

ZOOM INFORMATION:

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

LiveStream: <https://portlandme.portal.civicclerk.com/event/7628/media>

[Zoom Link](#)

PLEDGE OF ALLEGIANCE:

Mayor Dion & Yarmouth Girl Scout Juniors Troop 1522 led all present in the Pledge of Allegiance.

Led by the Yarmouth Girl Scout Juniors Troop 1522

ROLL CALL:

Mayor Dion called the meeting to order at 5:30

Councilors Present: Councilor Fournier, Councilor Grant, Councilor Sykes, Councilor Ali, Councilor Pelletier, Councilor Bullett, Councilor Michniewicz, Councilor Phillips, Mayor Dion

5:30 P.M. PUBLIC COMMENT PERIOD ON NON-AGENDA ITEMS:

Mayor Dion opened the floor for public comment. The following individuals spoke: Students from the Environmental Club for Portland Public Schools, Bill Webber (Munjoy Hill), Myles Smith (Portland Advisory Committee), Corrinna Napper (Portland Resident), Winston Lumpkins (Munjoy Hill)

ANNOUNCEMENTS:

Mayor Dion opened the floor for Council announcements. There were no announcements.

RECOGNITIONS:

PRESENTATIONS:

APPROVAL OF MINUTES OF PREVIOUS MEETING:

City Council Meeting- December 1, 2025 (Inaugural)

City Council Meeting-December 1, 2025 (Regular Meeting)

December 1, 2025-Inaugural Meeting

Motion was made by Councilor Phillips and seconded by Councilor Sykes. Passage 9-0

December 1, 2025-Regular Meeting

Motion was made by Councilor Bullett and seconded by Councilor Sykes. Passage 9-0

APPOINTMENTS:

Order 98-25/26 Confirming the Appointment of Abbey Lombard as Interim City Clerk - Sponsored by Mark Dion, Mayor

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

Mayor Dion opened the floor for public comment. The following individuals spoke:
Mayor Dion, Abbey Lombard (Deputy City Clerk)

Order 99-25/26 Authorizing Special Council and Outside Board and Commission Appointments for 2026 - Sponsored by Mark Dion, Mayor

Motion was made by Councilor Michniewicz and seconded by Councilor Pelletier for passage, as amended. Passage 9-0

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

Motion was made by Councilor Grant and seconded by Councilor Michniewicz to amend from the floor. Passage 9-0.

Amendment: Cumberland County Finance Committee- remove Mayor Dion & Councilor Bullett and replace with Councilor Grant and Councilor Michniewicz. And on the Maine Municipal Association Legislative & Policy Committee, remove Mayor Dion and replace with Councilor Sykes.

Order 100-25/26 Appointing Constables for 2026 - Sponsored by Danielle P. West, City Manager

Motion was made by Councilor Michniewicz and seconded by Councilor Sykes for passage. Passage 9-0

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

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

Orders 85-25/26 and Orders 101-25/26 through Order 102-25/26 were read and passed as consent items. Public comment was taken on orders together.

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

Mayor Dion opened the floor for public comment. The following individuals spoke: Andrew Brunze (High Street), Jessica (Flask Lounge), Catherine Hagen (Flask Lounge), Patrick (Flask Lounge), Jessica Quattropani (Director of Permitting and Inspections)

Order 101-25/26 Granting Municipal Officers' Approval of Manateo LLC, dba Live at Madrid's. Application for Auditorium with Outdoor Dining on Private Property and Indoor Entertainment at 144 Fore Street, ste 5 & 6 - Sponsored by Danielle P. West, City Manager

Orders 85-25/26 and Orders 101-25/26 through Order 102-25/26 were read and passed as consent items. Public comment was taken on orders together.

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

Mayor Dion opened the floor for public comment. The following individuals spoke: Andrew Brunze (High Street), Jessica (Flask Lounge), Catherine Hagen (Flask Lounge), Patrick (Flask Lounge), Jessica Quattropani (Director of Permitting and Inspections)

Order 102-25/26 Granting Municipal Officers' Approval of NCPTWO LLC, dba Flask Lounge. Application for Class A Lounge with Outdoor Dining on Public Property and Indoor Entertainment at 117 Spring Street - Sponsored by Danielle P. West, City Manager

Orders 85-25/26 and Orders 101-25/26 through Order 102-25/26 were read and passed as consent items. Public comment was taken on orders together.

Motion was made by Councilor Pelletier and seconded by Councilor Phillips for passage.

Passage: 9-0

Mayor Dion opened the floor for public comment. The following individuals spoke: Andrew Brunze (High Street), Jessica (Flask Lounge), Catherine Hagen (Flask Lounge), Patrick (Flask Lounge), Jessica Quattropani (Director of Permitting and Inspections)

COMMUNICATIONS:

Communication 8-25/26 Fiscal Year End 2025 Tax Increment Financing Annual Report - Housing & Economic Development Committee, Pious Ali, Chair

Councilor Ali provided Communication 8-25/26 Fiscal Year End 2025 Tax Increment Financing Annual Report.

As a Communication, no formal Council action is needed.

Communication 9-25/26 2025 Annual Accomplishment Report for the Housing and Economic Development Committee - Housing & Economic Development Committee, Pious Ali, Chair

Councilor Ali provided Communication 9-25/26 Annual Accomplishment Report for the Housing and Economic Development Committee.

As a Communication, no formal Council action is needed.

Communication 10-25/26 Progress Report on City of Portland's Vision Zero Quick Action Plan - Danielle P. West, City Manager

Danielle West (City Manager) provided Communication 10-25/26 Progress Report on City of Portland's Vision Zero Quick Action Plan

As a Communication, no formal Council action is needed.

UNFINISHED BUSINESS:

Order 241-24/25 Amendment to Portland City Code Chapter 30 RE: Golf Carts - Sponsored by the Sustainability & Transportation Committee, Regina Phillips, Chair

Motion was made by Councilor Phillips and seconded by Councilor Fournier to postpone until January 5, 2026. Passed 7-2. (Councilor Sykes and Councilor Michniewicz opposed)

**Item postponed until January 5, 2026*

Order 95-25/26 Order Accepting and Appropriating a \$15,250.50 Maine Bureau of Highway Safety Grant - Sponsored by Danielle P. West, City Manager

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

Mayor Dion opened the floor for public comment. The following individuals spoke: Councilor Fournier, Danielle West (City Manager), Councilor Bullett, Councilor Sykes, Mayor Dion, Councilor Pelletier

Order 96-25/26 Amending Order 62-24/25 - Sponsored by Health & Human Services & Public Safety Committee, Councilor Anna Bullett, Chair

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

Mayor Dion opened the floor for public comment. The following individuals spoke: Councilor Bullett, Ben Strick (Spurwink Services)

Order 97-25/26 Amendment to Portland City Code Chapter 6 RE: Short Term Rental Unit Registration Requirements - Sponsored by Mark Dion, Mayor

Motion was made by Councilor Fournier and seconded by Councilor Michniewicz for passage, as amended. Passage 5-4 (Councilors Fournier, Ali, Pelletier, & Phillips opposed)

Mayor Dion opened the floor for public comment. The following individuals spoke: Michael Goldman (Corporation Counsel), Winston Lumpkins (Munjoy Hill), Maise (Portland Resident), Councilor Fournier, Councilor Sykes, Councilor Grant, Councilor Pelletier, Councilor Michniewicz, Councilor Bullett, Mayor Dion

Motion was made by Councilor Sykes and seconded by Councilor Dion to amend from the floor. Passage 9-0.

Amendment: "If the owner of the property is not eligible for the homestead exemption and has not filed a tax return during the time that they occupied the unit as their Primary Residence, the owner may, **as a one-time waiver**, provide other documentation that proves, to the satisfaction of the City's Permitting and Inspections Director, that the unit is the owner's Primary Residence. **This waiver may be granted only once per owner and shall not create a precedent for future determinations.**"

ORDERS:

Order 103-25/26 Approving Agreements Between the Maine Department of Transportation and Portland RE Improvements to Route 26/100 - Sponsored by Danielle P. West, City Manager

This is first reading.

Order 104-25/26 Approving Agreements Between the Maine Department of Transportation and Portland RE Improvements to Route 302 - Sponsored by Danielle P. West, City Manager

This is first reading.

Order 105-25/26 Approving Agreements Between the Maine Department of Transportation and Portland RE: Improvements to St. John Street, Danforth Street, Fore Street, and Commercial Street - Sponsored by Danielle P. West, City Manager

This is first reading.

Order 106-25/26 Accepting and Appropriating a \$2,500 Donation from Oldcastle Lawn & Garden, Inc. for the Shop with a Cop Program - Sponsored by Danielle P. West, City Manager

This is first reading.

AMENDMENTS:

**Order 107-25/26 Amendment to Portland City Code Chapter 4 Re: Amusements -
Sponsored by Housing & Economic Development Committee, Pious Ali, Chair**

This is first reading.

EXECUTIVE SESSION:

ADJOURNMENT:

Motion was made by Councilor Phillips and seconded by Councilor Bullett to adjourn. Passage 9-0
Adjourned 6:54

A TRUE RECORD

Ashley Rand, City Clerk