

MARK DION (MAYOR)
PIOUS ALI (A/L)
APRIL FOURNIER (A/L)
BENJAMIN GRANT (A/L)



SARAH MICHNIEWICZ (1)
WESLEY PELLETIER (2)
REGINA L. PHILLIPS (3)
ANNA BULLETT (4)
KATE SYKES (5)

SPECIAL CITY COUNCIL MEETING - APRIL 14, 2025

The Portland City Council will hold a City Council Meeting in Council Chambers. The Honorable Mark Dion, Mayor, will preside.

To submit written public comment on an agenda item, email publiccomment@portlandmaine.gov. Submissions must be received by 12:00 pm the day before the Council meeting to guarantee their inclusion in the agenda packet. All submissions must include the commenter's name and legal address. To help ensure your comment is submitted for the correct item, please include the order number (see below).

The City Council will conduct this meeting from Council Chambers, located on the second floor of City Hall.

<https://portlandme.portal.civicclerk.com/event/7608/media>

[Zoom Link to access live-stream](#)

PLEDGE OF ALLEGIANCE:

ROLL CALL:

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

ANNOUNCEMENTS:

APPROVAL OF MINUTES OF PREVIOUS MEETING:

City Council Meeting-March 17, 2025

PROCLAMATIONS:

Proclamation 27-24/25 Recognizing April 7-13, 2025 as National Public Health Week - Sponsored by Mark Dion, Mayor

Proclamation 28-24/25 Recognizing April 13-19, 2025 as National Public Safety Telecommunicators Week - Sponsored by Mark Dion, Mayor

Proclamation 29-24/25 Declaring May 1, 2025 as the National Day of Prayer - Sponsored by Mark Dion, Mayor

Proclamation 30-24/25 Recognizing April 21-25, 2025 as National Community Development Week - Sponsored by Mark Dion, Mayor

APPOINTMENTS:

Order 154-24/25 Appointing Tony Wirkus, Mathew Pendexter and Elisabeth Salisbury as Constables for the Parking Division - Sponsored by Danielle P. West, City Manager

This appointment would appoint Tony Wirkus, Mathew Pendexter and Elisabeth Salisbury as Constables and is effective from the effective date of this order until 12:00 midnight, December 31, 2025, and is made pursuant to Portland City Code, Sections 20-19 and 20-19.5. Constables are not allowed to carry a firearm, concealed or unconcealed, in the performance of duties, or to make arrests.

Five affirmative votes are required for passage after public comment.

CONSENT ITEMS:

Order 155-24/25 Granting Municipal Officers' Approval of Uncle Lucky's LLC, dba Lucky Cheetah. Application for two Parklet spaces at 11 Moulton Street - Sponsored by Danielle P. West, City Manager

Application was filed on 3/12/25. Existing Class I establishment adding parklet dining.

Five affirmative votes are required for passage of items on the consent calendar after public comment.

Order 156-24/25 Granting Municipal Officers' Approval of Lord Hobo Brewing Company, LLC, dba Lone Pine Brewing. Application for B/W/D with Outdoor Dining on Private Property and Combined Entertainment at 219 Anderson Street - Sponsored by Danielle P. West, City Manager

Application was filed on 3/14/25. This is a change of ownership of an existing establishment.

Five affirmative votes are required for passage of items on the consent calendar after public comment.

Order 157-24/25 Granting Municipal Officers' Approval of Zero LLC, dba Zero Bar & Grill. Application for Class 1A (41+ rooms Innholder) with Outdoor Dining on Private Property and Combined Entertainment at 155 Riverside Street - Sponsored by Danielle P. West, City Manager

Application was filed on 3/17/25. Establishment was previously Seasons Bar & Grill.

Five affirmative votes are required for passage of items on the consent calendar after public comment.

Order 158-24/25 Granting Municipal Officers' Approval of Pudge LLC, dba Luncheonette. Application for Class III & IV with Outdoor Dining on Private Property at 147 Cumberland Avenue - Sponsored by Danielle P. West, City Manager

Application was filed on 2/26/25. Establishment was previously Union Bagel Company.

Five affirmative votes are required for passage of items on the consent calendar after public comment.

BUDGET ITEMS:

Order 159-24/25 Receiving and Referring City Manager's Fiscal Year 2026 Municipal Budget to the Finance Committee and Setting Date of Public Hearing on

**the Fiscal Year 2026 Municipal Budget and Fiscal Year 2026 Appropriation Resolve
- Sponsored by Danielle P. West, City Manager**

Under this order, the City Council receives the City Manager's proposed budget and refers it to the Finance Committee for review. The Finance Committee will review the budget at its next meeting, scheduled for April 15, 2025. A Finance Committee public hearing on the budget is also scheduled for May 1, 2025.

The first read of the FY26 Appropriation Resolve and Public Hearing is scheduled for the May 5, 2025 City Council meeting.

Five affirmative votes are required for passage. Public comment will be limited to the referral action only.

RESOLUTIONS:

Resolve 8-24/25 Calling for the City of Portland to Adopt the Greater Portland Council of Government's Regional Vision Zero Action Plan - Sponsored by the Sustainability and Transportation Committee, Regina Phillips, Chair

The Sustainability and Transportation Committee reviewed this item at its March 12, 2025 meeting, and voted 3-0 to forward this to the City Council with a recommendation for approval.

Adoption of the Resolution would express the City's support for adopting the Greater Portland Council of Governments' (GPCOG) Vision Zero Action Plan and commit to a goal of eliminating all traffic fatalities and serious injuries by the year 2024. Additionally, the Resolution outlines a roadmap of tasks and initiatives that are in alignment with Council Resolution #6 approved on March 3, 2025, and will organize work by staff and the Sustainability and Transportation Committee to make progress on the Vision Zero goal over the short and long-term.

Five affirmative votes are required for passage after public comment.

UNFINISHED BUSINESS:

Order 146-24/25 Appropriating Bond Proceeds and Other Funds in an Amount Not to Exceed \$41,070,000 for the City's FY2026 Capital Improvement Program - Sponsored by the Finance Committee, April Fournier, Chair

The Finance Committee voted on March 27, 2025 to recommend passage of this item, vote (3-0).

The Finance Committee met several times during 2024 and early 2025 to discuss the City's Capital Improvement Plan (CIP), changes to the current year CIP to better incorporate equity, sustainability and other City Council goals, and hear presentations from the City Manager and City staff on the overall CIP.

The Fiscal Year 2026 Capital Improvement Plan (FY26 CIP) has been in development since mid-2024. The list of 2026 CIP calls for over \$41M of new projects but only \$22.9M this total will have a net impact to debt service in the general fund operating budget. A variety of other funding sources including the enterprise funds (for sewer and

stormwater projects) are being used to finance the remainder. Two orders are required related to the CIP: one authorizing the FY26 CIP bonds; and a second appropriating the proceeds and other funding sources providing City staff with spending authority for the upcoming projects. A complete listing of the projects being authorized is included within the orders.

This item must be read on two separate days. It received its first reading on March 17. Five affirmative votes are required for passage after public comment.

Order 147-24/25 Authorizing General Obligation Bonds to Finance a Portion of the City's Fiscal Year FY26 Capital Improvement Program in an Amount Not to Exceed \$30,370,000 - Sponsored by the Finance Committee, April Fournier, Chair

The Finance Committee voted on March 27, 2025 to recommend passage of this item, vote (3-0).

This is a companion order to the bond authorization order above.

This item must be read on two separate days. It received its first reading on March 17. Seven affirmative votes are required for passage after public comment.

Order 150-24/25 Accepting and Appropriating a \$50,000 Grant from the State of Maine's Housing Opportunity Program for Housing Policy Evaluation Study - Sponsored by Danielle P. West, City Manager

In early 2025, the Planning & Urban Development Department was awarded a \$50,000 grant from the State of Maine's Housing Opportunity Program. This funding will support an evaluation of existing housing policies, with a particular focus on Portland's inclusionary zoning ordinance. The study will analyze trends in housing production, regulatory factors that may influence those trends, and opportunities to enhance the effectiveness of the city's housing policies within the local market. The Department is seeking City Council approval to accept and appropriate the grant funding to initiate this work.

This item must be read on two separate days. It received its first reading on March 17. Five affirmative votes are required for passage after public comment.

Order 151-24/25 Order Approving Agreements Between The Maine Department Of Transportation and The City Of Portland Re: Improvements to Woodford Street, Route 9, Deering Avenue, and Route 25 - Sponsored by Danielle P. West, City Manager

This project is part of MaineDOT's Cyclical Pavement Resurfacing (CPR) Program. The State administers the project and typically a standard cost per mile is paid by the state. The City has requested additional Americans with Disabilities Act (ADA) work to be added to this project which will be 100% City contribution. By signing the partnership agreement, it enables MaineDOT to proceed with the project and obligates the City to pay for 0% of the original estimated project cost; the City share is estimated to be \$589,000 for the additional ADA work. The City is also obligated to pay 100% of manhole adjustments, the cost of which is estimated to be \$152,000 which are part of the Utility Agreement.

This item must be read on two separate days. It received its first reading on March 17. Five affirmative votes are required for passage after public comment.

Order 152-24/25 Order Approving Agreements Between The Maine Department Of Transportation and The City Of Portland Re: Improvements to Route 22 (Congress Street), West Commercial Street, and Fore River Parkway - Sponsored by Danielle P. West, City Manager

This project is part of MaineDOT's Heavy Treatment Program for Arterial streets. The State administers the project and typically the majority of project costs are paid by the State and Federal government. The City has requested additional Americans with Disabilities Act (ADA) work to be added to this project which will be 100% City contribution. By signing the partnership agreement, it enables MaineDOT to proceed with the project and obligates the City to pay for 25% of the original estimated project cost; the City share is estimated to be \$104,000. The City is also obligated to pay 100% of manhole adjustments, the cost of which is estimated to be \$86,000 and is part of the Utility Agreement.

This item must be read on two separate days. It received its first reading on March 17. Five affirmative votes are required for passage after public comment.

Order 153-24/25 Approving the Collective Bargaining Agreement between The City of Portland and the Communications Employees Association – Sponsored by Danielle P. West, City Manager

This item approves a negotiated successor collective bargaining agreement between the City of Portland and the Communications Employees Association for the period of July 1, 2024 through December 31, 2026. The prior collective bargaining agreement expired on June 30, 2024. This proposal is presented after previously receiving guidance from the City Council executive sessions held on April 1 and July 29, 2024 and January 13, 2025, and after having been approved by the Communications Employees Association

This item must be read on two separate days. It received its first reading on March 17. Five affirmative votes are required for passage after public comment.

ORDERS:

Order 160-24/25 Accepting and Appropriating a \$200,000 State of Maine EMS Grant for the Portland Fire Department EMS Operations - Sponsored by Danielle P. West, City Manager

If approved, this grant in the amount of \$200,000 will be used by the Fire Department to staff ambulances and to purchase capital equipment items, such as video laryngoscopes used to perform advanced airway procedures.

Staff is requesting to waive the second read and pass as an emergency to secure funding and avoid a lapse in ambulance service. Existing funds, which have successfully supported extra ambulance staffing during peak call times until mid-April, will run out if new funding isn't approved urgently, leading to a service suspension.

This item must be read on two separate days. Seven affirmative votes are required to

waive the second read. Seven affirmative votes are required for emergency passage following public comment.

Order 161-24/25 Accepting and Appropriating a \$96,400 State of Maine Community Paramedicine Grant for the Portland Fire Department - Sponsored by Danielle P. West, City Manager

If approved, this grant in the amount of \$96,400 will be used by the Fire Department to expand community paramedicine services. Part of this funding will allow all providers on the Mobile Medical Outreach team, Portland's "Community Paramedics," to attend classes and become certified as Community Paramedics

This item must be read on two separate days. This is its first reading.

Order 162-24/25 Accepting and Appropriating a \$53,332.79 Donation from the Portland Parks Conservancy for the Portland Youth Corps - Sponsored by Danielle P. West, City Manager

If approved, this order would accept and appropriate a donation of \$53,332.79 from the Portland Parks Conservancy for the Portland Youth Corps, a City-run program that promotes personal and professional growth through community service, environmental stewardship, and hands-on conservation opportunities within Portland's parks and green spaces. This is the fourth year this grant has been given.

The program is run by City staff and engages young people of diverse backgrounds in hands-on service projects such as habitat restoration, tree planting, trail construction, and other outdoor work. The corps members receive a stipend for participation. The program runs during the Spring, Summer, and Fall seasons, and annually, over 50 young people take part. This donation from the Portland Parks Conservancy covers the cost of all supplies and trips as well as a portion of the Recreation Programmer II Naturalist, who is the leader of the program.

This item must be read on two separate days. This is its first reading.

Order 163-24/25 Accepting and Appropriating a \$60,000 John T. Gorman Foundation Grant for the Portland Professional Connectors Program - Sponsored by Danielle P. West, City Manager

City Council approval is requested to accept and appropriate a \$60,000 grant from the John T. Gorman Foundation to assist with the costs of relaunching the Portland Professional Connectors (PPC) program. The Housing and Economic Development Department's Office of Economic Opportunity has been in the process of relaunching the PPC program and contacted the John T. Gorman Foundation for financial support. The Foundation is interested and supportive of the program and is committing \$60,000 to fund the PPC program. The program is anticipated to launch September 2025 and is a strategic initiative designed to support job seekers in developing critical networking, interpersonal skills, and the social capital so important to access career advancement opportunities and economic mobility.

This item must be read on two separate days. This is its first reading.

Order 164-24/25 Accepting and Appropriating a \$205,000 Greater Portland Council of Governments United States Environmental Protection Agency Brownfields Sub-Grant for Clean-up of a Stockpile of Contaminated Soil at Fitzpatrick Stadium - Sponsored by Danielle P. West, City Manager

City Council approval is requested to accept and appropriate \$205,000 in Brownfield cleanup sub-grant funding from the Greater Portland Council of Governments (GPCOG) for the transport and off-site disposal of a stockpile of contaminated soil at Fitzpatrick Stadium. While the Hearts of Pine soccer team was making planned upgrades to the Stadium, approximately 850 cubic yards of contaminated soil was unearthed, and is currently in a fenced-off and covered stockpile near the parking lot. The City will use this grant from GPCOG to dispose of the contaminated soil at an off-site licensed receiving facility.

This item must be read on two separate days. This is its first reading.

Order 165-24/25 Establishing a 180-Day Moratorium on Theater and Performance Hall Projects with a Capacity Exceeding 2000 People in the City of Portland - Sponsored by Councilors Anna Bullett and Wesley Pelletier

If passed, this moratorium would prohibit new theaters and performance halls with a capacity exceeding 2,000 people for 180 days while the Housing and Economic Development Committee reviews and recommends amendments to the City Code to address concerns related to the impact of large entertainment venues on public parking, traffic congestion, public safety, and other City infrastructure. This moratorium would apply retroactively to December 1, 2024.

This item must be read on two separate days. This is its first reading.

Order 166-24/25 Accepting and Appropriating at \$10,000 Maine Bureau of Highway Safety Grant - Sponsored by Danielle P. West, City Manager

This item accepts and appropriates a \$10,000 grant awarded to the Police Department by the Maine Department of Highway Safety. This award will fund pedestrian safety enforcement details in the City.

This item must be read on two separate days. This is its first reading.

AMENDMENTS:

Order 167-24/25 Amendment to Portland City Code Chapter 9 RE: Proportional Ranked Choice Voting - Sponsored by Ashley Rand, City Clerk

This is an amendment to Chapter 9: Proportional Ranked Choice Voting Sections 9-2 & 9-3. This would be amending the whole-vote transfer approach to the fractional transfer approach to distribute any surplus votes. Rather than transferring the whole vote associated with whichever ballots happen to be processed last, tabulation software transfers a fraction of every vote assigned to a winning candidate. Fractional transfer ensures that each ballot is treated equitably, and that the outcome of the election will never depend on the order of the ballots.

This item must be read on two separate days. This is its first reading.

EXECUTIVE SESSION:

ADJOURNMENT: