

ZOOM INFORMATION:

The City Council will conduct this meeting from Council Chambers, located on the second floor of City Hall. Public comments may only be submitted in person or in writing.

To view this meeting remotely, please visit the live-stream at
<https://portlandme.portal.civicclerk.com/event/6495/media>

PLEDGE OF ALLEGIANCE:

Mayor Dion led all those present in the Pledge of Allegiance.

ROLL CALL:

Mayor Dion called the meeting to order at 5:04pm.

City Councilors Present: Councilor Fournier, Councilor Rodriguez, Councilor Sykes, Councilor Ali, Councilor Bullett, Councilor Trevorrow, Councilor Pelletier, Councilor Phillips, Mayor Dion

5:00 P.M. PUBLIC COMMENT PERIOD ON NON-AGENDA ITEMS:

Mayor Dion opened the floor for public comment. The following individuals spoke:

George Rheault (Hanover Street), Councilor Rodriguez, Councilor Pelletier, Michael Goldman (Corporation Counsel)

*Motion to Suspend council rules to take public comment on encampments (an item on the Council agenda) moved by Councilor Pelletier and seconded by Council Ali. Passed 9-0

Public Comment continued:

Cheryl Harkins (South Portland Resident), Taylor Kram (Preble Street), Eric Brewer (Boyd Street), Outreach Case Manager Portland, Mike Stockmeyer (Preble Street), Pat Bailey (Land Bank Commission Chair)

ANNOUNCEMENTS:

Mayor Dion opened the floor for Announcements. No one spoke.

RECOGNITIONS:

Recognizing Portland Police Officer David Shertz, Fire Lieutenant Michael Casey, firefighters Jacob Garrison, Ronald Giroux and Dan Verrill, fire boat members Lieutenant David Crowley and firefighters Torin Hultz and Patrick Hourihane, and civilian Manny Kourinos - Mark Dion, Mayor

This item was postponed to January 4, 2024.

Recognizing Apex Racket and Fitness for 50 Years in Business - Mark Dion, Mayor

Mayor Dion recognized Apex Racket and Fitness for 50 Years in Business.

Recognizing the life and contributions of Lado Lodoka - Pious Ali, Councilor and Regina Phillips, Councilor

Councilor Ali recognized the life and contributions of Lado Lodoka.

PRESENTATIONS:

State of the Schools - Portland Board of Public Education, Sarah Lentz, Chair

Sarah Lentz, Portland Board of Public Education gave the State of the Schools speech.

APPROVAL OF MINUTES OF PREVIOUS MEETING:

Inaugural City Council Meeting - December 4, 2023 6:00PM

Special City Council Meeting - December 4, 2023 6:30PM

Motion was made by Councilor Fournier and seconded by Councilor Phillips for passage.
Passage 9-0

Mayor Dion opened the floor for public comment. No one spoke.

APPOINTMENTS:

Order 88-23/24 Appointing Constables for 2024 - Sponsored by Danielle P. West, City Manager

Motion was made by Councilor Ali and seconded by Councilor Fournier for passage.
Passage 9-0

Mayor Dion opened the floor for public comment. No one spoke.

Order 89-23/24 Authorizing Special Council and Outside Board and Commission Appointments for 2024 - Sponsored by Mark Dion, Mayor

Motion was made by Councilor Fournier and seconded by Councilor Sykes for passage as amended. Passage 9-0

Motion to amend Order 89-23/24 to add Councilor Sykes to GPCOG, moved by Councilor Bullet and seconded by Councilor Fournier for passage. Passage 9-0.

Mayor Dion opened the floor for public comment. No one spoke.

COMMUNICATIONS:

Communication 20-23/24 Calendar Year 2023 Accomplishments of the Housing & Economic Development Committee - Housing & Economic Development Committee, Pious Ali, Chair

Councilor Ali gave an update on the Calendar Year 2023 Accomplishments of the Housing Economic Development Committee.

As a communication, no formal action is required.

Communication 21-23/24 Regarding the City of Portland Administrative Banner Policy - Jessica Grondin, Director of Communications and Digital Services

Jessica Grondin gave a communication regarding the City of Portland Administrative Banner Policy.

As a communication, no formal action is required.

Communication 22-23/24 Regarding the 2024 Council Common Goals - Mark Dion, Mayor

Mayor Dion gave a communication regarding the 2024 Council Common Goals.

As a communication, no formal action is required.

Communication 23-23/24 Statement by the Land Bank Commission regarding encampments - Mark Dion, Mayor

Mayor Dion gave a communication by the Land Bank Commission regarding encampments.

As a communication, no formal action is required.

Communication 24-23/24 Statement by the Portland Parks Commission regarding encampments - Mark Dion, Mayor

Mayor Dion gave a communication by the Parks Commission regarding encampments.

As a communication, no formal action is required.

UNFINISHED BUSINESS:

Order 61-23/24 Zoning Map Amendment to B-2b Community Business for the area of land around the intersection of Washington Avenue, Bates Street and Veranda Street - Sponsored by the Planning Board, Brandon Mazer, Chair

Brandon Mazer, Planning Board Chair gave an overview of Order 61-23/24.

Motion was made by Councilor Bullett and seconded by Councilor Ali for passage as amended. Passage 9-0

Motion to amend Order 61-23/24 to add Whereas paragraph outlining the findings and conclusions from the Planning Board Report (amendment in the backup) moved by Councilor Ali and seconded by Councilor Phillips for passage. Passage 9-0.

Mayor Dion opened the floor for public comment. No one spoke.

Order 80-23/24 Approving the First Amendment and Restated Purchase and Sale Agreement with Lambert Woods North LLC Re: 622 Auburn Street, Portland, and 0 Gray Road, Falmouth - Sponsored by the Housing & Economic Development Committee, Councilor Pious Ali, Chair

Motion was made by Councilor Ali and seconded by Councilor Sykes for passage.

Passage 9-0

Mayor Dion opened the floor for public comment. No one spoke.

Order 81-23/24 Designating the Lambert Woods North Affordable Housing Development and Tax Increment Financing District and Adopting the Municipal Development Program for the District - Sponsored by the Housing & Economic Development Committee, Councilor Pious Ali, Chair

Motion was made by Councilor Ali and seconded by Councilor Sykes for passage.

Passage 9-0

Mayor Dion opened the floor for public comment. No one spoke.

Order 82-23/24 Approving the Lambert Woods North Affordable Housing Credit Enhancement Agreement with Lambert Woods North LLC - Sponsored by the Housing & Economic Development Committee, Councilor Pious Ali, Chair

Motion was made by Councilor Sykes and seconded by Councilor Ali for passage.

Passage 9-0

Mayor Dion opened the floor for public comment. No one spoke.

Order 83-23/24 Appropriating \$1,500,000 from the Jill C. Duson Housing Trust Fund to Maine Cooperative Development Partners LLC RE: Dougherty Commons

Condominiums - Sponsored by the Housing & Economic Development Committee, Councilor Pious Ali, Chair

Greg Watson (Director of Housing & Economic Development) gave an overview of Order 83-23/24.

Motion was made by Councilor Ali and seconded by Councilor Rodriguez for passage. Passage 9-0

Mayor Dion opened the floor for public comment. The following individuals spoke: Todd Morse (Hammond Street), George Rheault (Hanover Street), Wendy Chairben (Preble Street), Zach (Center Street), Chris Peralas (East Bayside), Liz Trice (Maine Cooperative Development Partners), Mayor Davis (Housing & Community Development Division Director), Councilor Fournier, Councilor Bullett, Councilor Sykes

Order 84-23/24 Amendment to Zoning Map Re: B-2 Community Business for 182 Woodford Street Rear and 186 Woodford Street - Sponsored by the Planning Board, Brandon Mazer, Chair

Brandon Mazer (Chair of Planning Board) gave an overview of Order 84-23/24.

Motion was made by Councilor Ali and seconded by Councilor Rodriguez for passage. Passage 8-0 (Councilor Pelletier absent)

Mayor Dion opened the floor for public comment. The following individuals spoke: George Rheault (Hanover Street), Brian Kilgallen (Community Housing of Miane), Councilor Phillips, Brandon Mazer (Planning Board Chair)

Order 85-23/24 Amendment to Portland City Code Chapter 14 Re: Conformance with LD 2003 - Sponsored by the Planning Board, Brandon Mazer, Chair

Brandon Mazer (Chair of Planning Board) gave an overview of Order 85-23/24.

Motion was made by Councilor Rodriguez and seconded by Councilor Fournier for passage as amended, as an emergency. Passage 8-1 (Councilor Dion-No)

Mayor Dion opened the floor for public comment. The following individuals spoke: Todd Morse (Hammond Street), Justin Baird (Parkside Neighborhood), Nathaniel Ferguson (Exeter Street), Zach (Center Street), Chris Peralas (East Bayside), Anna Morse (East Bayside), Annie (Winterville St), Jennifer Cliff (Chestnut St). Wendy Chairaben (99 Federal Street), Tom Bander (Munjoy Hill), John Clark (225 Valley Street), Eamond Dundon (Portland Regional Chamber), Speaker Ryan Fecteau (LD 2003 Author), George Rheault (West Bayside), Liz Trice (Portland Resident), Damian (Bolton Street), Wes Pelletier (Maine DSA), Councilor Ali, Councilor Rodriguez, Mayor Dion, Councilor Sykes

Amendment #1 -RE: Application to Lots with Dwelling Units Demolished after July 1, 2023

Motion was made by Councilor Rodriguez and seconded by Councilor Sykes to approve Amendment #1. Amendment is in Agenda backup.

Mayor Dion opened the floor for comments on the amendment. The following individuals commented on the amendment: Councilor Rodriguez, Mayor Dion
Motion passed 8-1 (Councilor Dion,-No)

Amendment #1 Passed.

Amendment #2-RE: Removing Restrictions on Lots with Existing Dwelling Units

Motion was made by Councilor Rodriguez and seconded by Councilor Ali to approve Amendment #2. Amendment is in Agenda backup.

Mayor Dion opened the floor for comments on the amendment. The following individuals commented on the amendment: Councilor Rodriguez, Councilor Phillips, Brand Mazer (Planning Board Chair), Mayor Dion, Councilor Ali, Councilor Bullett, Councilor Fournier, Councilor Sykes

Motion passed 8-1 (Councilor Dion,-No)

Amendment #2 Passed.

Amendment #3- RE: Compliance with Dimensional Requirements.

Motion was made by Councilor Rodriguez and seconded by Councilor Ali to approve Amendment #3. Amendment is in Agenda backup.

Mayor Dion opened the floor for comments on the amendment. No one spoke.

Motion passed 8-1 (Councilor Dion,-No)

Amendment #3 Passed.

Amendment #4-E: Exemption from Off-Street Parking Requirements.

Motion was made by Councilor Rodriguez and seconded by Councilor Ali to approve Amendment #4. Amendment is in Agenda backup.

Mayor Dion opened the floor for comments on the amendment. No one spoke.

Motion passed 7-2 (Councilor Dion & Councilor Phillips,-No)

Amendment #4 Passed.

Amendment #5- RE: A Correction to Table 18-C

Motion was made by Councilor Rodriguez and seconded by Councilor Ali to approve Amendment #5, a correction to the numbers in Table 18-C. The table should read: 30-49%

Mayor Dion opened the floor for comments on the amendment. No one spoke.

Motion passed 9-0

Amendment #5 Passed.

Reconsideration of Amendment #2

Motion was made by Councilor Ali and seconded by Councilor Fournier. Passed 9-0
Amendment #2 is now on the floor for reconsideration.

Motion was made by Councilor Rodriguez and seconded by Councilor Fournier to make a friendly amendment to the originally approved amendment #2 to change the word in section A. from two to three. For passage. Passage 9-0

The additional amendment now reads: "In island Zones: Up to three units"

Mayor Dion opened the floor for discussion on the amendment. The following individuals spoke: Councilor Rodriguez

Amendment #2 was further amended.

***Order 85-23/24 was passed with amendments and as an emergency.**

This order goes into effect immediately.

ORDERS:

Order 86-23/24 Accepting and Appropriating an Anonymous \$5,000 Donation for Those In Need - Sponsored by Danielle P. West, City Manager

Motion was made by Councilor Fournier and seconded by Councilor Rodriguez for passage. Passage 9-0

Mayor Dion opened the floor for public comment. No one spoke.

AMENDMENTS:

Order 87-23/24 Amendment to Zoning Map Re: R-5 Residential for 921 Ocean Avenue, 410, 422 & 426 Presumpscot Street - Sponsored by the Planning Board, Brandon Mazer, Chair

The is first reading.

Order 45-23/24 Amendment to the Portland City Code Chapter 2 Re: Qualification for Land Bank Commission Members and Addition of North Deering Park - Sponsored by Ashley Rand, City Clerk

This is first reading.

RESOLUTION:

Resolve 6-23/24 Opposing the City of Portland's Planned Sweep of the Harbor View Encampment and Other Encampments on City Property Posted for Resolution on December 19, 2023

Motion was made by Councilor Trevorrow and seconded by Councilor Ali to suspend Council rules to take up an un-agended item. Passage: 9-0.

Un-Agended item is now on the floor.

Motion was made by Councilor Trevorrow and seconded by Councilor Ali for passage of Resolution 6 titled: "Resolution Opposing the City of Portland's Planned Sweep of the Harbor View Encampment and Other Encampments on City Property Posted for Resolution on December 19, 2023" Passage: 7-2 (Councilor Phillips & Mayor Dion-No) Councilor Trevorrow read Resolve 6 into the record.

Mayor Dion opened the floor for Council comment. The following individuals spoke: Councilor Trevorrow, Councilor Phillips, Mayor Dion, Councilor Sykes, Michael Goldman (Corporation Counsel), Councilor Fournier, Councilor Rodriguez, Councilor Bullett, Councilor Pelletier

Mayor Dion opened the floor for public comment. The following individuals spoke: Eamonn Dundon (Portland Regional Chamber of Commerce), Wes Pelletier (Maine DSA), Resident from Bolton Street

Resolve 6-23/24 passed 7-2 (Councilor Phillips & Mayor Dion-No)

EXECUTIVE SESSION:

ADJOURNMENT:

Motion was made by Councilor Bullett and seconded by Councilor Fournier to adjourn. Passage 9-0 at 10:07pm.

A TRUE RECORD

Ashley Rand, City Clerk