

CITY OF LEWISTON

CITY COUNCIL

SEPTEMBER 1, 2026

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

THE HONORABLE CARL L. SHELIN, MAYOR, PRESIDING.

PRESENT: Mayor Shelin, 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 (311-2026)

Motion by Councilor Martel, seconded by Councilor Nagine:

To dispense with the reading of the minutes of the meetings of August 18, 25 and 26, 2026, and to accept and place them on file as prepared by the City Clerk. Passed - Vote 7-0

PUBLIC COMMENT PERIOD

Amy Sussman, Bar Harbor – Nephew was killed in the mass shooting, wants to know what happened to the money promised to them by the Maine Community Foundation. Lewiston non-profits made out well with money raised and promised to victims' families and survivors. This issue is clearly not a priority for this Council. The Maine Mill received \$65,000. The Mayor is on their board of directors and should have disclosed this conflict of interest. A survivor attended their grand opening and was surprised by the memorial.

Amy Smith, 122 Bartlett St – The Healthy Neighborhoods association held their annual Bulky Waste Removal program, 102 tons were removed. September 11 is the next event.

Joe Philippon, Ward 1 – L/A Arts held the Art Walk on Friday night and a band that set up in Courthouse Plaza was not allowed to use the city's electrical power outlet. It is unfortunate the city does not support these events and the local arts. The band had to bring in a generator. These events bring in hundreds of people into the downtown.

Ronnie Paradis, Ward 6 – Sunday's newspaper featured a story about a public high school in Fort Kent that is dedicated to treating recovering addicts who are high school students. Lewiston should dedicate some of the opioid settlement funds for a local public school program. Need a public health coordinator for this city. Loneliness is a national crisis and there are many people in this city not connected to the community. Seniors are lonely. We need to support each other more.

Matt Agren, Ward 4 – There was very limited public notice for the special meeting on Wednesday, August 26. He received the email notice at 12:16pm for the 6pm meeting. This is an example of why people think the Council operations are shady. The Housing Committee should have been at the Council meeting to answer questions.

Andrew Jones, Ward 2 – Owes an apology to the Council, made an unprofessional gesture when leaving the Council Chambers at the last meeting, wants to hold himself accountable because he calls on the Mayor and Council to hold themselves accountable, so he apologized for his actions. The Housing Committee did not request that the moratorium on the mobile home lot rents be extended and committee members say the chair is withholding information. The process is tainted and should start over.

Lisa Jones, Ward 2 – Lewiston Housing received \$65,000 from the Maine Community Foundation funds raised for the mass shooting victims. Craig Saddlemire's organization received \$65,000 from this same fund as well.. They need to be directed to return the money.

Jay Rodrigue, Ward 6 – The City is not helping or supporting small businesses. The mobile home parks should not be told what to charge for lot rents. The city cannot control the expenses of a business and they should not control the revenue. Need more businesses here but need to support them.

CITY ADMINISTRATOR'S REPORT

The Fire Department will be holding a service on Friday, Sept 11 at 8:30am to commemorate the 25th anniversary of the September 11 attack on this country. A featured speaker will be a family member of one of the six Mainers who passed away in one of the plane crashes; the deceased was raised in Lewiston. Friday, September 4 is the home owning game of the LHS football team under the direction of their new coach, Justin Bisson who works at Public Works. Thank you to everyone who worked at the Balloon Festival; balloons were able to launch during three of the scheduled six slots. The Central Avenue project for a new water main should be done by the end of this month.

The City is undertaking a marketing rebranding and conducting a survey that should take 7-9 minutes to complete; residents are encouraged to complete it. The sound barrier panels at the North Temple Pickleball Courts were scheduled to be installed today but there was an unexpected delay so Public Works hopes to have these installed soon. The Lewiston Maineiacs hockey team is back at The Colisee and their home opener is Sept 13. Lewiston Economic Development is offering small business loans, if interested, please see the website for more information. The fall Recreation programs offer a great variety from tennis to archery to salsa dancing. The decisions on the reorganization of the departments on the Third Floor is complete – Economic Development will become a division of City Administration and Community Development will be its own department with expanded duties.

ADOPTION OF MEETING SCHEDULE FOR THE MONTH OF NOVEMBER

VOTE (312-2026)

Motion by Councilor Chittim, seconded by Councilor Martel:

To suspend Section 2.4 of the Rules Governing the City Council and cancel the November 3, 2026 City Council meeting due to the conflict with Election Day and to hold one regular meeting during the month of November on Tuesday, November 17th. Passed - Vote 7-0

ORDER, APPROVING THE DISPOSITION OF 12 FAIR STREET

VOTE (313-2026)

Motion by Councilor Chittim, seconded by Councilor Martel:

To approve the Order, Approving the Disposition of 12 Fair Street:

Whereas, the City Council voted to sell the tax acquired parcel located at 12 Fair Street at their 7/15/2025 meeting and

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

Whereas, Baxter Homes, LLC offered \$49,900 for 12 Fair Street

Now, Therefore, Be It Ordered by the City Council of the City of Lewiston, to approve the disposition of 12 Fair Street and authorize the City Administrator to execute all necessary legal documents to include Lewiston's retainage of utility easements for the parcel.

Passed - Vote 7-0

**ORDER, CALLING FOR A PUBLIC HEARING FOR THE PROPOSED
CITY CHARTER AMENDMENTS**

VOTE (314-2026)

Motion by Councilor Chittim, seconded by Councilor Martel:

To approve the Order, Calling for a Public Hearing for the proposed City Charter amendments:

Whereas, The City Council has authorized over the past few months three amendments to the City Charter to appear on the November ballot, and

Whereas, Maine state statutes require a public hearing to be held before election day regarding the amendments, and

Whereas, The statutes require a legal advertisement to run at least seven days before the public hearing,

Now, Therefore, Be It Ordered by the City Council that the City Council calls for a public hearing on the proposed Charter amendments to be held on September 15 and directs city staff to place the necessary legal notice as prescribed by state statutes.

Passed - Vote 7-0

**RESOLUTION, APPROVING AN EASEMENT AGREEMENT WITH TPA IX, LLC
FOR A CELL TOWER SITE AT 532 EAST AVENUE**

Deputy City Administrator Brian O'Malley provided background information for this item.

VOTE (315-2026)

Motion by Councilor Martel, seconded by Councilor Chittim:

To approve the Resolution, Approving an Easement Agreement with TPA IX, LLC for a Cell Tower Site at 532 East Avenue:

Whereas, pursuant to the provisions of Charter the City of Lewiston, Maine has the authority to purchase, lease, receive, hold and enjoy real property and further have the authority to control, lease, sublease, convey, or otherwise dispose of real property; and

Whereas, the City Administrator is granted the authority to sign all written contracts entered into by the City and the authority to sign all conveyances made by the City; further the City Council is authorized to acknowledge the execution of all instruments executed by the City which required acknowledgment; and

Whereas, on the 1st day of September 2026, the City Council of the City of Lewiston, Maine approved the sale of its interest in a telecommunications lease agreement with SBA Communications to Tower Point Acquisitions, LLC, and authorized the City Administrator to enter negotiations with Tower Point to finalize the sale by granting an Easement Agreement as to the City's interest in the existing cell tower site ("the site") located at 532 East Avenue, Lewiston, Maine 04240; and

Whereas, the City Administrator has negotiated the terms of an Easement Agreement for the site and has executed a Letter of Intent dated August 18, 2026, with Tower Point Acquisitions, LLC, to transfer the City's interest in the site to TPA VIII, LLC.

Now, Therefore, Be It Hereby Resolved and Ordered By The City Council of The City of Lewiston, Maine, as follows:

Section 1. The City Council of the City of Lewiston, Maine hereby approves the execution of an Easement Agreement by and between the City of Lewiston, Maine and TPA VIII, LLC, a Delaware Limited Liability Company, in the form presented.

Section 2. The City Administrator of the City of Lewiston, Maine, is hereby authorized to execute said Easement Agreement on behalf of the City of Lewiston.

Section 3. The City Administrator of the City of Lewiston, Maine, is hereby authorized to execute on behalf of the City of Lewiston, Maine all closing documents required to close the transaction described in the Easement Agreement and the Letter of Intent.

Section 4. The provisions of this Resolution shall become effective immediately upon adoption.

Now, Therefore, Be It Resolved by the City Council of the City of Lewiston, Maine, that this Resolution be adopted in its entirety.

Passed - Vote 5-2 (Councilors Chittim and Nagine opposed)

**ORDER, SUPPORTING IMPLEMENTATION OF THE AUBURN-LEWISTON
MUNICIPAL AIRPORT MASTER PLAN AND FIVE-YEAR
SPONSOR COMMITMENT**

Airport Manager Jonathan LaBonte and Airport Board member Mark Blais of Lewiston made a presentation to the Council regarding the Airport's Master Plan.

VOTE (316-2026)

Motion by Councilor Chittim, seconded by Councilor Martel:

To approve the Order, Supporting Implementation of the Auburn-Lewiston Municipal Airport Master Plan and Five-Year Sponsor Commitment:

Whereas, under the Federal Surplus Property Act of 1944, the Cities of Auburn and Lewiston accepted transfer of the Auburn-Lewiston Municipal Airport from the United States and accepted the restrictions, covenants, and obligations associated with that transfer; and

Whereas, in 1979, the Cities of Auburn and Lewiston entered into an Interlocal Agreement establishing the Auburn-Lewiston Municipal Airport Board for the purpose of operating, maintaining, and improving the Auburn-Lewiston Municipal Airport, providing air transportation service for Auburn, Lewiston, and the surrounding region, and supporting industrial, manufacturing, and business development at the Airport and Industrial Airpark; and

Whereas, the Interlocal Agreement delegates management of Airport property, facilities, leases, accounts, revenues, operations, and related assets to the Airport Board on behalf of the two municipal sponsors; and

Whereas, the Auburn-Lewiston Municipal Airport is a federally obligated public-use airport, and continued sponsorship carries obligations related to safe and serviceable operation, airport property management, compatible land use, proper use of airport revenue, grant compliance, and preservation of the Airport for airport purposes; and

Whereas, in 2022, the FAA New England Compliance Office conducted a Land Use Inspection of the Airport and identified a significant number of compliance violations relating to property management, revenue diversion, and leases, some of which had been in place for more than two decades; and

Whereas, in 2025, the Airport completed its FAA-approved Corrective Action Plan, but continuing sponsor commitments remain for obstruction removal, wildlife management, updating the Exhibit "A" property record, and maintaining long-term compliance with federal obligations under the Grant Assurances; and

Whereas, in order to be offered the FAA grants associated with the T-hangar construction project, the Airport was required to commit to the removal of approximately 2,700 obstructions within a defined period, with future FAA funding at risk if that commitment is not met; and

Whereas, the Airport has completed a new Airport Master Plan and Airport Layout Plan to guide the next phase of airport compliance, capital investment, obstruction mitigation, aviation

development, non-aeronautical revenue development, compatible land-use protection, and long-term sustainability; and

Whereas, implementation of the Master Plan requires clear, timely, and binding sponsor direction over the next five-year period, including local grant match for FAA entitlement and discretionary funding, pavement and capital repair, obstruction mitigation, wildlife management, property and title documentation, operational support, and protection of Airport revenues and assets for Airport purposes, and delay in that direction places FAA grant eligibility, obstruction mitigation deadlines, and both Cities' compliance standing at risk;

Now, Therefore, Be It Ordered by the Lewiston City Council as follows:

1. Master Plan Support

The Council supports implementation of the Auburn-Lewiston Municipal Airport Master Plan and Airport Layout Plan as the planning framework for Airport safety, compliance, capital investment, aviation development, revenue development, compatible land-use protection, and long-term sustainability.

2. Independent Effect of Adoption

The commitments and directions in this Order, including support for the Master Plan and participation in the five-year implementation plan take effect upon adoption of this Order by either City Council and are not contingent upon adoption of this Order by the other Airport Sponsor.

3. Five-Year Implementation Plan

The Airport Board, Airport Director, Auburn City Manager, and the Lewiston City Administrator and/or his designee, are directed to prepare a five-year Airport implementation plan for Fiscal Years 2028 through 2032.

The plan shall identify major capital projects, FAA and MaineDOT grant opportunities, required local match, obstruction mitigation needs, wildlife management commitments, Exhibit "A" and property documentation needs, state-of-good-repair priorities, operating support assumptions, revenue-development opportunities, and required sponsor actions. The plan shall be completed and presented to both Councils no later than November 30th, 2026.

4. Sponsor Commitment and Protection of Airport Revenue

The Council affirms that continued sponsorship of the Airport requires active, timely, and adequately funded support for the Airport's federal and state obligations, including safe and serviceable operation, local grant match, obstruction mitigation, wildlife management, capital renewal, airport property documentation, compatible land-use protection, and preservation of Airport revenue for Airport purposes.

Passed - Vote 5-2 (Councilors Roy and Martel opposed)

**ORDER, AUTHORIZING THE CITY ADMINISTRATOR TO EXECUTE A
COLLECTIVE BARGAINING AGREEMENT WITH THE MAINE SERVICE
EMPLOYEES ASSOCIATION**

VOTE (317-2026)

Motion by Councilor Chittim, seconded by Councilor Nagine:

To approve the Order, Authorizing the City Administrator to Execute a Collective Bargaining Agreement with the Maine Service Employees Association:

Whereas, The City has been in recent discussion with the Maine Service Employees Association; and

Whereas, all who participated in the development of the Maine Service Employees Association 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 Maine Service Employees Association; 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 Maine Service Employees Association reflecting the attached terms and conditions.

Passed - Vote 7-0

**ORDER, ACCEPTING AND APPROPRIATING THE FY2025 HOMELAND SECURITY
GRANT AWARD OF \$190,000**

VOTE (318-2026)

Motion by Councilor Chittim, seconded by Councilor Martel:

To approve the Order, Accepting and Appropriating the FY2025 Homeland Security Grant Award of \$190,000:

Whereas, annually the City, along with area agencies submits a Homeland Security Grant application to request funding for various qualified public safety initiatives and equipment; and

Whereas, requested projects in this grant year include COBRA Team funding and a mobile surveillance trailer; and

Whereas, utilizing federally funding for these various public safety needs reduces the impact on the municipal tax rates;

Now, therefore, be it Ordered by the City Council of the City of Lewiston that

The FY2025 Homeland Security Grant Award of \$190,000.00 is hereby accepted and appropriated.

Passed - Vote 7-0

UPDATE REGARDING PROPOSED AMENDMENTS TO THE SOLID WASTE ORDINANCE

Director of Planning & Code Enforcement Jon Connor and Public Works Director Kevin Gagne made a presentation to the Council about the new Casella Cart to Curb program and the language in City Ordinances that the vendor cannot pick up from mixed use properties such as residences with a small business. They plan to bring an ordinance amendment proposal to the Council at the next meeting.

UPDATE FROM THE LEWISTON HOUSING AUTHORITY

Executive Director Chris Kilmurry provided updates on their projects – Choice Neighborhood Wedgewood is operating; DeWitt is close to opening. There will be commercial entities on the first floor. Martel Phase 1 should open July 2027. Martel Phase 2 plans are complete. Martel Phase 3 will be submitted to the state in July. Soliel 1 & 2 on Ash Street – plans are 90% complete, there will be 72 units of family housing. Demolishing Lafayette Terrace and Maple Knoll soon.

PUBLIC COMMENT PERIOD

No members of the public spoke at this time.

REPORTS AND UPDATES

Councilor Martel – Bates students are back in town, need to show accountability, causing noise and nuisance problems for area residents close to campus.

Councilor Nagine – Apologized to Councilor Martel – his comments in a recent email were not professional or civil, and he reacted poorly.

Councilor Harriman – Asked to have an update from the Public Safety Committee. Councilor Longchamps noted their third committee meeting was this afternoon and their work is going well.

Councilor Roy – Asked about the power outlet issue at the Art Walk. The Deputy City Administrator noted L/A Arts did not request power until late Friday afternoon and it was too late for Public Works to hook it up, it is a communication misunderstanding that is has since been resolved.

OTHER BUSINESS

Mayor – Be sure to watch America's Got Talent and vote for Issac Atkins of Lewiston.

Councilor Nagine – Would like information on email etiquette and FOAA limits.

EXECUTIVE SESSION

Councilor Martel stated the discussion with the City Attorney should take place in public session and not in a confidential session.

VOTE (319-2026)

Motion by Councilor Chittim, seconded by Councilor Nagine:

To enter into an Executive Session pursuant to MRSA Title 1, section 405(6) (A) and (E) to discuss a legal matter with the City Attorney. Did Not Pass - Vote 4-3 (Councilors Roy, Martel and Longchamps opposed)

Note – Per Maine state statutes, a 3/5th vote of the Council (minimum of 5 affirmative votes) is required to enter an executive session.

VOTE (320-2026)

Motion by Councilor Chittim, seconded by Councilor Nagine:

To adjourn at 8:55 P.M. Passed - Vote 7-0

A true record, Attest:

Kathleen M. Montejo, MMC
City Clerk
Lewiston, Maine