

CITY OF LEWISTON

CITY COUNCIL

JULY 21, 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 (263-2026)

Motion by Councilor Chittim, seconded by Councilor Martel:

To dispense with the reading of the minutes of the meetings of June 30 and July 7, 2026, and to accept and place them on file as prepared by the City Clerk. Passed - Vote 7-0

PUBLIC COMMENT PERIOD

Ronnie Paradis, Ward 6 – Thank you to city, the groundbreaking for the new senior housing at Martel School was excellent. Thank you to Councilor Nagine for updating social media about the large apartment fire, the city did not do that. Would like people to start talking about issues and not people especially in regard to the recent youth gun violence. Adults need to set an example for kids, say nice things about each other, discuss policies and not people.

Andrew Jones, Ward 2 – Compliments to the City Clerk on her knowledge of parliamentary procedure and assisting with the meetings. Thank you to Councilor Noble for speaking up against the Council President's actions at the last meeting. Councilor Chittim should not engage in double-dealing behind the scenes, this loses trust. A member of the Safety Committee organized a dog walk, and recommended people leave out dog treats with laxatives to poison the animals, the Council should address this.

Matt Agren, Ward 4 – Pleased to be at the Martel School groundbreaking. Good response from the city to set up the emergency shelter for the apartment fire victims. All Councilors need to find common ground, everyone was elected to represent their ward, but the whole of Lewiston needs everyone's help with public safety. Excited about plans in the works to create one department on the third floor, Economic Development should focus on ten projects with 20 jobs each, not one project with 200 jobs.

David Racknells, Ward 1 – It has been a busy year for the city, thank you to Councilors for being part of the team. You don't compete against each other; you need to talk to each other and work together. Accountability works but need more dialogue, keep respectful during meetings. If problems can't be discussed, they cannot be addressed.

Kim Bush, Ward 2 – Lives on Walnut Street. There is so much chaos, cannot sleep at night. A

friend was shot in the face a few weeks ago, not a random act of violence but targeted. People are too scared to talk with police.

Charles Soule, 70 Horton Street – Was at Challenger Drive for this morning for an appointment with a doctor at the veterans' clinic and tractor trailer trucks were parked on both sides of the road. There were pallets and trash along the side of the road. It should be no parking on one side. Lewiston should create our own jail system.

Jon Horton, Ward 2 – Mobile Home park owner – the upcoming rent control ordinance is the wrong thing to do and it not a business-friendly move. Living in a mobile home park is the most affordable way of living. Parks will not be expanding due to new ordinance. Try to apply proposed limits of CPI limit to city operations. The committee working on the ordinance has been professional and he appreciates that.

Nathan, Lewiston – Country capable of building skyscrapers but letting citizens become homeless.

CITY ADMINISTRATOR'S REPORT

Another Cart to Curb information session is coming up. Congratulations to employees on recent promotions and retirements. The Maine Resiliency Center has opened their community survey. The Beyond the Budget event will be held Thursday afternoon in Simard-Payne Memorial Park. The renovation of the high school tennis courts is complete. The state Lobster Bowl Classic football game was recently held at the Lewiston High School fields. Thank you to members of the No Name Pond Association for hosting the City Administrator on a recent boat ride of the Pond and for discussing watershed issues.

CONFIRMATION OF MAYOR SHELINE'S NOMINATION TO FILL THE CURRENT VACANCY IN THE WARD 7 POSITION ON THE SCHOOL COMMITTEE

Emily Levasseur, Ward 7, introduced herself and noted she is the mother of two young children who are neurodivergent, her husband is a disabled veteran, and she is a small business owner who is also a five-year behavioral health professional. Seirra Pomerleau, Ward 7 – Has known Ms. Levasseur for ten years and spoke in support of her appointment.

VOTE (264-2026)

Motion by Councilor Chittim, seconded by Councilor Harriman:

To receive the Mayor's nomination and to appoint Emily Levasseur to fill the vacant Ward 7 position on the Lewiston School Committee, said appointment to be effective as of July 21, 2026, with a term ending January 4, 2027. Passed - Vote 7-0

APPOINTMENT OF THE FINANCIAL INSTITUTION REPRESENTATIVE TO THE HOUSING COMMITTEE

VOTE (265-2026)

Motion by Councilor Harriman, seconded by Councilor Chittim:

To receive the Mayor's appointment and to confirm the appointment of Julia Bartlett to a three-year term as the Financial Institution Representative on the Housing Committee, said appointment is filling a vacancy and the term will expire January 2, 2029. Passed - Vote 7-0

**PUBLIC HEARING ON AN APPLICATION FOR A NEW LIQUOR LICENSE AND
SPECIAL AMUSEMENT PERMIT FOR LIVE ENTERTAINMENT FOR
THE COLISEE, 190 BIRCH STREET**

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

VOTE (266-2026)

Motion by Councilor Chittim, seconded by Councilor Nagine:

To authorize the City Clerk's Office to approve a new liquor license application and special amusement permit for The Colisee, 190 Birch Street. Passed - Vote 7-0

**PUBLIC HEARING FOR APPROVAL OF AN OUTDOOR ENTERTAINMENT
PERMIT FOR THE DEMPSEY CHALLENGE**

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

VOTE (267-2026)

Motion by Councilor Chittim, seconded by Councilor Nagine:

To conduct a public hearing on an application for an outdoor entertainment event for the Dempsey Challenge, 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 Dempsey Center for outdoor music concerts for the Dempsey Challenge to be held at Simard-Payne Park on September 13-22, 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 TO ESTABLISH THE RESIDENTIAL
RENTAL PROPERTIES ORDINANCE AND MOVING THE RENTAL
REGISTRATION SECTION INTO THIS NEW ORDINANCE**

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

VOTE (268-2026)

Motion by Councilor Chittim, seconded by Councilor Martel:

That a new ordinance be created in the City Code of Ordinances designated as Chapter 23 and titled “Residential Rental Properties”, and that the proposed amendment to the “Residential Rental Properties” ordinance to add the code language regarding the Rental Registration program, receive final passage by a roll call vote. Passed - Vote 7-0

**PUBLIC HEARING AND FINAL PASSAGE TO REMOVE THE RENTAL
REGISTRATION SECTION FROM THE BUILDINGS & BUILDING
REGULATIONS ORDINANCE**

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

VOTE (269-2026)

Motion by Councilor Martel, seconded by Councilor Nagine:

That the proposed amendment to the City Code of Ordinances, Chapter 18 “Buildings & Building Regulations”, Article VI “Registration Requirement for Multi-Family Buildings”, regarding removal of language pertaining to the Rental Registration program, receive final passage by a roll call vote. Passed - Vote 7-0

**PUBLIC HEARING AND FINAL PASSAGE REGARDING AN AMENDMENT TO THE
AMUSEMENTS AND ENTERTAINMENT ORDINANCE TO ELIMINATE THE
REQUIREMENT FOR A PUBLIC HEARING FOR OUTDOOR ENTERTAINMENT
PERMITS AND TO AUTHORIZE STAFF TO ISSUE THESE PERMITS**

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

VOTE (270-2026)

Motion by Councilor Nagine, seconded by Councilor Chittim:

That the proposed amendment to the City Code of Ordinances, Chapter 10 “Amusements and Entertainment” to remove the requirement for a public hearing for an Outdoor Entertainment Permit and to authorize city staff to issue these permits, receive final passage by a roll call vote. Passed - Vote 7-0

**PUBLIC HEARING AND FINAL PASSAGE REGARDING AN AMENDMENT TO THE
BUSINESS LICENSE ORDINANCE TO REMOVE THE LIST OF CITY PARKS AND
REFER TO THE PARKS AND RECREATION ORDINANCE**

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

VOTE (271-2026)

Motion by Councilor Chittim, seconded by Councilor Martel:

That the proposed amendment to the City Code of Ordinances, Chapter 22 “Businesses”, Section

22-422 “Definitions” to remove the list of city parks, receive final passage by a roll call vote.
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 NO NAME POND CONSERVATION OVERLAY DISTRICT TO REQUIRE
SOIL DISTURBANCE WITHIN BUFFERS TO FOLLOW
MAINE DEP REQUIREMENTS**

Mayor Sheline opened the public hearing to receive citizen input and comment. Dave Bernier, Ward 6 – Supports a strong, effective ordinance to protect the Pond. Wants to make sure that 18 Water’s Edge Drive will not be prohibited from construction on the property. The Mayor then closed the hearing.

VOTE (272-2026)

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 for changes to the No Name Pond Conservation Overlay District to require disturbance within buffers to follow DEP requirements, receive final passage by a roll call vote. Passed - Vote 7-0 (Councilor Noble was out of the Chambers during the vote, the Mayor cast a vote in her absence.)

**PUBLIC HEARING AND FIRST PASSAGE REGARDING AMENDMENTS TO THE
SOLID WASTE ORDINANCE TO DEFINE THE AUTOMATED SIDE LOAD TRASH
COLLECTION PROGRAM**

Mayor Sheline opened the public hearing to receive citizen input and comment. No members of the public spoke for or against this issue. The Mayor then closed the hearing. City Engineer John Kuchinski provided background information for this item. Councilors discussed several amendments and expressed concern with the 50-pound limit per container.

VOTE (273-2026)

Motion by Councilor Longchamps, seconded by Councilor Martel:

To amend the ordinance to change the weight limit of a container from fifty pounds to up to two hundred and fifty pounds, to state the containers must be “at least” two feet apart, and to insert the word “that” in Sec 62-6, after the word “establishment”. Passed - Vote 7-0

VOTE (274-2026)

Motion by Councilor Chittim, seconded by Councilor Martel:

That the proposed amendments to the City Code of Ordinances, Chapter 62 “Solid Waste”, to define the automated side load trash collection program, 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

**ORDER, APPROVING THE LETTER OF INTENT WITH ECO
HOSPITALITY CONSULTANTS**

Acting Director of Economic & Community Development John Blais and Developer Chris Thompson, made a presentation to the Council on the project and future uses of the park.

VOTE (275-2026)

Motion by Councilor Chittim, seconded by Councilor Martel:

To adopt the Order, Approving the Letter of Intent with Eco Hospitality Consultants:

Whereas, The proposed Letter of Intent outlines a partnership between the City of Lewiston and Eco Hospitality Consultants, Inc.

Whereas, to negotiate a Joint Development Agreement (JDA) focused on four major initiatives: redevelopment of the Red Shop into a food, beverage, and event venue; expansion of the existing Hampton Inn or construction of a second hotel, and

Whereas, conveyance of the city-owned parcel at 39 Lincoln Street was previously committed under a 2011 agreement, and creation of a 30-year Tax Increment Financing (TIF) Credit Enhancement Agreement, and

Whereas, the proposal anticipates the Red Shop being sold to the developer for \$305,000 or lease for an undisclosed amount, while providing the City with a future right to repurchase the property under specified conditions, and

Whereas, the developer would also receive enhanced parking rights associated with the City garage and pursue additional hotel-related development adjacent to the existing Hampton Inn, and

Whereas, granting the developer a 10-year exclusive right, with renewal options, to promote national touring concerts at Simard-Payne Park. In exchange, the developer would pay the city a fee per concert plus applicable public safety and staffing costs. The agreement contemplates a TIF district that would return up to 75% of net new tax revenues generated by the project to the developer for 30 years.

Now, Therefore, Be It Ordered by the City Council of the City of Lewiston, to approve the Order, the City Administrator is authorized to execute a Letter of Intent with Eco Hospitality Consultants.

Passed - Vote 7-0

**ORDER, AUTHORIZING THE CITY ADMINISTRATOR TO EXECUTE AN OPTION
AGREEMENT WITH BATES MILL, LLC FOR BATES MILL #5**

Acting Director of Economic & Community Development John Blais and Developer Tom Platz made a presentation to the Council on the future vision for the Mill property. Elizabeth Eames, Ward 3, encouraged a walkway from Simard Payne Park to City Hall. Matt Roy, Ward 6, said in 2007 the Council started kicking the can down the road on this project when they could have

dealt with it then. They could have torn it down and started over.

VOTE (276-2026)

Motion by Councilor Chittim, seconded by Councilor Nagine:

To approve the Order, Authorizing the City Administrator to execute an Option Agreement with Bates Mill, LLC for Bates Mill #5:

Whereas, the City of Lewiston is the owner of the property commonly known as Bates Mill #5; and

Whereas, Bates Mill, LLC has expressed its continued interest in pursuing the redevelopment of Bates Mill #5 and advancing planning, financing, tenant recruitment, and redevelopment opportunities for the property; and

Whereas, the proposed Option Agreement grants Bates Mill, LLC an exclusive option to purchase Bates Mill #5 through June 30, 2031, while establishing a collaborative redevelopment framework between the City and Bates Mill, LLC; and

Whereas, the Option Agreement includes provisions for redevelopment planning, market engagement, financing efforts, biannual progress reporting, and continued collaboration on community enhancement initiatives, while recognizing that redevelopment progress is subject to market conditions and other factors beyond the developer's control; and

Whereas, the City Council finds that entering into the Option Agreement serves a valid public purpose by encouraging the long-term redevelopment and productive reuse of Bates Mill #5, supporting economic development, job creation, tax base growth, and continued investment within the Bates Mill District;

Now, Therefore, Be It Ordered by the Lewiston City Council that the City Administrator is hereby authorized and directed to execute the Option Agreement between the City of Lewiston and Bates Mill, LLC, substantially in the form presented to the City Council, together with such non-substantive modifications as may be approved by the City Administrator and Corporation Counsel.

Be It Further Ordered that the City Administrator is authorized to execute any documents reasonably necessary to implement and administer the Option Agreement consistent with this Order.

Passed - Vote 7-0

ORDER, TO RESCIND CITY COUNCIL VOTE 12-2026 TAKEN AT THE MEETING OF JANUARY 5, 2026, WHICH WAS FOR THE ELECTION OF THE CITY COUNCIL PRESIDENT FOR 2026

Some Councilors expressed concern with the style of Councilor Chittim's handling of some matters. Councilor Chittim noted he was exploring ideas for alternative funding for the position of Economic Development Director, but any final decisions would be brought to the Council. Matt Roy, Ward 6, recalls Councilor Chittim saying the Council should pick and choose which

sections of the Charter to enforce. Renee Fortin, Ward 6, said it is about building trust and working together. Was disappointed at the meeting when Councilor Noble was appointed to hear Councilor Chittim say the Council should circumvent the Charter and not follow the advice of the City Attorney. Matt Agren, Ward 4, respects Councilor Chittim because he encourages everyone to respect what words mean but his actions show a lack of transparency, lack of communication and lack of trust. Peter Geiger, Ward 7, feels that removing Councilor Chittim as president is a huge overreaction and people are taking cheap shots at each other.

VOTE (277-2026)

Motion by Councilor Martel, seconded by Councilor Harriman:

Be It Ordered by the City Council, that the City Council hereby rescinds City Council Vote 12-2026 taken at the meeting of January 5, 2026, which was for the Election of the City Council President for 2026. Passed - Vote 6-1 (Councilor Chittim opposed)

ELECTION OF CITY COUNCIL PRESIDENT FOR THE REMAINDER OF THIS CITY COUNCIL TERM, SAID TERM TO END JANUARY 4, 2027

Councilor Noble nominated Councilor Nagine to the position of Council President. No additional nominations were offered. Robert Glasby, Ward 6, encouraged the Council to seek transparency and accountability, noting that "Council cohesion" is needed.

VOTE (278-2026)

To elect Councilor Nagine as the City Council President, said term to expire January 4, 2027.
Passed - Vote 7-0

ORDER, PROPOSING THE CREATION OF A CHARTER COMMISSION

Matt Roy, Ward 6, in October 2021, the Council voted to send this matter to the voters, but in January 2022, the new Council repealed it.

VOTE (279-2026)

Motion by Councilor Chittim, seconded by Councilor Nagine:

To approve the Order, Proposing the Creation of a Charter Commission:

Whereas the City Council has ordered several proposed amendments to the City Charter to be placed on the ballot for voter approval at the November General Election, and

Whereas these proposed amendments address specific inconsistencies and typographic omissions in the Charter, and

Whereas members of the City Council and the public have, from time to time, advocated for a complete review and possible revision of the Charter,

Now, therefore, it is ordered by the Lewiston City Council, Pursuant to 30-A MRSA § 2102, that the following question be put to the voters of Lewiston in the ballot at the November 2026 General Election "Shall a Charter Commission be established for the purpose of establishing a New Municipal Charter?"

Passed - Vote 7-0

**ORDER, DIRECTING THE CITY ADMINISTRATOR TO REQUEST AN
ADDITIONAL AGENCY LIQUOR STORE LICENSE FROM THE MAINE BUREAU
OF ALCOHOLIC BEVERAGES AND LOTTERY OPERATIONS**

VOTE (280-2026)

Motion by Councilor Longchamps, seconded by Councilor Martel:

To postpone this item to the next City Council meeting to allow time to gather additional information regarding the request. Passed - Vote 4-3 (Councilors Harriman, Roy, and Chittim opposed)

ORDER, APPROVING THE DISPOSITION OF 11 KING AVENUE

VOTE (281-2026)

Motion by Councilor Chittim, seconded by Councilor Harriman:

To approve the Order, Approving the Disposition of 11 King Avenue:

Whereas, the City Council voted to sell the tax-acquired parcel located at 11 King Avenue at their 7/15/2025 meeting and

Whereas, the City received multiple offers for the parcel through the City's Realtor DuBois Realty; and

Whereas, Peer Property Management LLC offered \$55,000 for 11 King Avenue

Now, Therefore, Be It Ordered by the City Council of the City of Lewiston, to approve the disposition of 11 King Avenue and authorize the City Administrator to execute all necessary legal documents.

Passed - Vote 7-0

PUBLIC COMMENT PERIOD

No additional comments from the public were offered at this time.

REPORTS AND UPDATES

Councilor Nagine noted the Public Health Committee met with representatives from the Maine Center for Disease Control regarding a violence intervention program.

OTHER BUSINESS

Councilor Longchamps would like to have an agenda item at the next meeting to review the Ethics Policy, specifically as it applies to the appointed members of city boards and committees

VOTE (282-2026)

Motion by Councilor Chittim, seconded by Councilor Nagine:

To adjourn at 9:50 P.M. Passed - Vote 6-1 (Councilor Chittim opposed)

A true record, Attest:

Kathleen M. Montejo, MMC
City Clerk
Lewiston, Maine