

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)

CITY COUNCIL MEETING - NOVEMBER 17, 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/7627/media>

PLEDGE OF ALLEGIANCE:

ROLL CALL:

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

ANNOUNCEMENTS:

RECOGNITIONS:

PRESENTATIONS:

ANNUAL MEETING:

Annual Meeting of the Corporator of Creative Portland to Accept as a Communication the Annual Report of Creative Portland for FY2025

At the October 1, 2025, meeting of the Creative Portland Board of Directors, it voted to forward its FYE2025 Annual Report to the City Council as a communication.

Pursuant to the Bylaws of Creative Portland (CP) the Portland City Council, as Corporator of Creative Portland, shall hold its annual meeting in the month of November each year or at a special meeting. This year's Annual Meeting Agenda includes:

1. Accepting CP FY2025 Activity and Financial Reports; and,
2. Transaction of other business as may be deemed necessary.

In addition to Creative Portland's signature program, the [First Friday Art Walk](#), notable contributions in FY2025 included:

1. Creative Portland Marketing Wheel: [A Monthly Arts update Newsletter](#) is published on the first of each month with over a 60% open rate (2,500). By the Summer of 2025, the cultural tourism initiative attracted 4,000 downloads to the

[Creative Portland app](#) and 51K active users to the [website](#) that includes a free artist directory, self-guided tours and lists of galleries, museums, music clubs, and cultural events.

2. [Monday morning Drop By Program](#), an open house for arts community stakeholders on the first Monday morning of each month.
3. [Creative Portland Art Gallery](#): "Acceptance" - our 8th juried arts exhibition, featuring 14 local artists' work for sale, opened May 2, 2025.
4. The [5th Annual Portland Arts & Culture Summit](#) planned for September 22, 2024 (FY2025 Q1) at Mechanics' Hall.
5. [Artist Activation Projects](#) - Open Call and plans for an Arts District Flagpole Banner refresh for August 2025, in collaboration with PMA to include wayfinding for cultural orgs.
6. [Fiscal Sponsorship program](#) including 82 Parris, Maine Music Festival and Arts in Greenwood.

APPROVAL OF MINUTES OF PREVIOUS MEETING:

City Council Meeting Minutes-November 3, 2025

Special City Council Meeting Minutes-November 10, 2025

PROCLAMATIONS:

**Proclamation 15-25/26 Recognizing Kevin J. Battle for a Lifetime of Service -
Sponsored by Mark Dion, Mayor**

COMMUNICATIONS:

Communication 7-25/26 Greater Portland Transit District 2026 Budget and Local Assessments - Danielle P. West, City Manager

On October 23, 2025, Metro's Board of Directors unanimously approved the 2026 budget and municipal assessments. The Metro Board of Directors includes five (5) City of Portland members, including two current City Council members. The Board approved budget will result in an increase in the local assessment for Portland for FY27 of approximately \$600,000 (20%). The significant increase is due to the phase out of ARPA funding in the Metro budget. The Federal funding was used by Metro to expand frequency on Portland routes 7, 9A/9B, the Metro Breez service, and extend the Husky Line within Portland. The Metro Board is recommending continuing these successful expansions in service with an increase to the Portland assessment. In addition to the representation of five Portland Metro Board members, the Metro Executive Director also gave a presentation on the Metro budget, the increases in service levels, and current and future increases in assessments at the Thursday, November 6th Finance Committee Meeting.

In accordance with 30-A-MRS §3516, the city's "municipal officers" (i.e., the City/Town Councils) are required to notify Metro of action to reject the assessment within thirty (30) calendar days of the submission to the City, which occurred on October 31, 2025.

Acceptance of the budget and local assessment is achieved either through formal council action or no action at all. At the Finance Committee meeting, committee members in attendance (and other members of the Council who attended but are not on the Committee) did not indicate any opposition to the Metro budget as proposed. Therefore,

it is being brought forward to the full Council as a communication item only.

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

CONSENT ITEMS:

Order 85-25/26 Granting Municipal Officers' Approval of C'est La Vie Ventures LLC, dba Marquis Lounge. Application for Class A Lounge at 150 Park Street - Sponsored by Danielle P. West, City Manager

Application was filed on 10/14/25. Location was previously Sagamore Hill Lounge.

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

Order 86-25/26 Granting Municipal Officers' Approval of Blue Barren LLC, dba Barrens. Application for B/W/D at 324 Fore Street - Sponsored by Danielle P. West, City Manager

Application was filed on 10/28/25. Location was previously Sweetgrass Winery and Distillery.

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

Order 87-25/26 Accepting the Donation of a Tool House from the Stewards of Western Cemetery - Sponsored by Danielle P. West, City Manager

If approved, this order would accept the gift of a shed from the Stewards of Western Cemetery to be built at Western Cemetery. The shed is valued at \$45,000.00 and will be a newly constructed, historically appropriate tool house intended for installation on the original footprint of a long-demolished structure. The Stewards of Western Cemetery have commissioned and funded the design, construction, and installation of this tool house. The purpose of the structure is to provide appropriate storage for the materials and implements used by the Stewards in their ongoing restoration efforts of the grounds and monuments within this Portland Historic Cemetery.

Five affirmative votes are required for passage after public comment.

UNFINISHED BUSINESS:

Reconsideration of Order 83-25/26 Amendment to the Portland City Code Chapter 28 RE: Snow Ban Fee - Sponsored by Sustainability & Transportation Committee, Councilor Regina Phillips, Chair

Councilor Wesley Pelletier has requested that this order be returned to the agenda for reconsideration. It was approved, as amended by a motion from Councilor Phillips to reduce the fee from \$175 to \$130, by a vote of 8-1 (Sykes) on November 3, 2025. A motion to reconsider is required to be approved before the item can be taken back up.

At its October 8, 2025 meeting, the Sustainability & Transportation Committee unanimously recommended this item to the Council for approval.

The proposed change to Chapter 28 of the Portland City Code would increase the fine for failing to move a vehicle during winter storm parking bans from \$40.00 to \$175.00. The goal of the change is to increase compliance and improve the speed and efficiency of snow removal, and ultimately the safety and accessibility of city streets. Historically, the City has attempted to tow vehicles found to be in violation of winter storm parking bans. The total cost to reclaim a towed vehicle within 24 hours is \$210.00 (\$40 parking fine + \$35 impound fee + \$135 towing charge). However, a variety of constraints will reduce the scale of potential towing during the 2025-26 winter season, including the loss of a large-scale inbound lot at Ocean Gateway terminal, inconsistent availability of tow truck operators, insufficient capacity of tow truck operators to tow vehicles at the scale needed to be an effective deterrent, and city staffing constraints.

In connection with the proposed parking fine increase, the City would add six (6) additional snow ban parking locations where residents can relocate their cars free of charge. These locations will supplement fifteen (15) free locations previously used, and seven (7) locations (including garages) that charge a fee.

If approved, City staff would implement a communications campaign on the changes prior to winter's onset, and would enhance communications efforts with the public following the declaration of a parking ban.

Five affirmative votes are required for passage, should this item be amended or voted on a second time. Public comment for this item was taken on November 3, 2025.

ORDERS:

Order 88-25/26 Approving the Police Department's Acquisition of an Unmanned Aerial Vehicle in Accordance with 25 M.R.S.A. §4501 - Sponsored by the Health & Human Services and Public Safety Committee, Councilor Anna Bullett, Chair

An Unmanned Aerial System (UAS) — commonly called a drone — for police use is a coordinated set of airborne, ground, and human components operated together to accomplish a variety of approved law-enforcement missions. A UAS typically includes the unmanned aircraft (vehicle), the ground control station and communications link, sensors and payloads, trained operators and observers, and the policies and procedures that govern safe, legal, and effective operation.

The benefits of a UAS include: enhanced search and rescue operations, accident reconstruction, and enhanced officer safety during high risk engagements.

UAS systems have been in use by local, state and federal law enforcement agencies for more than a decade. With appropriate policies and safeguards, these systems provide an opportunity to help maintain public safety with greater efficiency and effectiveness in accordance with the rights of residents and applicable legal requirements. UAS use by Maine law enforcement agencies is well-regulated by state statute and regulations imposed by the Maine Attorney General's Office. UAS operations are also regulated by the Federal Aviation Administration (FAA).

The Portland Police Department has drafted a Standard Operating Procedure ("SOP") that will govern the department's use of the UAS. The SOP is fully aligned with, and builds

upon, applicable state and federal requirements.

Five affirmative votes are required for passage after public comment.

Order 89-25/26 Approving a Partial Release and Restatement of Deed Covenants between the City of Portland and MCDP Douglass, LLC re Dougherty Commons Phase 3 - 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 item by the City Council.

Maine Cooperative Development Partners is requesting an amendment to allow for Phase 3 of Dougherty Commons to have the flexibility to be built as rental apartments or for-sale condominiums. If built as for-sale condominiums, all 42 units will be affordable to households earning 100% area median income (AMI) or less, and eleven will be workforce housing units as defined by the City (affordable at 80% AMI). Financing will be similar to Phase 2 which is currently under construction, except that no City funding is required. Under previous financing strategies, MCDP indicated that Affordable Housing Tax Increment Financing (AHTIF) and funding from the Jill C. Dusen Housing Trust Fund may have been required. The new funding strategy includes a construction loan from a community bank (currently have a term sheet from Maine Community Bank), BlueHub, and over \$1.5M in grant funds from MaineHousing. If built as rental housing, previously approved covenants requiring at least 9 units be rented and affordable to households earning less than or equal to 50% of the AMI, 2 units rented and affordable at 80% AMI and 31 units rented and affordable at 100% AMI. If this amendment is approved, construction could start in early 2026 with the last building occupied by the end of 2028.

Five affirmative votes are required for passage after public comment.

Order 90-25/26 Accepting and Appropriating a \$167,741.80 in Assistance to Firefighters Grant Funding from the Federal Emergency Management Agency - Sponsored by Danielle P. West, City Manager

The Portland Fire Department (PFD) has been awarded \$167,741.80 in Federal funding from the Department of Homeland Security's Fiscal Year 2024 (FY24) Assistance to Firefighters Grant program. This critical funding, combined with a required \$16,774.19 local match, will provide a total of \$184,515.99 to significantly enhance the Portland Fire Department's Wellness and Fitness program. Specifically, the funds will be used to purchase one Power Lift Cot to reduce strain and injury risks for personnel when moving patients and will cover the cost of approximately 100 advanced physical exams/health screenings, including Electrocardiogram (ECG)/Stress tests, for firefighters. Accepting this award directly impacts the health and safety of the City's firefighting personnel, reducing workplace injuries and ensuring the long-term fitness necessary to protect the public.

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 91-25/26 Accepting and Appropriating \$27,450.00 in Mobility, Access, and Transportation Insecurity Grant Funding from Cumberland County - Sponsored by Danielle P. West, City Manager

This \$27,450 grant from Cumberland County Public Health will be used to support the Mobility, Access and Transportation Insecurity (MATI) Program. The grant will cover staff time to allow for the City of Portland's Social Services Division to act as an information and resource hub for low-income individuals looking to access public transit. The program will further support staff to enroll eligible low income individuals in an impact evaluation program associated with reduced/free transit fare.

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

EXECUTIVE SESSION:

ADJOURNMENT: