



**MINUTES
ORGANIZATIONAL COUNCIL MEETING
DECEMBER 01, 2025**

Council convened December 01, 2025, in the City Council Chambers at 265 Main Street.

Councilors present: Christian Pushor, David Wight, Linda McLeod, Zachary Wyles, Katrina Wynn. Councilor elects: Charlene Virgilio and Michael May

Administration present: Bill Mayo, Laura Engstrom, Irene Pherson, Travis Roy, David White, Kyle Milan, April Buchanan, Danielle Berube, Cassandra Pool, David Smith, Doug Hill, Steve Rideout, and Miles Francis.

Others present: Kristi Trafton (City Attorney), Paster Scott Benner (OT Baptist Church), Matt Cyr (RSU 34 Superintendent), RSU #34 elected School Board Members: Christina Lannan and Matthew Curtis.

Council President Pushor called the meeting to order at 6:00 pm.

Pastor Scott Benner, from the United Baptist Church, gave the Invocation to the Council and audience.

City Clerk Laura Engstrom, Administered the Oath of Office to:

City of Old Town Councilor Elects: Charlene Virgilio and Michael May

RSU #34 School Board Elects: Christina Lannan and Matthew Curtis

Call for election of Council President and Vice President:

Nomination for Council President:

- Councilor Wyles nominated Councilor Pushor
- Councilor Wight nominated Councilor McLeod
- Councilor Wynn nominated Councilor Wyles

Vote for Council President results:

Councilor Pushor 3 yes votes
Councilor McLeod 2 yes votes
Councilor Wyles 2 yes votes

Councilor Pusher elected to Council President.

Nomination for Council Vice – President:

- Councilor McLeod nominated Councilor McLeod
- Councilor Wynn nominated Councilor Wyles

Vote for Council Vice - President results:

Councilor McLeod 4 yes votes
Councilor Wyles 3 yes votes

Councilor McLeod elected to Council Vice – President.

Presentation to outgoing Councilors: Carol May, who was absent.

- City Clerk Engstrom passed on a message to Carol. Thanking her, for her service, leadership, and commitment to the city in all of her years of being a City Councilor for the City of Old Town.

Resolved, the Old Town City Council adopts the Old Town City Council's Rules of Order and Procedure.

Motion made to accept as presented by Councilor Wyles, seconded by Councilor Wight.
Approved all in favor, 7 - 0.

Resolved, the Old Town City Council hereby approves Resolution 2025-3 establishing a time and place for City Council Meetings.

Motion made to accept as presented by Councilor Wynn, seconded by Councilor Wyles.
Approved all in favor, 7 - 0.

Pastor Scott Benner gave a Benediction at the end of the meeting.

Councilor Wynn, seconded by Councilor McLeod, moved to adjourn at 6:11.
Approved all in favor, 7-0.

**Respectfully submitted,
Laura Engstrom
City Clerk-Old Town**



**City of Old Town
Regular Council Meeting Minutes
December 01, 2025**

Council convened December 01, 2025, in the Old Town City Council Chambers, 265 Main Street.

Councilors present: Chris Pushor, Linda McLeod, Katrina Wynn, Zack Wyles, David Wight, Charlene Virgilio, and Michael May.

Administration present: Bill Mayo, Laura Engstrom, Irene Pherson, Travis Roy, David White, Kyle Milan, April Buchanan, Danielle Berube, Cassandra Pool, David Smith, Doug Hill, Steve Rideout, and Miles Francis.

Others present: Kristi Trafton (City Attorney), Paster Scott Benner (OT Baptist Church), and Matt Cyr (RSU 34 Superintendent)

Council President Pushor called the meeting to order at 6:11 p.m.

Approval of the Minutes:

November 03, 2025, Regular Council meeting minutes.

Motion made by Councilor Wyles, seconded by Councilor Wynn.

(Approved all in favor, 6-0, Councilor Mike May abstained as he wasn't on the Council for that meeting)

Petitions, Communications, and Citizens' Requests Reports:

A. Council President

B. Standing Committees

Administrative Services, Economic Development, Finance Services, and Public Services.

C. City Councilor

Councilor McLeod addressed the Council on a couple matters:

- Caring Community Cupboard is having their annual basket raffle to raise funds to go towards their food bank. She suggested the Council may want to do a group basket.
- The Old Town Museum will be having an open house Dec. 6th and 7th from 10am – 3pm. Santa will be there on Saturday the 6th for picture taking with the children.

D. City Attorney

E. Special Committees

F. City Manager

Bill Mayo, City Manager updated the City Council on the following:

- MDOT is going to install speed feedback signs for the city. They will be putting them in two locations, one for inbound traffic coming into Gilman Falls by Leonard Lane and the second one on Route 2, by Bowdoin Street.
- The City will be applying for a Brownfield Assessment Grant. Due to the Government shutdown the application process was delayed but is now available and due by Jan. 28th, 2026. The grant if awarded, can be used for fund site inventory, assessment (Phase I/II), cleanup planning, and community engagement for contaminated properties, helping municipalities revitalize idle sites into productive reuse, with typical requests up to \$500,000 for multi-year projects covering hazardous substances or petroleum contamination.
- Still waiting to hear back on the sale of 85 Veazie Street. All the other City owned properties that went up for bid, and approved for purchase by the City Council, are moving forward fine.

Consent Agenda

Public Hearings and Second Reading of Ordinances

1. The City Council conducted a Second Reading for final approval of an amendment to the City of Old Town Zoning Ordinance entitled “§113 Keeping of Chickens, along with the amendment of § 111.1(b)(6) Low-Density Residence R-1 Zone, Permitted Uses, and addition of §111.3(b) Seasonal Residences R-4 Zone, Permitted Uses and § 111.5(b) Low Density Multi-Family Zone R-5, Permitted Uses.

Council President Pushor:

Opened public hearing: 6:18 pm Closed public hearing: 6:20 pm

The City Council considered final approval on the amendment to the Zoning Map Ordinance in reference to the keeping of Chickens on Residential property within the City of Old Town.

Resolved, the Old Town City Council approves the amendment to the City of Old Town Zoning Ordinance entitled “§113 Keeping of Chickens”, along with the amendment of § 111.1(b)(6) Low-Density Residence R-1 Zone, Permitted Uses, and addition of §111.3(b) Seasonal Residences R-4 Zone, Permitted Uses and § 111.5(b) Low Density Multi-Family Zone R-5, Permitted Uses.

Additional information added to the final approval of the Zoning Ordinance Keeping of Chickens, by the City’s legal counsel:

WHEREAS, amending the City of Old Town Zoning Ordinance by adding § 113 *Keeping of Chickens*, an ordinance to regulate the keeping of chickens on certain residential lots, along with revisions to § 111.0(b), § 111.3(b), and § 111.5(b) (herein the Ordinance) was recommended for enactment by the Planning Board; and

WHEREAS, a new law known as LD 1655, *An Act to Allow the Keeping of Chickens on Private Residential Property*, took effect on September 24, 2025; and

WHEREAS the City does not currently have standards for the keeping of Chickens on residential lots within certain areas of the City where such activity raises certain health and safety concerns due to the unique conditions of said areas, and the City has a history of rodent infestations and other health concerns due to the keeping of Chickens; and

WHEREAS, the City Council voted on October 2, 2025, to make the Ordinance retroactive upon its passage to September 15, 2025, the date it was first introduced to the City Council; and

WHEREAS, pursuant to 30-A M.R.S. § 4352 (9), notice was given and a public hearing was held by the Planning Board on November 12, 2025.

NOW THEREFORE, BE IT ORDERED, pursuant to the City of Old Town Zoning Ordinance § 109.1 and 30-A M.R.S. § 4352, the Old Town City Council hereby votes to enact the Ordinance, and it shall be retroactive to September 15, 2025

Motion made by Councilor Wight, seconded by Councilor McLeod.

Roll Call Vote:

Council President Pushor	Yes
Councilors: Katrina Wynn	No
Zachary Wyles	Yes
Linda McLeod	Yes
Charlene Virgilio	Yes
David Wight	Yes

(Approved, 5-1)

Old Business

New Business

1. Resolved, the Old Town City Council hereby approves going into Executive Session pursuant to Title, I MRSA Section 405, § (6)(A) for the purpose of discussing a Personnel matter.

Motion made by Councilor McLeod, to go into Executive session at 6:24 pm, seconded by Councilor Virgilio.

(Approved all in favor, 7 – 0)

Motion made by Councilor Wynn, to come out of Executive Session at 6:46 pm, seconded by Councilor Wyles.

(Approved all in favor, 7 – 0)

Adjournment:

Motion to adjourn at 6:46 pm made by Councilor Wyles, seconded by Councilor McLeod.

(Approved, all in favor, 7 – 0)

Respectfully submitted,
Laura Engstrom
City Clerk -Old Town