

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 - AUGUST 25, 2025 AT 4:00PM

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/8078/media>

PLEDGE OF ALLEGIANCE:

ROLL CALL:

4:00 P.M. PUBLIC COMMENT PERIOD ON NON-AGENDA ITEMS:

ANNOUNCEMENTS:

RECOGNITIONS:

PRESENTATIONS:

APPROVAL OF MINUTES OF PREVIOUS MEETING

City Council Meeting-August 11, 2025

COMMUNICATIONS:

**Communication 2-25/26 Federal Aviation Administration Grant Agreements -
Mark Dion, Mayor**

As a communication this item requires no public comment or formal Council action.

UNFINISHED BUSNISS:

**Order 239-24/25 Setting Election Date on an Amendment to Chapter 33 of the
Portland City Code RE: an Act to Increase Portland's Minimum Wage - Sponsored
by the Housing & Economic Development Committee, Councilor Pious Ali, Chair**

The minimum wage in Portland was raised by citizen referendum in 2020 and cannot be amended for 5 years, except by referendum.

This was brought to the City Council as Order 25-24/25 which had its first read on July

15, 2024 and its second read on August 19, 2024 and was referred to the Housing & Economic Development Committee (Passed 5-2, Councilors Trevorrow & Sykes opposed). The Housing and Economic Development Committee reviewed Order 25-24/25 on May 20, 2025 and voted 3-1 (Michniewicz opposed) to bring the attached revised version of the ordinance to the City Council for approval and placement on the ballot for the November 5, 2025 election.

This item must be read on two separate days. It received its first reading on June 23 and its second reading on July 14, at which point it was postponed to August 11. On August 11 it was postponed to August 25. To make this item effective immediately, staff is requesting that this item be passed as an emergency. Seven affirmative votes are required for passage as an emergency after public comment.

Order 26-25/26 Setting Election Date on a Citizen Initiative Amendment to the Portland City Code Chapter 17 RE: An Act to End Fugitive Coal Dust - Sponsored by Ashley Rand, City Clerk

The public hearing for this Citizen Initiative was set at the July 14, 2025 City Council meeting by Order 8-25/26. Along with receiving public comment, the City Council will vote to set the election date of November 4, 2025.

This item was postponed from August 11 to August 25. To make this item effective immediately, staff is requesting that this item be passed as an emergency. Seven affirmative votes are required for passage as an emergency after public comment.

ORDERS:

Order 27-25/26 Approving Amendments to the Complete Streets Policy - Sponsored by the Sustainability & Transportation Committee, Councilor Regina Phillips, Chair

The Sustainability & Transportation Committee met on June 16, 2025 and voted 3-0 to recommend this item to the City Council.

If approved, this order would update to the City's 2012 complete streets policy with minor changes. The Sustainability & Transportation Committee reviewed the City's existing policy in March 2025. The policy, which is designed to ensure that streets are planned, designed, built, operated, and maintained to provide safe, convenient, and accessible travel for all users, including pedestrians, bicyclists, motorists, and transit riders, regardless of age or ability, has resulted in many positive outcomes. This update is meant to ensure that the policy keeps pace with best practice and aligns with current City processes. Drafting occurred over several months, and included a cross-departmental working group, engagement with key stakeholders, and a public review period.

Five affirmative votes are required for passage after public comment.

Order 28-25/26 Approving the Vision Zero Quick Action Plan - Sponsored by Sustainability & Transportation Committee, Councilor Regina Phillips, Chair

The Sustainability & Transportation Committee met on June 16, 2025 and voted 3-0 to recommend this item to the City Council.

Vision Zero is a traffic safety initiative aimed at eliminating traffic-related fatalities and serious injuries by prioritizing human life in transportation planning. On April 14, 2025, the City Council adopted Resolve 8-24/25 (Attachment A) which expressed the City's support for adopting the Greater Portland Council of Governments' (GPCOG) Vision Zero Action Plan and committed to a goal of eliminating traffic fatalities and serious injuries by the year 2045. That resolution outlined a series of short and long-term measures, including updating the City's Complete Streets Policy, updating the Technical Manual which governs street design, completing a Comprehensive Transportation Plan, and implementing a Vision Zero Implementation Plan, including a Quick Action Plan.

The Quick Action Plan outlines a series of administrative actions the City plans to implement over the 12-month period ending June 30, 2026. While these actions are operational in nature and do not require additional funding, staff are presenting the plan for City Council endorsement in light of the Council's and public's ongoing concern about bicycle and pedestrian safety in the city.

Five affirmative votes are required for passage after public comment.

Order 29-25/26 Approving Third Amendment to the Purchase and Sale Agreement with Maine Cooperative Development Partners LLC RE: 165 Lambert Street - Sponsored by Housing & Economic Development Committee, Councilor Pious Ali, Chair

The Housing and Economic Development Committee met on July 15, 2025 and voted 4-0 to recommend approval of this amendment.

Maine Cooperative Development Partners (MCDP) has development approval for 90 Cooperative Housing homes in eight buildings to be built on property at 165 Lambert Street. The original intent was to build the entire project in one phase with the primary financing for the project from the HUD 213 loan program. Cost and financing challenges have led MCDP to propose a phased approach which includes completing two buildings at a time until the site is fully developed. The first phase would include 22 homes and a parking lot. Significant right-of-way improvements (drainage, sidewalk, bus shelter, and street parking) along Washington Ave Ext. would be completed during the first phase. The proposed financing package includes bank financing, member share equity, \$1,000,000 of foundation funds and a \$2.2 million loan from the City's Jill C. Duson Housing Trust Fund. Development costs for the first phase are estimated at \$8-8.5 million.

MCDP is requesting a one-year extension of the Purchase and Sale Agreement. The proposed amendment to the Purchase and Sale Agreement also includes, at the City's request, a clause limiting the City's obligation to reimburse the developer to certain costs incurred prior to June 25, 2025. Those costs would be limited to design, architecture, engineering, environmental, legal, 3rd party reports and permitting and approval fees for the project.

Five affirmative votes are required for passage after public comment.

Order 30-25/26 Accepting and Appropriating a \$179,300 Community Action Grant from the Governor's Office of Policy Innovation and the Future - Sponsored by Danielle P. West, City Manager

The City of Portland was awarded this grant by the Governor's Office of Policy Innovation and the Future to fund a collaborative project with the City of South Portland and the Gulf of Maine Research Institute that will update the climate vulnerability assessment completed as part of the One Climate Future project. The update will include a complete shoreline inventory of the waterfront in Portland and South Portland, a re-analysis of coastal flood risk using updated climate data, and updated data from the Maine Social Vulnerability Index. It will also incorporate new data including property values and the model that informs Portland's Coastal Flood Resilience Overlay Zone. Completing the project will provide decision makers with valuable information to prioritize projects and investments to increase community resilience.

This item must be read on two separate days. Staff is requesting that the second reading be waived, which requires seven affirmative votes. Staff also requests that this item be passed as an emergency. Seven votes are required for passage as an emergency following public comment.

Order 31-25/26 Accepting and Appropriating a \$80,000 Paramedicine Grant from the Maine Recovery Council - Sponsored by Danielle P. West, City Manager

This \$80,000 grant would be paid in two annual installments of \$40,000 to provide community paramedicine services to pregnant and postpartum individuals with opioid use disorder or co-occurring mental health diagnoses.

Specifically, the funding would be used to cover overtime expenses for staff working on the Medical Mobile Outreach unit. This unit plays a crucial role in reducing the strain on emergency services. The Medical Mobile Outreach unit allows the Fire Department to provide proactive care to high-risk pregnant and postpartum women, addressing current and potential health issues before they escalate. This approach not only provides immediate care but also enables the Fire Department to refer individuals to long-term comprehensive services for chronic challenges such as substance use and homelessness, fostering better outcomes and reducing the need for future emergency intervention.

This item must be read on two separate days. Staff is requesting that the second reading be waived, which requires seven affirmative votes. Staff also requests that this item be passed as an emergency. Seven votes are required for passage as an emergency following public comment.

Order 32-25/26 Accepting and Appropriating a \$25,000 Resilient Communities Grant from the Casco Bay Estuary Partnership and Approving the Subaward Between the University of Maine System and the City of Portland - Sponsored by Danielle P. West, City Manager

If approved, this \$25,000 grant would be used to collect vital data on how immigrant and under-represented communities interact with climate resiliency efforts. This funding from the Casco Bay Estuary Partnership Resilience and Monitoring Grants as part of its *Bridging Cultures for Climate Resilience Project: A Community Needs Assessment* will provide insights that will directly support the City of Portland's efforts to build a comprehensive community resilience plan which reflects and accounts for the needs and

experiences of under-represented communities. The process will also bring together groups that typically do not work together, fostering new partnerships, collaboration, and a resilient Portland for everyone.

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

Order 33-25/26 Accepting and Appropriating a \$156,378 Parks Lighting Pilot Grant from the United States Tennis Association - Sponsored by Danielle P. West, City Manager

This agenda item seeks the City Council's approval to formally accept and appropriate a grant totaling \$156,378 from the United States Tennis Association (USTA). This significant funding is specifically designated for the installation of new, state-of-the-art lighting at the tennis courts located in Payson Park. This grant, part of the USTA Parks Lighting Pilot Program, will enhance the park's recreational facilities, extending playability into the evening hours and significantly improving the overall experience for our community's tennis enthusiasts.

Acceptance of this grant comes with several collaborative commitments designed to maximize the impact of the improved facilities. These include a commitment to display USTA promotional materials, allow USTA to survey participants, and maintain the new lighting infrastructure for a minimum of five years. Furthermore, the grant includes the provision of USTA's SmartAccess gate system hardware, which will enable online court booking, usage tracking, and potential revenue generation, with the USTA covering the first year of the associated subscription service. This partnership aims to not only upgrade our facilities but also foster increased tennis participation and programming within the community.

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

Order 34-25/26 Appropriating \$2,448,173 in HOME American Rescue Plan Funding - Sponsored by the Housing & Economic Development Committee, Councilor Pious Ali, Chair

The American Rescue Plan (ARP) appropriated funds for the U.S. Department of Housing and Urban Development (HUD) to distribute under the HOME Investment Partnership Program (HOME). The Cumberland County HOME Consortium (CCHC), a partnership between the City of Portland and Cumberland County, received a \$3,599,560.00 allocation from the HOME-ARP program. The HOME-ARP program is intended to provide affordable rental housing, tenant based rental assistance, supportive housing services, and non-congregate shelter development, and other resources to HOME-ARP Qualifying Populations (QPs) which includes folks experiencing homelessness and other vulnerable populations. The City of Portland and Cumberland County's HOME-ARP Allocation Plan was approved by Order 154-22/23 and by HUD on May 1, 2023, and the Substantial Amendment to this Allocation Plan was approved by Order 179-23/24 and by HUD on September 4, 2024.

The Housing & Economic Development Committee met on July 15, 2025 and voted (3-1 Sykes), to make the following funding recommendations for approval by the City Council (see Background section of staff memo for more information on each application):

- Development of Affordable Rental Housing (\$1,429,000): Youth and Family Outreach \$950,000 and Greater Portland Family Promise \$479,000
- Supportive Services (\$1,019,173): Commonsplace \$471,454.45, Milestone \$197,000 and Preble Street \$350,718.55

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

AMENDMENTS:

Order 35-25/26 Amendment to Portland City Code Chapter 30 RE: Taxi Fares - Sponsored Sustainability & Transportation Committee, Councilor Regina Phillips, Chair

Chapter 30 regulates the fares taxi operators are allowed to charge their passengers. The ordinance establishes a base fare and sets a rate for each additional one-tenth of a mile and provides for a charge for time spent waiting at the request of the passenger. The ordinance also establishes a minimum fare for rides that begin at the Portland Jetport. Taxi fares have not been amended for more than ten years and have not kept up with the increased costs of operating a taxi service. After reviewing rates in comparable cities, including Manchester, NH and Burlington, VT, the Sustainability and Transportation Committee unanimously recommended the proposed rates during their meeting on July 9.

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

Order 36-25/26 Amendment to Portland City Code Chapter 6 RE: Vacant Commercial Properties - Sponsored by the Housing & Economic Development Committee, Councilor Pious Ali, Chair

At the Housing and Economic Development Committee meeting held on June 17, 2025, the Committee reviewed proposed amendments to Chapter 6 of the City Code to add a section "Vacant Commercial Properties" to promote public welfare, economic development, and vibrancy in the city by incentivizing occupancy in its street-level commercial spaces. The HEDC voted 4-0 to forward the amendments to the Portland Planning Board and City Council for approval. The Planning Board met on July 22, 2025, and voted 6-0 to send the proposed amendments to City Council for approval.

This is a companion order to the order below.

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

Order 37-25/26 Amendment to Portland City Code Chapter 14 RE: Pedestrian Activities District (PAD) Overlay Zone - Sponsored by the Planning Board, Brandon Mazer, Chair

On July 22, 2025 the Planning Board voted unanimously (6-0, Silk absent) to recommend that the City Council adopt a text amendment to Section 8.5 of the land use code pertaining to the Pedestrian Activities District (PAD) Overlay zone. The proposed text amendment would add a provision that requires buildings located within the areas identified on the PAD Overlay Zone map to comply with the Vacant Commercial Properties Ordinance, as would be outlined in Chapter 6 of the City Code. This change is

necessary to define the boundary as outlined in the proposed Vacant Commercial Properties Ordinance. If the proposed Vacant Commercial Properties Ordinance is not adopted by the City Council, this text amendment would no longer be pursued.

This is a companion order to the order above.

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

Order 38-25/26 Amendment to Portland City Code Chapter 17 RE: Fugitive Coal Dust - Sponsored by Councilor Regina Phillips and Councilor Pious Ali

This amendment adds Article XII to Chapter 17 of the Portland City Code to protect the citizens of the City of Portland from the public health threat of fugitive coal dust by requiring that all industrial coal delivery, handling, and storage of more than one ton of coal occur under a permanent covering starting January 1, 2027. Commencing January 1, 2030, the delivery, handling, or storage of coal in an amount greater than one ton will be prohibited within the City of Portland.

This item must be read on two separate days. Staff is requesting that the second reading be waived, which requires seven affirmative votes. Staff also requests that this item be passed as an emergency. Seven votes are required for passage as an emergency following public comment.

EXECUTIVE SESSION:

ADJOURNMENT: