the City and to discuss a personnel matter as per MRSA Title 1, section 405(6)(A). Passed - Vote 7-0

Executive Session began at 10:20pm and ended at 11pm.

VOTE (235-2026)

Motion by Councilor Chittim, seconded by Councilor Nagine:

To adjourn at 11:00 P.M. Passed - Vote 7-0

A true record, Attest:

Kathleen M. Montejo, MMC
City Clerk
Lewiston, Maine