WESTBROOK CITY COUNCIL
SPECIAL CITY COUNCIL MEETING MINUTES
MONDAY, JUNE 15, 2026 AT 7:00 PM
WESTBROOK HIGH SCHOOL (ROOM 114)
125 STROUDWATER ST.

I. CALL FOR A SPECIAL CITY COUNCIL MEETING

City Clerk Ellis Ledoux noted for the record that a Special City Council meeting was called by Mayor David Morse on Friday, June 12, 2026. Notice of the meeting was emailed to City Councilors and posted to the City's website.

II. LAND ACKNOWLEDGEMENT STATEMENT

Meeting called to order at 6:39pm by City Council Vice President Michael Shaughnessy. City Clerk Ellis Ledoux read the City Council Land Acknowledgment statement into the record.

III. ROLL CALL

City Councilors Present: Michael Shaughnessy (At-Large, Vice-President), Brian McCambridge (Ward 1), Anna A. Turcotte (Ward 3), Victor Chau (Ward 2), Amy Faulkingham (Ward 4),Gary Rairdon (At-Large)

City Councilors Absent: Jennifer Munro (Ward 5, President)

Other City Officials Present: Monique Cornett (Director of Economic Development), Eric Dudley (Director of Engineering & Public Services), Jennie Franceschi (Assistant City Administrator), Angela Holmes (City Administrator), Laura King (Interim Finance Director/Tax Collector), Sean Lally (Police Chief), Ellis Ledoux (City Clerk), David Morse (Mayor), Rebecca Spitella (Director of Planning & Code Enforcement)

IV. PLEDGE OF ALLEGIANCE

City Council Vice President Shaughnessy led all present in the Pledge of Allegiance.

V. APPROVAL OF MINUTES

No minutes were presented for approval.

VI. MAYOR'S MESSAGE

Mayor Morse read his message into the record. The snippets are included below:

- Mayor Morse shared that Longtime City Administrator, Jerre Bryant, retired from the City on Friday, June 5th. It was a meaningful sendoff. Monique Cornett transitioned into the role of Director of Economic Development upon his retiring.
- We have hired a new Tax Collector, Melissa Littlehale, and will start on Monday, June 22nd. Thank you to Laura King for her assistance during this period
- We are now turning to the hiring process for the Finance Director

- Katherine Kelley provided an overview of smoke testing. 46 instance where smoke was coming from places it shouldn't be on private property. We are also working on instances occurring on public property
- Westbrook entered into a GPCOG, Route 302 Corridor study along with a number of other municipalities.
- July 6th we will be holding a public safety committee meeting to discuss motorized scooters.
- PFAS updates, USEPA has approved the testing of PFAS at the three identified recreational sites in the City.
- The City of Westbrook has been awarded $195,000 in CDBG funds for the Riverwalk South Lighting project from Ash Street to the Black Bridge.
- The City of Westbrook will be joining in the Portland Pride Parade on June 20th.
- Michael Thomas has been sworn in at Dunn St. legion for the post commander. Mayor Morse gave the floor to Michael Thomas to introduce himself to the public and Council.
- The city has received inquiries into flock camera and whether or not private businesses can utilize these cameras. The City of Westbrook as a municipality does not utilize these cameras
- Police Chief Lally is here to address noise complaints as the Summer ramps up. The following Council asked questions: Councilor Turcotte
- Planning & Code Enforcement Rebecca Spitella is here to give the City Council a presentation to Growth and Development Review and trends. Post Construction site walks are tentatively scheduled for the week of August 8th & 9th.
- Juneteenth celebration is at Riverbank Park, on Friday, June 19th, from 4pm-9pm. This is hosted by the Intercultural Community Center. The Mayor read a proclamation into the record for Juneteenth
- Due to the amount of business within the City, we will be having a second July meeting on July 20th.
- The City has provided some level of service to private ways which is not consistent with City statutes. The Administration will work with the Facilities and Streets Committee to address it.

VII. CITY COUNCIL MESSAGES

City Council Vice President Shaughnessy opened the floor for City Council messages. Councilors provided the following updates:

- Councilor Chau thanked Sue Joyce for putting on Westbrook Together Days.
- Graduation was last weekend for Westbrook High School
- Vice President Shaughnessy thanked for WTD, polls

VIII. STUDENT REPRESENTATIVE UPDATE

There was no Student Representative update.

IX. PUBLIC COMMENT

City Council Vice President Shaughnessy opened the floor for the first public comment portion of this meeting. The following individuals spoke: No one spoke

X. UNFINISHED BUSINESS

There was no unfinished business for consideration

XI. ORDERS OF THE DAY (SECOND AND FINAL READING)

There were no orders of the day for consideration

XII. NEW BUSINESS

Orders (Two Readings Required)

Order 2026-67. Authorizing Acceptance & Expenditure of Bulletproof Vest Partnership Grant

Motion to approve the first of two readings of the legislation.
Moved by Councilor Chau, seconded by Councilor Rairdon
City Council Vice President Shaughnessy opened the floor for comments on the motion. The following individuals spoke: No one spoke.
Motion carried by a show of hands. None opposed.

Order 2026-68. Authorizing Recreation and Conservation Commission Expenditures for the Beaver Pond Beautification Project

Motion to approve the first of two readings of the legislation.
Moved by Councilor Faulkingham, seconded by Councilor Rairdon
City Council Vice President Shaughnessy opened the floor for comments on the motion. The following individuals spoke: Councilor Chau, Angela Holmes (City Administrator), Rebecca Spitella (Director of Planning & Code Enforcement), Mayor Morse, Councilor Turcotte, Vice President Shaughnessy
Motion carried by a show of hands. None opposed.

Order 2026-69. Amending Council Orders 2025-114 and 2026-07, Authorizing Expenditures for Public Safety Health & Wellness Screenings

Motion to approve the first of two readings of the legislation.
Moved by Councilor McCambridge, seconded by Councilor Rairdon
City Council Vice President Shaughnessy opened the floor for comments on the motion. The following individuals spoke: No one spoke.
Motion carried by a show of hands. None opposed.

Order 2026-70. Authorizing the Purchase of Two (2) Replacement Zero Turn Mowers

Motion to approve the first of two readings of the legislation.
Moved by Councilor Rairdon, seconded by Councilor Chau
City Council Vice President Shaughnessy opened the floor for comments on the motion. The following individuals spoke: No one spoke
Motion carried by a show of hands. None opposed.

Order 2026-71. Authorizing Awards of Bid for Purchase & Upfit of Three (3) Replacement One-Ton Trucks

Motion to approve the first of two readings of the legislation.
Moved by Councilor Rairdon, seconded by Councilor Chau
City Council Vice President Shaughnessy opened the floor for comments on the motion. The following individuals spoke: No one spoke
Motion carried by a show of hands. None opposed.

Order 2026-72. Authorizing Purchase of Replacement Single-Axle Plow Truck

Motion to approve the first of two readings of the legislation.
Moved by Councilor Chau, seconded by Councilor Rairdon
City Council Vice President Shaughnessy opened the floor for comments on the motion. The following individuals spoke: No one spoke
Motion carried by a show of hands. None opposed.

Order 2026-73. Authorizing FY 2027 Animal Shelter Contract with the Animal Refuge League of Greater Portland

Motion to approve the first of two readings of the legislation.
Moved by Councilor Rairdon, seconded by Councilor Chau
City Council Vice President Shaughnessy opened the floor for comments on the motion. The following individuals spoke: Vice President Shaughnessy
Motion carried by a show of hands. None opposed.

Order 2026-74. Authorizing Expenditure for Tennis Court Repairs

Motion to approve the first of two readings of the legislation.
Moved by Councilor McCambridge, seconded by Councilor Faulkingham
City Council Vice President Shaughnessy opened the floor for comments on the motion. The following individuals spoke: Councilor Turcotte, Angela Holmes (City Administrator), Councilor Rairdon, Councilor Chau, Mayor Morse
Motion carried by a show of hands. None opposed. Rairdon opposed

Order 2026-75. Approving the FY 2026-2027 General Fund & Sewer Fund Annual Vendor Lists

Motion to approve the first of two readings of the legislation.
Moved by Councilor Chau, seconded by Councilor McCambridge
City Council President Munro opened the floor for comments on the motion. The following individuals spoke: Councilor Chau, Angela Holmes (City Administrator), Councilor Turcotte, Mayor Morse
Motion carried by a show of hands. None opposed.

Order 2026-76. Authorizing Amendment of Millbrook Estates Affordable Housing Development District Program (No. 20) ***(Requires a public hearing July 6, 2026)***

Motion to approve the first of two readings of the legislation.
Moved by Councilor Chau, seconded by Councilor McCambridge
City Council Vice President Shaughnessy opened the floor for comments on the motion. The following individuals spoke: Angela Holmes (City Administrator), Tyler Norod (Westbrook Development

Corporation), Councilor Chau, Beth Paulson-Olmstead (Westbrook Resident), Marc Fournier (via Zoom), Mayor Morse, Monique Cornett (Director of Economic Development), Councilor Turcotte, Rebecca Spitella (Director of Planning & Code Enforcement), Councilor Chau, Councilor McCambridge, Councilor Rairdon
Motion carried by a show of hands. None opposed.

Order 2026-77. Authorizing Millbrook Estates III Affordable Housing Development District Program and Credit Enhancement Agreement *(Requires a public hearing on July 6, 2026)*
Motion to approve the first of two readings of the legislation.
Moved by Councilor Chau, seconded by Councilor Rairdon
City Council Vice President Shaughnessy opened the floor for comments on the motion. The following individuals spoke: No one spoke.
Motion carried by a show of hands. None opposed.

XIII. PUBLIC COMMENT

City Council Vice President Shaughnessy opened the floor for the second and final public comment portion of this meeting. The following individuals spoke: No one spoke

XIV. REFERRALS

There were no Referrals for consideration.

XV. COMMITTEE REPORTS

The following items remain in their City Council Committees for deliberation. No updates were provided by Committee Chairs.

<u>Committee of the Whole</u>
Code of Conduct & Job Descriptions for Elected Officials

<u>Facilities & Streets Committee</u>
Establishment of Memorial Area
Policy on Establishing Memorial Areas
Friends of Warren Recreational Area Introductions & Updates
Haskell Street Traffic Calming

<u>Housing & Economic Development Committee</u>
Cannabis Dispensary Zoning Regulations

XVI. EXECUTIVE SESSION

There were no requests for an Executive Session.

XVII. ADJOURNMENT

Motion to adjourn at 8:45
Moved by Councilor Rairdon, seconded by Councilor Chau
Motion carried by a show of hands. None opposed.