

The City of Portland  
City Council  
August 18, 2025  
5:30 PM

City Council was called to order by Mayor, Jeff Westlake at 5:30 PM on Monday, August 18, 2025. Roll was called and present were members Kent McClung, Matt Goldsworthy, Mike Aker, Ron May, and Ashley Hilfiker. Also, present was City Attorney, Wes Schemenaur, and Clerk-Treasurer, Lori Phillips.  
Absent: Dave Golden and Michele Brewster

**Pledge of Allegiance**

**Approval of City Council Minutes from August 4, 2025 – Executive session and regular meeting**

Motion by McClung, seconded by Goldsworthy to approve the City Council minutes from both meetings on August 4<sup>th</sup>, 2025 as presented. Roll call vote. All present voted aye.

**Ceann Bales, JCDC – Priority Plastics Personal Property Tax Abatement**

Motion by Goldsworthy, seconded by Hilfiker to approve the personal property tax abatement for Priority Plastics. Roll call vote. All present voted aye.

Investment: \$3,500,000

Abatement: 3 years

Savings: \$91,087

**Otto Tobe – Street closure request**

Motion by May, seconded by Goldsworthy to approve Otto's street closure request. Roll call vote. All present voted aye.

Otto will be moving a house from 209 Lincoln Street to 1 block south on Penn Street. He will need the road temporarily closed and three street signs removed and then replaced. This process will be coordinated with the Police and Street Department.

**Kyle Overla – Street closure request**

Kyle submitted a request to close Hayes Street between Race and the alley on Saturday, August 30<sup>th</sup>. The closure is from 1pm to 8pm for a birthday party. Motion by May, seconded by Aker to approve Kyle's request. Roll call vote. All present voted aye.

**Jim Wasson – Concerns with Summer Sprinkling Ordinance**

The current ordinance allows for a credit on sewage during the months on June, July and August. The credit is based on the water usage during the previous months of December, January and February. The sewage billing is calculated on the lesser of actual summer months or the previous winter months. If there is no usage during the winter months, a summer sprinkling credit can not be calculated. Jim's concern is that "snow birds" or those that are in Florida during the winter months should still be subject to the summer sprinkling credit. He asked the council to consider revising the ordinance. There was no council comment on this matter. Jim did thank the Park Department for mowing and maintaining all of our city parks. He complimented how nice the parks look. He also thanked all of the many volunteers for local service organizations.

**Council Comments**

Ron

1. Asked why the mayor removed him from the agenda. Ron requested to be on this agenda to discuss blighted properties. Mayor Westlake noted that he likes to discuss some things behind the scene and

not in the public eye. Wes noted that council member SHOULD be allowed to add items to the agenda. He will research a bit more and let the mayor and council know his findings.

2. Requested that a blighted property fund be established and allow it to build up, so blighted properties could be obtained and demolished. Jeff noted that he met with a group that is currently addressing blighted homes. The group requested a list of blighted homes in Portland. Jeff provided a list of homes he felt were blighted. No action was taken on Ron's request.

Ashley

1. Thanked Officer Brewster and Hopkins for their presence at the schools during pick-up and drop-off times.
2. Thanked the Park Department for maintaining all city parks. Commented on the beauty of our parks.
3. Noted that she has received multiple complaints of vehicles parking over sidewalks. No comment from the mayor on code enforcing this matter.

#### Mayor's Comments

1. Tractor and Engine show is here. Let's get ready for the golf carts and BE PATIENT!

#### Clerk Treasurer's Report

1. Highlights from State Board of Accounts called meetings last week:
  - a. New Child Activity Labor Law – Handbook will be updated to reflect this change.
  - b. Starting in 2026 it will be required to submit an Annual Operations Report through LTAP. This report is for all MVH expended funds.
  - c. 2027 Final distribution for LIT funds under the current tax structure.
  - d. New LIT rates will need to be adopted in 2027 and adopted on an annual basis.
  - e. HEA 1198: Public works projects threshold for bidding has been increased from \$150,000 to \$300,000.
  - f. HEA 1392: Changes to FIT and CVET revenues. Starting in 2026, municipalities can choose where these funds are received. A resolution needs to be passed to declared where the funds will be deposited.
  - g. With SEA 1 (Property tax phase out) the city will need to look at revenue replacements options. An example of this is: Municipal wheel tax, Municipal vehicle tax, increasing trash and recycling collection fees. Other options include hydrant surcharge and water meter surcharge.
2. The proposed 2026 budget will be finalized soon and emailed to the mayor, council and each department. After review of the proposed budget, please let Kent or Jeff know if you would like to hold an executive meeting to discuss the budget.

Adjournment Motion by May, seconded by Aker to adjourn at 5:53 p.m.

APPROVED:

  
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Jeff Westlake, Mayor

ATTEST:

  
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Lori Phillips, Clerk-Treasurer