

CITY OF LEWISTON

CITY COUNCIL

AUGUST 4, 2026

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

THE HONORABLE CARL L. SHELIN, MAYOR, PRESIDING.

PRESENT: Mayor Shelin, Councilors Nagine, Longchamps, Harriman, Roy, Chittim, and Martel, City Administrator Bryan Kaenrath, Deputy City Administrator Brian O'Malley, and City Clerk Kathleen Montejo. Absent/Excused: Councilor Noble. (Note – Per the City Charter, the Mayor may cast a vote in the absence of a City Councilor.)

EXECUTIVE SESSION

VOTE (283-2026)

Motion by Councilor Chittim, seconded by Councilor Martel:

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. Passed - Vote 7-0

Executive Session began at 6:03pm and ended at 6:52 pm.

Councilor Noble retired from the meeting at this time.

Pledge of Allegiance to the Flag.

VOTE (284-2026)

Motion by Councilor Chittim, seconded by Councilor Nagine:

To dispense with the reading of the minutes of the meeting of July 21, 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 the Council for the last meeting, one of the best in recent memory and past meetings. Thank you to Councilor Longchamps for ongoing public safety effort. Talk about issues and not people. Spoke with School Superintendent and discussed a lot of ideas about what parents can do for students. When on School Committee, was a volunteer reader at Longley Elementary School, the Councilors should consider doing this activity and get to meet kids directly.

Larry Gilbert, Lewiston – Many residents have expressed concerns with Flock cameras, but he supports the cameras because of the gun violence. It is a worthy tool for the police department to solve crime. When people are in public, there is no expectation of privacy. He became involved in law enforcement to help people. More communication between the police and residents is needed.

Rick LaChapelle, Ward 4 – The city is looking for leadership, particularly about the increase in youth gun violence. The Council meeting at the high school was a joke, just a handful of special groups saying they need money. The state has funds that should be put aside for youth sports. The money spent in the abuse of Medicaid fraud could have benefited the District Attorney's offices to support their work against gun violence. Our state legislators should be advocating for more funds from the state, government always finds money for what is considered important.

Sheri Withers, Ward 1 – There was an attempted home invasion at her house by four white males who were juveniles, three wearing masks. They were apprehended nearby but it was an extremely nerve wrecking experience. Support services are needed to help parents support youth.

Kim Bush, Ward 2 – Thank you to the Mayor for allowing her extra time to speak at the previous meeting. Vandalism is a significant part of the youth gun violence. Police engagement with the unhoused community is needed. The County has money to help homeless.

Martin Chartrand, Ward 3 – The parking ban on the top side of Kennedy Park, by Walnut Street and Spruce Street, should be lifted because it is negatively impacting the food pantry and farmer's market.

Nathan Pearl – For 141 years, this country has had the ability to build skyscrapers; we need to solve the issues for the unhoused.

Jessica Donovan, business owner – Expressed concerns about the certificate of occupancy process for residential development. Her employer has recently built several new homes and just learned about the revised requirements for certificates of occupancy, and this is delaying the sale of the properties.

Jim Hafford, Ward 3 – Use the AI cameras to track ongoing drug transactions, no need to reinvent the wheel, look at best practices from other cities around the country.

CITY ADMINISTRATOR'S REPORT

- 1) The Cart to Curb informational sessions are well received and continuing.
- 2) The Community Ambassadors program has 36 volunteers
- 3) The plans for the Balloon Festival are coming together
- 4) The City recently hired two new police officers.
- 5) Enhanced signage for Kennedy Park has been posted
- 6) The Public Art Committee recently authorized two projects to help clean up graffiti in public spaces
- 7) There will be a Meet and Greet in Ward 7 hosted with Councilor Martel

AMENDMENT TO THE TRAFFIC SCHEDULE TO ADD ADDITIONAL 15-MINUTE PARKING SPOTS ON PINE STREET FROM HORTON STREET TO PRINCE STREET ALLEY

VOTE (285-2026)

Motion by Councilor Chittim, seconded by Councilor Nagine:

To approve an amendment to the Traffic Schedule, Section 23, “Parking Time Regulated, 15 minutes, 9 am to 9 pm”, to add additional 15-minute parking spaces on Pine Street from Horton Street to Prince Street Alley. Passed - Vote 7-0

AUTHORIZATION TO ACCEPT TRANSFER OF FORFEITURE FUNDS

VOTE (286-2026)

Motion by Councilor Chittim, seconded by Councilor Nagine:

That pursuant to Title 15, Maine Revised Statutes Annotated, Section 5824(3) and Section 5822(4)(A), the City Council hereby acknowledges and approves the transfer of proceeds from the sale of a 9mm Taurus Pistol, S/N: 1GA91230 or any portion thereof, in the case of the State of Maine vs. Carlton J. Enos, ANDCD-CR-2024-00749 Court Records, being funds forfeited pursuant to the court process. It is further acknowledged that these funds shall be credited to the ‘City of Lewiston Drug Enforcement Program’ account. Passed - Vote 7-0

ORDER, APPROVING THE DISPOSITION OF 35 BEECHWOOD AVENUE

VOTE (287-2026)

Motion by Councilor Chittim, seconded by Councilor Nagine:

To approve the Order, Approving the Disposition of 35 Beechwood Avenue:

Whereas, the City Council voted to sell the tax acquired parcel located at 35 Beechwood Avenue at their 2/25/2020 meeting and

Whereas, the City received an offer for the parcel through the City’s Realtor DuBois Realty; and

Whereas, Ashley Woodbury offered \$1,000 for 35 Beechwood Avenue

Now, Therefore, Be It Ordered by the City Council of the City of Lewiston, to approve the disposition of 35 Beechwood Avenue and authorize the City Administrator to execute all necessary legal documents.

Passed - Vote 7-0

APPOINTMENT TO THE LEWISTON HOUSING AUTHORITY BOARD OF COMMISSIONERS

VOTE (288-2026)

Motion by Councilor Nagine, seconded by Councilor Chittim:

To confirm the Mayor’s nomination and to appoint the following resident as a member of the Board of Commissioners of the Lewiston Housing Authority:

Craig Tribuno, 62 Sherbrooke Avenue, term to expire Sept. 17, 2029 – citizen representative
Passed - Vote 7-0

**PUBLIC HEARING AND FINAL 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.

VOTE (289-2026)

Motion by Councilor Chittim, seconded by Councilor Nagine:

That the proposed amendments to the City Code of Ordinances, Chapter 62 “Solid Waste”, to define the automated side load trash collection program, receive final passage by a roll call vote.
Passed - Vote 7-0

**PUBLIC HEARING AND FIRST & FINAL PASSAGE FOR AN EXTENSION OF THE
MORATORIUM ORDINANCE REGARDING RENT INCREASES FOR LOTS IN
MOBILE HOME PARKS**

Mayor Sheline opened the public hearing to receive citizen input and comment. Matt Roy, Ward 6 – The proposed ordinance is very complex, keep it simple like so many other towns have done – Auburn, Old Orchard Beach, Brunswick, Kittery, Saco, Sanford. Can’t keep kicking the can down the road on projects. John Geary, resident of Fox Run mobile home park – Has seen the draft ordinance, it is the best in the state, park owners want protections until the ordinance is in place, support the moratorium. John Horton, co-owner of Sunset Gardens Mobile Home Park – This process started in the Governor’s Office, incorrect and misleading information is circulating around the state, we did not have a lot rent problem in Lewiston until this ordinance was proposed, this is business. Chris Saroy, co-owner of Sunset Gardens Mobile Home Park – compliments to the Housing Committee, they are very dedicated volunteers who have invested a lot of time on this issue, they have done quality work and have good intentions, but this ordinance is ignoring realities. Jeff Padham, Ward 3 and member of Housing Committee – the Committee never took a vote to ask for an extension of the moratorium, it is the Council’s job to protect the economy, put a 5% cap on lot rent increases to allow more time for the Committee to study the issue. The Mayor then closed the hearing.

VOTE (290-2026)

Motion by Councilor Chittim, seconded by Councilor Martel:

That the proposed Moratorium Ordinance regarding Rent Increases for Lots in Mobile Home Parks, to be effective September 29, 2026, receive first passage by a roll call vote.
Did Not Pass - Vote 2-5 (Mayor Sheline and Councilor Harriman in favor)

**PUBLIC HEARING AND APPROVAL OF ORDER, AUTHORIZING THE CITY
ADMINISTRATOR TO EXECUTE A CREDIT ENHANCEMENT AGREEMENT FOR
THE SOLEIL MULTI-FAMILY HOUSING PROJECT**

Mayor Sheline opened the public hearing to receive citizen input and comment. Ronnie Paradis, Ward 6 – Where is the school department going to educate all of the additional kids arriving in town as a result of this large development, there are 6,000 kids in the system now and it is at capacity. The Mayor then closed the hearing.

VOTE (291-2026)

Motion by Councilor Chittim, seconded by Councilor Nagine:

To adopt the Order, Authorizing the City Administrator to Execute a Credit Enhancement Agreement for the Soleil Multi-Family Housing Project:

Ordered, that the City Council hereby authorizes the City Administrator to execute a Development Assistance and Credit Enhancement Agreement, together with any related documents deemed necessary, between the City of Lewiston and Soleil Apartments LP, substantially in the form presented, to facilitate the development of a 72-unit affordable multi-family housing project located at 61 Ash Street.

Be It Further Ordered, that the Agreement shall establish an Affordable Housing Development District pursuant to Maine's Affordable Housing Tax Increment Financing (TIF) statute and provide for the reimbursement of seventy-three percent (73%) of the captured tax increment to Soleil Apartments LP over a twenty (20) year period, with the remaining twenty-seven percent (27%) retained by the City, subject to the terms and conditions of the Agreement and State approval.

Be It Further Ordered, that all reimbursements shall be made only after the developer has paid one hundred percent (100%) of all annual property taxes due and only for eligible project costs as authorized under Maine law and the approved Development Program.

Be It Further Ordered, that the City Administrator is authorized to execute any ancillary agreements, certifications, amendments, and documents necessary to implement the Agreement, provided such actions are consistent with the intent of this Order and approved as to form by the Corporation Counsel.

Passed - Vote 6-1 (Councilor Martel opposed)

PUBLIC HEARING AND RESOLVE, AUTHORIZING A SUPPLEMENTAL APPROPRIATION IN THE AMOUNT OF \$200,000 FROM THE SALARY RESERVE ACCOUNT TO COVER THE COS OF ADDITIONAL POLICE OVERTIME IN RESPONSE TO SHOOTINGS AND VIOLENT CRIME THAT HAVE BEEN OCCURRING WITHIN THE CITY OF LEWISTON

Mayor Sheline opened the public hearing to receive citizen input and comment. Melissa Dunn, Lewiston – Be aware of amendments regarding technology, should be a separate agenda item. Larry Gilbert, Lewiston – Supports the amendment, need tools to do job, the police department needs this new technology tool, critically important to give the proper tools for the job, larger cities have helicopters for same purpose. Martin Chartrand, Ward 3 – This has been presented as a black and white issue -if vote against, don't support public safety, this is not true. Having technology does not necessarily make things safer. Matt Roy, Ward 6 – There was \$877,000 in

the overtime budget that was approved for the police department and now 35 days into the new fiscal year, they are asking for \$200,000 more. Amran Osmand, Ward 3 – Want all children safe, youth family involvement has role to play, need to invest in youth in community infrastructure – basketball leagues, soccer leagues, mentors in the evening, activities for prevention efforts. Elizabeth Eames, Ward 3 – Read a letter on behalf of a resident, calling for more support for young people. Jen Hogan, CEO of Community Credit Union - Appreciate hearing the proposal tonight, this is Step 1. Julia Harper, Ward 4 – Relieved to see a plan in writing, more investment in youth is needed. The Mayor then closed the hearing.

VOTE (292-2026)

Motion by Councilor Martel, seconded by Councilor Longchamps:

To amend the Resolve to appropriate an additional \$55,000 from Fund Balance for the acquisition of a self-deploying drone. Did Not Pass - Vote 2-5 (Councilors Longchamps and Martel in favor)

VOTE (293-2026)

Motion by Councilor Martel, seconded by Councilor Longchamps:

To approve the Resolve, Authorizing a Supplemental Appropriation in the amount of \$200,000 from the Salary reserve account to cover the cost of additional police overtime in response to shootings and violent crime that have been occurring within the City of Lewiston:

Whereas, The City of Lewiston has been experiencing shootings and violent crime; and

Whereas, The need for public safety in the City of Lewiston is essential; and

Whereas, The City of Lewiston is committed to being a place of pride, aspiration, diversity, engagement and accomplishment; and

Whereas, The funding of additional police overtime will allow the police department to initiate a robust public safety plan.

Now, Therefore, Be It Resolved by the City Council of the City of Lewiston to Authorize a Supplemental Appropriation in the amount of \$200,000 from the Salary Reserve account to cover the cost of additional police overtime in response to shootings and violent crime that have been occurring within the City of Lewiston.

Passed - Vote 7-0

At this time, the Mayor called for a ten-minute recess, and the meeting would reconvene at 10:00pm.

AMENDMENTS TO THE CITY'S ETHICS POLICY, POLICY MANUAL NUMBER 94**VOTE (294-2026)**

Motion by Councilor Longchamps, seconded by Councilor Martel:

To postpone this item to the next City Council meeting. Passed - Vote 7-0

**ORDER, DIRECTING THE CITY ADMINISTRATOR TO EXPLORE THE
DISSOLUTION OF THE LEWISTON AUBURN RAILROAD COMPANY**

VOTE (295-2026)

Motion by Councilor Nagine, seconded by Councilor Martel:

To postpone this item to the next City Council meeting. 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**

The motion was continued to this Council meeting:

VOTE (296-2026)

To approve the Order, Directing the City Administrator to request an Additional Agency Liquor Store License from the Maine Bureau of Alcoholic Beverages and Lottery Operations.
Passed - Vote 7-0

PUBLIC COMMENT PERIOD

No members of the public addressed the Council at this time.

REPORTS AND UPDATES

Councilor Chittim noted he is on the Lewiston Auburn Transit Committee and will be speaking with them about the possibility of going to the new senior center.

OTHER BUSINESS

Councilor Longchamps apologized for voting on Item 2 noting it impacts her business. Councilor Nagine asked to have a public hearing on the FERC licensing at the next meeting. Councilor Roy – Likes the idea of TIFs for new businesses and not housing, need more funding to help youth and have more mentoring, the Rec Dept should open up more grass fields for baseball and soccer, Public Works needs to do a traffic study at Sabattus and Rideout, there was a bad accident recently. Councilor Nagine said the Housing Committee should keep working on the mobile lot rent ordinance.

EXECUTIVE SESSIONS

VOTE (297-2026)

Motion by Councilor Nagine, seconded by Councilor Chittim:

To enter into an Executive Session pursuant to MRSA Title 1, section 405 (6) (D) to discuss Labor Negotiations regarding the Maine State Employees Association, Local 1989 and an Executive Session pursuant to MRSA Title 1, section 405(6)(A) to discuss a personnel matter.
Passed - Vote 7-0

Executive Session began at 10:20pm and ended at 11:00pm.

VOTE (298-2026)

Motion by Councilor Nagine, seconded by Councilor Harriman:

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

A true record, Attest:

Kathleen M. Montejo, MMC
City Clerk
Lewiston, Maine