

CITY OF LEWISTON

CITY COUNCIL

SEPTEMBER 15, 2026

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

THE HONORABLE CARL L. SHELINE, MAYOR, PRESIDING.

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

EXECUTIVE SESSION

VOTE (321-2026)

Motion by Councilor Chittim, seconded by Councilor Harriman:

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 an Executive Session pursuant to MRSA Title 1, section 405 (6) (D) to discuss Labor Negotiations regarding the Maine Association of Police - Patrol Unit and the Lewiston Police Supervisory Command Unit.

Passed - Vote 6-0

Executive Session began at 6:08pm and ended at 7:00 pm.

Council President Nagine presided over the meeting due to the Mayor's absence.

Pledge of Allegiance to the Flag.

VOTE (322-2026)

Motion by Councilor Chittim, seconded by Councilor Longchamps:

To dispense with the reading of the minutes of the meetings of September 1, 2026, and to accept and place them on file as prepared by the City Clerk. Passed - Vote 6-0

PUBLIC COMMENT PERIOD

Charles Soule, 70 Horton St – Asked Councilor Harriman to move up agenda item 17 to be the first item on the agenda and was told no.

Sheri Wagg, Ward 2 – Member of Public Health Committee and a nurse practitioner, thank you to Mayor and Councilors of Wards 2, 3 and 4 for supporting the Central Maine Medical Center nurses. She was employed by CMMC for 15 years but is no longer. Prime Healthcare owes the hospital, but it belongs to our community and is run by our nurses. Eight nurses have been placed on administrative leave after today's picket. Prime has not delivered on promises made when they took over the hospital – they are putting profits above everything else. The hospital is critical city infrastructure, and the Council should get involved for public safety.

Christopher LaRose, Ward 1 – A veteran who is medically retired, moved to Maine and is surprised at the number of needles and drugs around. Community starts at your own doorstep. Needle exchange is not harm reduction. The city is being terrorized by gun violence. Why was the Mayor in Biddeford protesting ICE but does not care about Lewiston. He collected dirty needles and picked up crack pipes around his neighborhood.

Rick LaChapelle, Ward 4 – ICE has been on Lisbon Street. There is an active warrant for someone who assaulted a police officer. ICE picked up the person, but ICE cannot work with LPD per city ordinance, so they had to let him go.

Kim Bush, Ward 2 – Survivors of the mass shooting have spoken - \$65,000 to non-profits and only \$32,000 to families of victims and survivors. Need to establish a community service program – if people owe money, can work it off. The Root Cellar is where General Assistance sends people to do workfare, need to find other local organizations.

Jean Pauquette, Ward 2- Read a poem about living in a neighborhood downtown.

John Horton, Ward 2 – Against mobile home park ordinance, the parks have lost value since it was announced. This draft ordinance process has cost the city money and the parks money.

Lisa Jones, Ward 2 – At the School Committee meeting last night, \$10,000 was approved to stop kids from selling drugs and gun violence. Councilor Harriman said it is for public safety. But he voted against purchasing an additional drone for the police department and he voted for the ordinance prohibiting staff from working with ICE. There is a state hearing tomorrow on conducting an investigation for the funds that were supposed to go to the victims of the mass shooting. She then read an email sent to the Public Comment email address regarding a homeless woman who was living in an apartment owned by Councilor Harriman.

CITY ADMINISTRATOR'S REPORT

Administrator Kaenrath reported on the upcoming Business Opportunity Grant training sessions on Sept 29 and Oct 13. He thanked everyone who attended the Sept 11 Remembrance ceremony at the Fire Station. The lighting restoration for the Wiseman Bridge was approved by the Historic Preservation Review Board. They also approved the placement of 50 wayfinding signs across the city. Public Works will begin leaf collection the week of Nov 16. Congratulations to Elmet Technologies on their federal grant of \$450 million for the production of domestic tungsten. They are the only producer in the United States. The Colisee is under new ownership, and we welcome Recover Real Estate Holdings LLC to Lewiston. The Great Falls Forum season will kick off Sept. 17. The Rally for Recovery will be held Sept 26 in Kennedy Park.

AUTHORIZATION TO ACCEPT TRANSFER OF FORFEITURE FUNDS

VOTE (323-2026)

Motion by Councilor Chittim, seconded by Councilor Martel:

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 the proceeds from

the sale of a 9mm Taurus Pistol S/N:1GA91239 or any portion thereof, in the case of the State of Maine vs. Carlton Enos, Docket Number ANDCD-CR-2024-00749 and the transfer of \$2,10500 or any portion thereof, in the case of the State of Maine vs. Matthew Laurelez, Docket Number ANDCD-CR-2021-02183 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 6-0

ORDER, APPROVING THE DISPOSITION OF 159 PINE STREET

VOTE (324-2026)

Motion by Councilor Chittim, seconded by Councilor Martel:

To approve the Order, Approving the Disposition of 159 Pine Street:

Whereas, the City Council voted to sell the tax acquired parcel located at 159 Pine Street at their 4/7/2026 meeting and

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

Whereas, Ferdus Awali offered \$29,900 for 159 Pine Street

Now, Therefore, Be It Ordered by the City Council of the City of Lewiston, to approve the disposition of 159 Pine 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 6-0

**PUBLIC HEARING ON A NEW APPLICATION FOR A SPECIAL AMUSEMENT
PERMIT FOR LIVE ENTERTAINMENT FOR THE GRIDIRON RESTAURANT,
1567 LISBON STREET**

Council President Nagine opened the meeting to receive citizen input and comment. No members of the public spoke for or against this issue. The Council President then closed the hearing. Councilor Chittim asked staff to prepare an ordinance amendment authorizing staff the ability to approve and issue new special amusement permits, similar to their ability to issue renewal permits.

VOTE (325-2026)

Motion by Councilor Chittim, seconded by Councilor Martel:

To grant a Special Amusement Permit for Live Entertainment for the Gridiron Restaurant, 1567 Lisbon Street. Passed - Vote 6-0

**PUBLIC HEARING ON AN APPLICATION FROM GRIMMEL'S INDUSTRIES, 50
RIVER ROAD, FOR AN AUTOMOBILE GRAVEYARD/JUNKYARD PERMIT**

Council President Nagine opened the meeting to receive citizen input and comment. No

members of the public spoke for or against this issue. The Council President then closed the hearing.

VOTE (326-2026)

Motion by Councilor Chittim, seconded by Councilor Martel:

To grant an Automobile Graveyard/Junkyard permit to Grimmel Industries, 50 River Road, subject to the following conditions:

1. The hours of operation shall be limited to 7:00 a.m. to 5:00 p.m., Monday through Saturday.
2. Maintain screening from the Maine Turnpike.

Passed - Vote 6-0

**PUBLIC HEARING ON AN APPLICATION FROM RESOURCE WASTE SERVICES
OF LEWISTON, LLC, 38 ALFRED A. PLOURDE PARKWAY, FOR AN AUTOMOBILE
GRAVEYARD/JUNKYARD PERMIT**

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

VOTE (327-2026)

Motion by Councilor Chittim, seconded by Councilor Martel:

To grant an Automobile Graveyard/Junkyard permit to ReSource Waste Services of Lewiston, LLC, 38 Alfred A. Plourde Parkway, subject to the attached conditions:

1. Storage of construction and demolition debris (CDD, wood waste, and oversized bulky waste (OBW). CDD and OBW shall consist of wood waste, sheetrock, insulation, metal, wire, aggregate products, dirt, sand, furniture, rugs, plastics, roofing materials, cardboard, and any other burnable household goods. Unacceptable materials are units containing CFC's universal waste, municipal solid waste (MSW, hazardous materials, asbestos, and medical waste.
2. Wood waste and OBW shall be piled no higher than 30 feet.
3. The width and length of piles shall be no wider than 90 feet and no longer than 150 feet.
4. There shall be no more than 9 piles of wood waste and OBW at any time. OBW will not exceed 2 piles.
5. Fire lanes shall be maintained between piles with a minimum distance of 30 feet between piles.
6. The main entrance roadway must always be kept at a minimum of 24 feet of travel way.
7. An additional access road or fire lane shall be maintained from Alfred A. Plourde Parkway at a minimum width of 20 feet to the storage area at all times.
8. All storage pile locations shall be properly identified by the placement of a pole at the corner of the pile and be marked at a height of 30 feet on the pole.
9. The sight shall be designated with no smoking throughout except in office areas and the control room. A no-smoking sign shall be placed at the entrance of the facility.
10. Pine tree buffer shall be maintained and dead or missing trees shall be replaced promptly.

11. An effective visual screen at least six feet in height shall be maintained around all sides of the area where junk is located.

Passed - Vote 6-0

PUBLIC HEARING ON AN APPLICATION FROM ST. LAURENT PROPERTIES, 1445 SABATTUS STREET, FOR AN AUTOMOBILE GRAVEYARD/JUNKYARD PERMIT

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

VOTE (328-2026)

Motion by Councilor Chittim, seconded by Councilor Martel:

To grant an Automobile Graveyard/Junkyard permit to St. Laurent Properties, 1445 Sabattus Street. Passed - Vote 6-0

PUBLIC HEARING ON AN APPLICATION FROM LEWISTON PUBLIC WORKS, 420 RIVER ROAD, FOR AN AUTOMOBILE GRAVEYARD/JUNKYARD PERMIT

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

VOTE (329-2026)

Motion by Councilor Chittim, seconded by Councilor Martel:

To grant an Automobile Graveyard/Junkyard permit to Lewiston Public Works, 420 River Road. Passed - Vote 6-0

PUBLIC HEARING AND APPROVAL OF ORDER, PROPOSED AMENDMENTS TO THE LEWISTON CITY CHARTER REGARDING FILLING A VACANCY IN THE OFFICE OF CITY COUNCIL AND CITY COUNCIL ACTION ON SCHOOL BUDGET

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

VOTE (330-2026)

Motion by Councilor Martel, seconded by Councilor Chittim:

To approve the Order, Proposed Amendments to the Lewiston City Charter regarding filling a vacancy in the office of City Council and City Council action on School Budget:

Whereas, the City Council unanimously approved the language contained for the three proposed Charter amendments at their previous meetings of February 3, March 17, and June 2, 2026, and

Whereas, Maine state statutes require the Municipal Officers to hold a public hearing on proposed Charter amendments, and

Whereas, Charter amendments can be sent to the voters during a regular municipal election and regular municipal elections are held annually on the first Tuesday after the first Monday of November, and

Whereas, the Council has concluded that the proposed changes are an appropriate subject for a charter amendment in that it will not materially affect municipal operations or charter provisions that are not mentioned in the proposed amendments, and

Whereas, the proposed changes will not make profound or fundamental alterations in the essential character or core operations of municipal government, and

Whereas, the proposed changes do not affect the authority, duties, and responsibilities assigned to the council, mayor, school committee, and city and school administration;

Now, therefore, it is ordered by the City Council of the City of Lewiston:

- A. That amendments to the City Charter that will modify certain provisions relating to the filling of a vacancy on the City Council and City Council action on the school budget should be considered.
- B. That the following questions be submitted to the voters at the regular Municipal Election to be held on Tuesday, November 3rd, 2026:

“Shall the municipality approve the charter modifications as described in the summary below?”

- C. That, upon passage, this Order shall constitute a Report of the Municipal Officers and shall be filed in the City Clerk’s Office.
- D. The Charter Amendments shall become effective thirty (30) days after approval.
- E. The Proposed Amendments to the Charter are as shown below:

Proposed Charter Amendment 1:

City Charter amendment regarding filling a vacancy on the City Council

This amendment will correct an error introduced when the City Charter was amended in 2021 to implement staggered terms in office for City Council by providing for a special election in lieu of council appointment.

Proposed Charter Amendment

Sec. 2.06. Forfeiture of office of councilor.

- (c) If a vacancy in the office occurs ~~one (1) year~~ six (6) months or more prior to the ~~next-regular municipal election~~ expiration of the councilor's term for reasons other than that set forth in section 2.06(b), the vacancy for the unexpired term shall be filled by a special election. Such election shall be called and held and nominations made as in other elections and may be held in conjunction with the next regular municipal election.
- (d) If a vacancy in the office occurs less than ~~one (1) year~~ six (6) months prior to the ~~next-regular municipal election~~ expiration of the councilor's term, the remaining members of the council may appoint an eligible person to fill the unexpired term within thirty (30) calendar days after the vacancy exists. If the Council fails to make such appointment within said thirty (30) calendar days, the mayor shall appoint an eligible person to fill the unexpired term within ten (10) calendar days thereafter.

Sec. 2.07. Forfeiture of office of mayor.

- (b) If a vacancy in the office occurs ~~twelve (12)~~ six (6) months or more prior to the ~~next-regular municipal election~~ expiration of the mayor's term, the vacancy shall be filled by special election for the unexpired term. Such election shall be called and held and nominations made as in other elections.
- (c) If a vacancy in the office occurs less than ~~twelve (12)~~ six (6) months prior to the ~~next-regular municipal election~~ expiration of the mayor's term, the president of the council shall serve the remainder of the unexpired term as mayor of the city with all the powers, privileges and authority of the mayor. In such event, the vacancy in the city council caused by the president of the council becoming the mayor shall not be filled.

Proposed Charter Amendment 2:

City Charter amendment regarding vacancies on the City Council

This amendment will correct an error introduced when the City Charter was amended in 2012 to address vacancies on the City Council.

Proposed Charter Amendment

Sec.2.11(d) is amended as follows:

- (d) *Voting.* Voting, except on procedural motions, shall be by roll call and the ayes and nays shall be recorded in the journal. Four (4) members of the council shall constitute a quorum, but a smaller number may adjourn from time to time. No action of the council, except as provided in the preceding sentence and in section ~~2.06(d)~~ 2.06(e), shall be binding or valid unless adopted by the affirmative vote of four (4) or more members of the council, including the mayor if voting under section 2.03.

Proposed Charter Amendment 3:

City Charter amendment regarding City Council action on school budget

This amendment will correct an error introduced when the charter was amended in 2021 to address Council action on the school budget.

Proposed Charter Amendment

Sec. 6.07(i) is amended as follows:

- (d) *Exception:* When deemed necessary by the City Council, the provisions of subsection ~~(g)~~ (h) of this section may be waived by five affirmative votes of the municipal officers.

Note: Deletions of the existing Charter provisions are struck through, additions are underlined.

Passed - Vote 5-0 (Note – Councilor Martel was out of the Chambers at the time of voting.)

PUBLIC HEARING AND FIRST PASSAGE REGARDING AN AMENDMENT TO THE ADMINISTRATIVE CODE TO ESTABLISH THE DEPARTMENT OF COMMUNITY DEVELOPMENT AND STRATEGIC INITIATIVES

Council President Nagine opened the meeting to receive citizen input and comment. Matt Roy, Ward 6 – City Administration missed the point of this assignment, they should have merged the Department of Economic & Community Development with the Department of Planning & Code Enforcement. A new Community Development Department will be a department of four people plus the vacant Lead Abatement Intake Manager. Charles Soule, 70 Horton Street – There are usually three public hearings – one to learn about the issue, one to discuss it and one to vote on it. No need to put this issue on the fast-track. Robert Glasby, Jr., Ward 6 – For fiscal responsibility, Community Development should have financial oversight over grant management, fewer grants are tied to economic development. Matt Agren, Ward 4 – It states this new Department will handle public health, will a public health officer be under this, a new public health coordinator? The third-floor operations should offer one-stop shopping. The Council President then closed the hearing.

VOTE (331-2026)

Motion by Councilor Chittim, seconded by Councilor Longchamps:

That the proposed amendments to the City Code of Ordinances, Chapter 2 “Administration”, Article V “Departments”, Division 1 “Generally” and Division 2 “Department of Community Development and Strategic Initiatives”, receive first passage by a roll call vote and that the public hearing on said ordinance be continued to the next regularly scheduled City Council meeting. Passed - Vote 6-0

PUBLIC HEARING AND FIRST PASSAGE FOR AN AMENDMENT TO THE TRAFFIC AND VEHICLES ORDINANCE REGARDING UNREGISTERED OR UNINSPECTED VEHICLES PARKED ON THE PUBLIC WAY

Council President Nagine opened the meeting to receive citizen input and comment. Charles Soule, 70 Horton Street – Towing cars after 24 hours of parking is crazy, you would be towing the entire inner city. The Council President then closed the hearing.

VOTE (332-2026)

Motion by Councilor Chittim, seconded by Councilor Martel:

That the proposed amendment to the City Code of Ordinances, Chapter 70 “Traffic and Vehicles”, Article IV “Stopping, Standing, and Parking”, Section 70-2 “Definitions” and Section 70-153 “Parking unregistered or uninspected vehicles on a public way” receive first passage by a roll call vote and to continue the public hearing to the next regularly scheduled City Council meeting.
Passed - Vote 6-0

**ORDER, AUTHORIZING APPLICATION AND ACCEPTANCE OF FUNDS FROM
THE U.S. DEPARTMENT OF JUSTICE – EDWARD BYRNE JUSTICE ASSISTANCE
GRANT PROGRAM**

VOTE (333-2026)

Motion by Councilor Chittim, seconded by Councilor Martel:

To approve the Order, Authorizing application and acceptance of funds from the U.S. Department of Justice - Edward Byrne Justice Assistance Grant Program:

Whereas, the Lewiston and Auburn Police Departments have been designated eligible to apply for a joint Edward Byrne Memorial Justice Assistance Grant (JAG) allocation totaling \$64,937; and

Whereas, grant parameters necessitate that participating municipalities formally commit to accepting the awarded funds and establish a mechanism for public review and feedback regarding the proposed allocations; and

Whereas, the participating law enforcement agencies will collaboratively determine the distribution and strategic application of their respective grant portions;

Now, Therefore, Be It Ordered by the City Council of the City of Lewiston that city staff is hereby authorized to submit the application for and accept the Edward Byrne Memorial Justice Assistance Grant funding, contingent upon the completion of the required public comment period.

Passed - Vote 6-0

**AMENDMENTS TO THE MUNICIPAL PARKING FEES POLICY TO ESTABLISH
FEES FOR ABANDONED VEHICLES**

VOTE (334-2026)

Motion by Councilor Chittim, seconded by Councilor Martel:

To approve the proposed amendment to the Parking Fees Policy, Policy Manual Number 42, as recommended by City Administration and the Police Department. Passed - Vote 6-0

AMENDMENT TO POLICY MANUAL NUMBER 6, THE RULES GOVERNING THE CITY COUNCIL

Lisa Jones, Ward 2 – Skeptical if this would be enforced. Matt Agren, Ward 4 – Hard to determine who is a taxpayer of Lewiston, will there be time limits?

VOTE (335-2026)

Motion by Councilor Chittim, seconded by Councilor Martel:

To approve the proposed amendment to the Rules Governing the City Council, City Policy Manual Number 6, to authorize non-residents of Lewiston the opportunity to speak during the general public comment periods.

Did Not Pass – Vote 2-4 (Councilors Noble and Harriman in favor.)

DISCUSSION REGARDING PROPOSED ORDINANCE REGULATING MOBILE HOME LOT RENTS

Craig Saddlemire, chair of the Housing Committee, and Katie Lauze, member of the Committee, read statements regarding the work involved in drafting the ordinance and encouraged the Council to take over the process from this point forward. Mobile home park owners spoke against the need for the ordinance noting the local rates are not out of line with the rest of the state and are not predatory. Mobile home residents spoke of the need for the ordinance, noting the fast and high increases of lot rents, noting rents have tripled since moving into a park. Four Councilors (Noble, Chittim, Harriman and Nagine) indicated their informal approval to continue with the ordinance development and Councilors Martel and Longchamps informally indicated they would not like to have the city pursue this proposal any further.

ORDER, AUTHORIZING THE WAIVER OF ATTORNEY-CLIENT PRIVILEGE FROM THE AUGUST 18TH EXECUTIVE SESSION AND AUTHORIZING THE CITY ATTORNEY TO PUBLICLY DISCUSS THE POTENTIAL OF A LAWSUIT REGARDING THE MOBILE PARK LOT RENT STABILIZATION ORDINANCE

Matt Roy, Ward 6 – By waiving your rights to privacy, you are potentially exposing the city to liability. John Geary, Ward 6 – Follow the advice of the City Attorney and do not disclose information from an executive session.

VOTE (336-2026)

Motion by Councilor Longchamps, seconded by Councilor Martel:

To approve the Order, Authorizing the waiver of attorney-client privilege from the August 18th executive session and authorizing the City Attorney to publicly discuss the potential of a lawsuit regarding the mobile park lot rent stabilization ordinance:

Whereas, the City Council is the holder of the attorney-client privilege regarding legal counsel advice by the City Attorney concerning mobile park lot rent stabilization ordinance; and

Whereas, matters involving legal advice are typically discussed in executive session as allowed by Maine State Statutes, Title 1, section 405, which define the permissible grounds and subject matters of executive sessions for public meetings; and

Whereas, Discussing a legal matter with the City Attorney is a topic permitted under the statutes; and

Whereas, the City Council finds the public interest regarding the mobile park lot rent stabilization ordinance outweighs the need for continue confidentiality regarding a possible lawsuit.

Now, therefore, be it ordered by the City Council of the City of Lewiston that the City Council formally waives the attorney client privilege from August 18th, 2026 executive session and directs the city attorney to publicly discuss the potential of a lawsuit regarding the mobile park lot rent stabilization ordinance.

Did Not Pass - Vote 1-5 (Councilor Martel in favor.)

**POTENTIAL DISCUSSION REGARDING POSSIBLE LEGAL ACTION PERTAINING
THE MOBILE HOME LOT RENT ORDINANCE**

Since the above item failed passage, this item becomes moot and not applicable

**RESOLUTION, TO CONDUCT A REVIEW OF THE MASTER SERVICES
AGREEMENT WITH ALTER L/A TRANSITIONAL SHELTER FOR CONTRACT
COMPLIANCE, ALONG WITH A FINANCIAL AND OPERATIONAL REVIEW, AND
POTENTIAL COUNCIL ACTION**

Motion by Councilor Martel, seconded by Councilor Longchamps:

To approve the Resolution, To Conduct a Review of the Master Services Agreement with Alter L/A Transitional Shelter for Contract Compliance, along with a Financial and Operational Review, and Potential Council Action:

WHEREAS, the City of Lewiston entered into a Master Services Agreement with K. K. Shelter Corp., d/b/a Alter L/A Transitional Shelter, effective July 17, 2025, committing substantial public funding toward the operation of a low barrier homeless shelter in Lewiston; and

WHEREAS, Lewiston taxpayers committed \$400,000 annually under this agreement, representing a significant investment of public funds intended to provide safe, dignified, reliable shelter and supportive services to some of the most vulnerable and at risk members of our community; and

WHEREAS, the agreement and associated plans contemplate a 24 hour, year round low barrier shelter providing safe and appropriate accommodations and services, including clean and functional furniture and bedding, meals, hygiene access, housing navigation, case management and referrals, along with other operational requirements; and

WHEREAS, the agreement requires monthly financial reporting to the City and contains additional requirements concerning funding, operations, legal compliance and performance; and

WHEREAS, questions have arisen concerning the current operational status of the facility, the services presently being provided, required financial reporting, the status and timing of construction and improvements, compliance with licensing and occupancy requirements, overnight sleeping and accommodations, and whether all contractual obligations and deliverables have been satisfied; and

WHEREAS, these questions affect not only the taxpayers who funded this agreement, but also the individuals experiencing homelessness and housing instability for whose benefit these public funds were committed and who deserve the safe, dignified and properly equipped services contemplated by the agreement; and

WHEREAS, the Council should have a complete factual record before determining whether any contractual violation has occurred or what corrective action, if any, is appropriate;

NOW, THEREFORE, I REQUEST that the Lewiston City Council undertake a full financial, contractual and operational review of the City's agreement with K. K. Shelter Corp., d/b/a Alter L/A Transitional Shelter.

The review should include, at minimum:

1. A complete accounting of all City funds paid or otherwise provided under the agreement, including payment dates, amounts, funding sources and the contractual basis for those payments.
2. A review of all financial reports, documentation and other information required to be submitted to the City, including identification of any reports or documentation that were not submitted or were submitted late.
3. A review of the facility's operational status from the effective date of the agreement through the present, including when contracted services were required to begin, what services have actually been provided, and whether the facility has operated as the low barrier shelter contemplated by the agreement.
4. A review of compliance with applicable licensing, permitting, inspection, Certificate of Occupancy, fire, code and other operational requirements.
5. A review of the services and physical accommodations contemplated by the agreement and associated plans, including bedding, sleeping accommodations, showers, laundry, meals, case management, housing navigation and other services, and the dates upon which each became or is expected to become available.
6. Identification of any contractual requirements, deadlines or deliverables that the City Administration or Corporation Counsel believes have not been satisfied, together with any explanation or documentation provided by the contractor.
7. A determination of what contractual remedies are available to the City should the review establish material noncompliance.

POTENTIAL COUNCIL ACTION FOLLOWING REVIEW

Following presentation and discussion of these findings, the Council may consider any action supported by the facts and the City's contractual and legal rights, including, but not limited to:

- Requiring a corrective action plan and specific deadlines for compliance;
- Requiring outstanding financial reports, documentation or other contractual deliverables;
- Conditioning or temporarily suspending future City payments pending demonstrated compliance;
- Seeking reimbursement or recovery of City funds where legally and contractually appropriate;
- Modifying, enforcing or terminating the agreement as permitted by its terms;
- Establishing additional reporting, inspection or oversight requirements; or
- Taking no additional action if the review establishes that the contractor has fulfilled its obligations.

The purpose of this agenda item is not to prejudice the outcome of the review or to discontinue services to individuals experiencing homelessness. Its purpose is to establish the facts.

Lewiston taxpayers kept their commitment by providing substantial public funding for this program. The people experiencing homelessness whom this funding was intended to serve were also promised a specific level of service, safety and dignity. Both deserve a complete accounting of whether those commitments have been fulfilled.

No determination of breach or remedy should be made until the Council has the information necessary to make that determination responsibly.

Councilor Martel read statements regarding portions of the Agreement and Scope of Work, he highlighted sections pertaining to funding obligations. After some discussion, he withdrew his motion and Councilor Longchamps withdrew her second.

PUBLIC COMMENT PERIOD

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

REPORTS AND UPDATES

Councilor Harriman noted the School Committee met last night and are looking to expand offerings in after school activities.

OTHER BUSINESS

Councilor Noble asked to have the issue of duplicate telephone poles around the city addressed, she noted many have low hanging wires and questions the safety. Councilor Chittim noted the city and state requirements regarding campaign sign placement and the need for candidates to

follow the regulations and the need for the city to follow up and enforce. Councilor Nagine noted that OPEGA, the Governmental Accountability Committee of the Legislature, will be holding a meeting tomorrow at 9am in Augusta to address the funding questions regarding the mass shooting.

EXECUTIVE SESSION

VOTE (337-2026)

Motion by Councilor Chittim, seconded by Councilor Harriman:

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. Passed - Vote 5-1 (Councilor Martel opposed.)

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

VOTE (338-2026)

Motion by Councilor Chittim, seconded by Councilor Harriman:

To adjourn at 10:20 P.M. Passed - Vote 7-0

A true record, Attest:

Kathleen M. Montejo, MMC
City Clerk
Lewiston, Maine