

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 - JUNE 1, 2026

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/9541/media>

PLEDGE OF ALLEGIANCE:

ROLL CALL:

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

ANNOUNCEMENTS:

Welcoming Alpha Kappa Alpha Sorority to Maine

RECOGNITIONS:

PRESENTATIONS:

APPROVAL OF MINUTES OF PREVIOUS MEETING:

City Council Meeting Minutes 05.18.2026

PROCLAMATIONS:

**Proclamation 37-25/26 Recognizing June 2026 as LGBTQ+ Pride Month -
Sponsored by Mark Dion, Mayor**

**Proclamation 38-25/26 Recognizing June 19, 2026 as Juneteenth - Sponsored by
Mark Dion, Mayor**

**Proclamation 39-25/26 Recognizing June 2026 as Immigrant Heritage Month -
Sponsored by Mark Dion, Mayor**

CONSENT ITEMS:

**Order 226-25/26 Declaring July 4, 2026 the July 4th Festival - Sponsored by
Danielle P West, City Manager**

The City of Portland is prepared to host a fireworks display on the 4th of July again this year. The City has sponsored the July 4th Fireworks and activities on the Eastern Promenade for a number of years. The display will be held on Saturday, July 4th in its usual spot on the Eastern Promenade with the fireworks set to go off at approximately 9:15pm. A rain date is scheduled for Sunday, July 5th.

Like last year, the celebration will be based around the fireworks display presented by Central Maine Pyrotechnics. There will be a musical performance by the Casco Bay Wind Symphony from 7:00pm - 9:00pm in the middle parking lot on Cutter Street. The City will be managing food vendors as has happened in the past. Approved and licensed vendors and food trucks will be allowed to operate in the designated area of the Festival Zone on Eastern Promenade roadway (between Congress Street and Morning Street).

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

Order 227-25/26 Granting Municipal Officers' Approval of 3DD LLC, dba Three Dollar Dewey's. Application for Outdoor Dining on Public Property at 241 Commercial Street - Sponsored by Danielle P. West, City Manager

Application was filed on 5/12/26. This is an existing establishment adding outdoor dining on public property.

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

Order 228-25/26 Granting Municipal Officers' Approval of Press Hotel Owner LLC, dba The Press Hotel, Autograph Collection. Application for Class IA Inn (41+ rooms) with Indoor Entertainment at 119 Exchange Street - Sponsored by Danielle P. West, City Manager

Application was filed on 5/11/26. 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 229-25/26 Granting Municipal Officers' Approval of Après LLC, dba Après. Application for Class A Lounge with Indoor Entertainment at 20 Van Aken Way - Sponsored by Danielle P. West, City Manager

Application was filed on 5/6/26. Location was previously Halo at the Point.

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

Order 230-25/26 Granting Municipal Officers' Approval of Portland Nightlife LLC, dba Ubu's Restaurant. Application for Class I FSE with Indoor Entertainment at 504 Congress Street - Sponsored by Danielle P. West, City Manager

Application was filed on 5/4/26. Location was previously Free Street Restaurant and Cocktail Bar.

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

BUDGET ITEMS:

THE CITY COUNCIL HELD A FIRST READ AND HEARING ON THE FISCAL YEAR 2027 MUNICIPAL BUDGET ON MAY 18, 2026. THE SECOND READ AND PUBLIC HEARING ON THE MUNICIPAL BUDGET WILL BE HELD AT THIS MEETING, JUNE 1, 2026 AT 5:00 PM.

The City Council Finance Committee voted on May 14, 2026 to recommend passage of FY27 City Manager's Recommended Budget in the amount of \$363,927,435. Passed (3-0).

Order 209-25/26 Approving Fiscal Year 2027 Administrative Fees for Fire, Parking, Planning & Urban Development, Parks, Recreation & Facilities, and Public Works - Sponsored by Finance Committee, April Fournier, Chair

This order authorizes administrative charges in the Fire Department (Outside Detail Fees & Medical Crisis Unit Fees), Parking Division (Elm & Spring Street Garages Daily Maximum Fees), Parks, Recreation & Facilities Department (Aquatics Fees, Athletic Fields Fees, Cemetery Fees, Golf Course Fees, Ice Arena Fees, & Recreation Fees), Planning Fees (Inflationary Increases), and Public Works (Solid Waste Ecard Replacement and Hauler Fees).

This item must be read on two separate days. It received its first reading on May 18. Five affirmative votes are required for passage after public comment.

Order 210-25/26 Authorizing the City Manager To Enter into Certain Agreements To Implement the Fiscal Year 2027 Human Resources and Certain Fringe Benefits Budgets - Sponsored by Finance Committee, April Fournier, Chair

This order authorizes the City Manager to enter into standard agreements and amendments to standard agreements with providers of services for Fiscal Year 2027 to implement portions of human resources, medical, workers' compensation, and liability budgets.

This item must be read on two separate days. It received its first reading on May 18. Five affirmative votes are required for passage after public comment.

Order 211-25/26 Approving the Fiscal Year 2027 Self-insured Liability Program - Sponsored by Finance Committee, April Fournier, Chair

This order establishes the limit of the City's liability as \$400,000 as required by the Maine Tort Claims Act and states the City's commitment to "self-insure" for such liability by approving funds for this purpose.

This item was first read on May 18, at which point it was postponed. Five affirmative votes are required for passage after public comment.

Order 212-25/26 Authorizing the Director of Parks, Recreation & Facilities to Set Fees and Enter Rental Agreements for City Facilities - Sponsored by Finance Committee, April Fournier, Chair

This order would authorize the Director of Parks, Recreation & Facilities or their designee to sign rental contracts and set associated fees. This authorization is required annually.

Staff has historically set fees and signed rental agreements for City facilities including but not limited to Merrill Auditorium, the Portland Exposition Building, Ice Arena, Riverside Golf Course, Portland cemeteries, and Ocean Gateway. These facilities host hundreds of events annually, and fees are determined based on the unique staffing levels and services they require.

The City's Legal Department has created a standard rental agreement. Any changes to the terms of standard agreement, other than pricing, are reviewed by legal prior to being changed.

Venues/programs overseen by this Department are run in a business-like manner and need the flexibility to offer specials and adjust pricing based on market conditions. This order will further reaffirm the practice of these fees being set administratively.

This item was first read on May 18, at which point it was postponed to June 1 to coincide with consideration of the Appropriation Resolve. Five affirmative votes are required for passage after public comment.

Order 213-25/26 Authorizing the City Manager to Enter into Certain Agreements to Implement Fiscal Year 2027 Health & Human Services Budget - Sponsored by Finance Committee, April Fournier, Chair

This order authorizes the City Manager to enter into standard agreements and amendments to those standard agreements to receive reimbursement for services by the Health and Human Services Department. In addition, the City enters into agreements with service providers and landlords to provide services for department programs.

This item was first read on May 18, at which point it was postponed to June 1 to coincide with consideration of the Appropriation Resolve. Five affirmative votes are required for passage after public comment.

Order 214-25/26 Authorizing the City Manager to Accept Scholarship and Trust Donations and Bequests and Enter into Trust Agreements - Sponsored by Finance Committee, April Fournier, Chair

This order authorizes the City Manager to accept and appropriate existing and new scholarship trusts and to enter into standard form trust agreements as approved by Corporation Counsel.

This item was first read on May 18, at which point it was postponed to June 1 to coincide with consideration of the Appropriation Resolve. Five affirmative votes are required for passage after public comment.

Order 215-25/26 Authorizing the Director of Parks, Recreation & Facilities to Accept Donations up to \$10,000 for Parks, Recreation & Facilities Department Programs and City Funds - Sponsored by Finance Committee, April Fournier, Chair

The Parks, Recreation & Facilities Department receives frequent donations for many of the programs it works on and with, like the Land Bank, the Portland Youth Corps, and the Tree Trust. This order will allow the department director to accept donations as much as \$10,000 without needing to receive approval from the City Council.

This item was first read on May 18, at which point it was postponed to June 1 to coincide with consideration of the Appropriation Resolve. Five affirmative votes are required for passage after public comment.

Order 216-25/26 Authorizing Corporation Counsel to Undertake Civil Actions to Collect Delinquent Personal Property Taxes - Sponsored by Finance Committee, April Fournier, Chair

This item will give Corporation Counsel a standing authorization to undertake civil actions to collect any delinquent personal property taxes that arise during the course of the fiscal year. Otherwise, it would be necessary for the City Council to specifically authorize each individual legal action. This general authorization will take the place of the case-by-case approach.

This item was first read on May 18, at which point it was postponed to June 1 to coincide with consideration of the Appropriation Resolve. Five affirmative votes are required for passage after public comment.

Order 217-25/26 Authorizing Non-Union Wage Adjustment - Sponsored by Finance Committee, April Fournier, Chair

This Order authorizes the City Manager to utilize a 3% Cost of Living Adjustment (COLA) for pay adjustments for non-union employees, elected officials, the City Clerk and Corporation Counsel.

This item must be read on two separate days. It received its first reading on May 18. Five affirmative votes are required for passage after public comment.

Order 218-25/26 Designating Fiscal Year 2027 Funds for Specific Island Services - Sponsored by Finance Committee, April Fournier, Chair

The municipal budget includes \$45,000 for use on Peaks Island in addition to the funds used to pay for direct and indirect city services. Pursuant to a request from the Peaks Island Council these funds will be used as follows in FY27:

- Item A: Summer Bike Program Tickets (CBL): \$250
- Item B: Needs-Based PI Resident Tickets (CBL): \$2,500
- Item C: Island Taxi (ITS): \$27,976
- Item D: Island Compost Project: \$2,600
- Item E: PI Council Administrative Expenses: \$1,918
- Item F: Peaks Island Children's Workshop \$9,756

This item must be read on two separate days. It received its first reading on May 18. Five affirmative votes are required for passage after public comment.

Order 219-25/26 Appropriating \$4,000,000 in Fund Balance - Sponsored by Finance Committee, April Fournier, Chair

This order appropriates \$4,000,000 from Unassigned Fund Balance to provide tax stabilization and support City Health and Human Services operations during Fiscal Year 2027.

This item must be read on two separate days. It received its first reading on May 18. Five affirmative votes are required for passage after public comment.

Order 220-25/26 Amendment to Portland City Code Chapters 2, 6, 10, 12, 24, 25, and 28 Re: Various Fee and Other Changes for Fiscal Year 2027 - Sponsored by Finance Committee, April Fournier, Chair

This amendment makes adjustments to various portions of the City Code to implement the FY27 budget. This includes various adjustments to Permitting, Fire, Public Works, and Parking sections, and an extension of the deadline to apply for the Portland Senior Tax Equity Program. All increases would be effective July 1, 2026, the start of Fiscal Year 2027.

This item must be read on two separate days. It received its first reading on May 18. Five affirmative votes are required for passage after public comment.

Order 221-25/26 Fiscal Year 2026-2027 Appropriation Resolve - Sponsored by Finance Committee, April Fournier, Chair

The Appropriation Resolve contains the Finance Committee's recommended budget for Fiscal Year 2027 for general municipal purposes in the amount of \$363,927,435. In addition, it contains the Finance Committee's recommended budget for Fiscal Year 2027 for the School Budget of \$167,001,038.

The tax levy based upon the Finance Committee's recommended budget is \$121,710,845 for general municipal purposes and \$135,441,246 for the School Budget.

The Appropriation Resolve also directs the Assessor of Taxes to assess a tax upon all real and personal property liable to be taxed as of April 1, 2026 and sets October 16, 2026 as the tax due date, which may be paid in two installments due October 16, 2026 and on March 19, 2027.

The delinquency rate of interest is set at 8.5% per year, and the abatement rate of interest is set at 4.5% per year.

This item must be read on two separate days. It received its first reading on May 18. Five affirmative votes are required for passage after public comment.

COMMUNICATIONS:

Communication 15-25/26 Green Building Code Exemptions Annual Report 2025-2026 - Kevin Kraft, Director of Planning & Urban Development

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

Communication 16-25/26 Vision Zero Update - Greg Jordan, Assistant City Manager

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

UNFINISHED BUSINESS:

Order 139-25/26 Approving the Payment-in-Lieu-of-Tax (PILOT) Policy - Sponsored by Finance Committee, April Fournier, Chair

The Finance Committee voted on January 29, 2026 to recommend passage of this item as amended, vote 2-0 (Councilor Fournier absent).

In recent years, several Council Committees have worked towards the goal of development of a voluntary Payment in Lieu of Taxes (PILOT) policy for the City of Portland. At the January 29, 2026 Finance Committee meeting, the Committee members in attendance unanimously recommended a draft policy for consideration by the full Council. The policy has been shaped by many years of outreach and input from peer cities, elected officials, City staff, and exempt entities. Many of the PILOT policy core components are a direct result of feedback received during the multi-year policy development process.

See the Background section of memorandum for additional information on the PILOT policy and key components.

This item was read on February 23 at which point it was postponed to March 2. On March 2 it was postponed to June 1. Staff recommend further postponing this item. Five affirmative votes are required for postponement or passage after public comment.

Order 223-25/26 Amending Order 161-25/26 To Ratify Fournier Amendment Three Re: Dougherty Field Lighting - Sponsored by the Finance Committee, April Fournier, Chair

This Order amends Order 161-25/26 to ratify the amendment proposed by Councilor Fournier that reduces new funding for the Congress Square Park project by \$200,000, reallocating those funds to the installation of lighting at the Dougherty Field Skate Park. Although the Council voted on this amendment on April 27, 2026, staff's review of the meeting record indicated that a motion and second were not made before the vote. This action corrects that procedural error to ensure the legislative record accurately reflects the Council's intent.

This item was first read on May 18, at which point it was postponed to June 1. Five affirmative votes are required for passage after public comment.

Order 224-25/26 Amending Order 182-25/26 RE: Clarifying Retroactive Application of Dispersal Requirements for Large Theaters and Performance Halls - Sponsored by Wesley Pelletier, City Councilor

At its April 27, 2026 meeting, the City Council passed Order 182-25/26 which updated Chapter 14 to require a 750-foot dispersal between theaters with an occupancy of 1,000 or more persons. Although the ordinance approved by Order 182 applies retroactively because of the retroactive application of the large theater moratorium, this amendment adds explicit retroactive application language to the ordinance in order to avoid any doubt about the Council's intent to apply these requirements with the same retroactive effect as that set forth in the moratorium order.

This item must be read on two separate days. It received its first reading on May 18. Five affirmative votes are required for passage after public comment.

Order 225-25/26 Amendment to Portland City Code Chapter 28 RE: Tow Rates - Sponsored by the Sustainability and Transportation Committee, Councilor Regina Phillips, Chair

The Sustainability and Transportation Committee voted 2-1 on April 8, 2026, to refer this item to the City Council.

The regulation of licensing tow operators is governed by Chapter 28 Traffic and Motor Vehicles of the Portland City Code, specifically Article IV Licensing of Tower Operators. The proposed amendments include increasing the maximum radius of tow operators' impound lots from Portland City Hall from 5 to 7 miles, and increasing the following fees: fee per non-accident tow (from \$135 to \$150); fee per accident tow (from \$150 to \$175); fee for any vehicles with dual tires on the rear axle (from \$150 to \$165); and the storage fee per day (from \$40 to \$50). Maximum towing fees were last adjusted by the City in 2022.

This item must be read on two separate days. It received its first reading on May 18. Five affirmative votes are required for passage after public comment.

ORDERS:

Order 231-25/26 Adopting the Development Program for the Portland Tourism Municipal Development District for Fiscal Year 2026-2027 - Sponsored by the Housing and Development Committee, Councilor Pious Ali, Chair

The District was originally approved by the City Council to begin with the second half of FY2024 – January 1, 2024, through June 30, 2024, and was then approved for its first full year beginning with FY2025, and then again for FY2026, so FY2027 would be the third full year of operation.

For FY2027, City Council authorization is needed for the continued operation of the District, which includes: (1) Adopting the Development Program; (2) Establishment of Assessments for the District; and, (3) Authorizing the Agreement.

The revenue raised through the special assessment will fund the District's Development Program expenses for FY2027. The proposed assessment formula is detailed in the Staff Analysis section of this memo.

The Housing and Economic Development Committee reviewed this item at its April 21, 2026, meeting, and voted 4-0 to forward this to the City Council with a recommendation to approve the District.

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

Order 232-25/26 Establishing Implementation Assessments for the Portland Tourism Municipal Development District for Fiscal Year 2026-2027 - Sponsored by the Housing and Economic Development Committee, Councilor Pious Ali, Chair

This is a companion Order to the above Order.

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

Order 233-25/26 Approving the Development Program Manager Agreement Between the City of Portland and Convention and Visitors' Bureau of Greater Portland, Doing Business as Visit Portland, for Fiscal Year 2026-2027 - Sponsored by the Housing and Economic Development Committee, Councilor Pious Ali, Chair

This is a companion Order to the above Order.

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

Order 234-25/26 Adopting Development Program for Portland Downtown for Fiscal Year 2026-2027 - Sponsored by the Finance Committee, April Fournier, Chair

The PD District was originally established by the City Council on March 16, 1992. Since then, each year in June, for the following fiscal year starting July 1, City Council authorization of establishing the special assessment and approval of the documents is needed.

For FY2027, City Council authorization is needed for the continued operation of PD, which documents include: (1) Adopting the Development Program for the PD; (2) Assessing Maintenance and Implementation Assessments in the PD District; and, (3) authorizing the Agreement for work to be done by PD and work to be done by the City.

The budget for PD is funded largely from special assessments on all real estate in the current District. The revenue raised through the special assessment will fund the majority of PD development program expenses for FY2027. The proposed mil rate to raise the assessment revenue budget is estimated at \$1.07 per \$1,000 of property value in the current District in order to raise the PD Board approved assessment revenue of approximately \$2.43 Million.

Portland Downtown representatives provided a presentation to the Finance Committee at the May 7, 2026, meeting and answered questions from Committee members.

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

Order 235-25/26 Establishing Maintenance and Implementation Assessments for Portland Downtown for Fiscal Year 2026-2027 - Sponsored by the Finance Committee, April Fournier, Chair

This is a companion item to the above Order.

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

Order 236-25/26 Order Approving the Agreement Between the City of Portland and Portland Downtown For Fiscal Year 2026-2027 - Sponsored by the Finance Committee, April Fournier, Chair

This is a companion item to the above Order.

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

Order 237-25/26 Appropriating Bond Proceeds for Riverton Pool Repairs - Sponsored by the Finance Committee, April Fournier, Chair

The Finance Committee voted on May 14, 2026 to recommend passage of this item, vote (3-0). Riverton Pool has been closed since April 2023 due to mechanical and structural failures. Completing the project will cost an additional \$1.6M in funds. The Finance Committee supports this project at the estimated cost with the issuance of additional general obligation bonds.

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

Order 238-25/26 Authorizing General Obligation Bonds to Finance Riverton Pool Repairs - Sponsored by the Finance Committee, April Fournier, Chair

The Finance Committee voted on May 14, 2026 to recommend passage of this item, vote (3-0). This is a companion order to the bond appropriation order above.

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

Order 239-25/26 Accepting and Appropriating an \$8,000 Grant from the State of Maine Permanent Commission on Racial, Indigenous, and Tribal Populations - Sponsored by Danielle P. West, City Manager

City Council approval is requested to accept and appropriate a \$8,000 grant from the State of Maine Permanent Commission on Racial, Indigenous and Tribal populations in the amount of \$8,000, with the primary goal to build community between intergenerational populations. The insights gained will directly support the City of Portland's efforts to build a comprehensive community and incorporate the voices of marginalized elders and youth in the community. The program is supported by Portland Public Schools- Make it Happen Program, Casco Bay High School, and BIPOC elders through Maine Agency on Aging. This accounts for the needs and experiences of under-represented communities, building a place-based story telling that will enhance overall community resilience and understanding of lived history. 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 240-25/26 Accepting and Appropriating a \$2,120,000 Federal Highway Administration Grant for the Safe Streets and Roads for All Improvements Along Brighton Avenue - Sponsored by Danielle P. West, City Manager

The Brighton Avenue Safety Demonstration Project is funded through the Federal Highway Administration's Safe Streets and Roads for All program. The project will implement data-driven safety improvements along the Brighton Avenue corridor to inform future capital infrastructure investments. Planned work includes consultant-led design, public outreach, preliminary and final design, installation of safety treatments, monitoring, and evaluation.

Potential treatments include roadway reconfiguration, delineators, pavement marking changes, pedestrian crossing improvements, lighting enhancements, and vehicle speed feedback signage.

The project is intended to reduce vehicle speeds, improve pedestrian crossing behavior, and identify the most effective treatments for potential long-term implementation.

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

Order 241-25/26 Accepting and Appropriating a \$90,000 Donation from the Portland Parks Conservancy for Traffic Calming Efforts in Payson Park - Sponsored by Danielle P. West, City Manager

Accepting and Appropriating \$90,000 from the Portland Parks Conservancy for traffic calming efforts in Payson Park - Sponsored by Danielle P. West, City Manager
If approved, this order would accept and appropriate a \$90,000 donation from the Portland Parks Conservancy for traffic-calming efforts in Payson Park. These funds represent a donation via the 2025 Back Cove Music and Arts Festival for improvements to Payson Park, per the terms of the Festival's agreement with the City. The Conservancy has been holding funds until work was ready to proceed.

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

Order 242-25/26 Accepting and Appropriating a \$21,664.20 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 \$21,664.24 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 fifth 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. Corps members receive a stipend for participation. The program runs during the Spring, Summer, and Fall seasons. Over 50 young people take part annually. This donation from the Portland Parks Conservancy covers the cost of supplies, trips and miscellaneous expenses, as well as a portion of the Environmental Steward who assists in coordinating the program.

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

Order 243-25/26 Accepting and Appropriating \$20,895 from the Portland Parks Conservancy for Improvements to North Deering Park - Sponsored by Danielle P. West, City Manager

If approved, this order would accept and appropriate a donation of \$20,895 from the Portland Parks Conservancy for improvements to North Deering Park. The Conservancy supported the fundraising campaign to acquire North Deering Park in 2023, previously privately owned and known as Haverty Field. Since then, the Conservancy has been focused on upgrades in Portland's newest park, including new trails, improved trails, new signage and parking lot improvements.

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

EXECUTIVE SESSION:

ADJOURNMENT: