



**WESTBROOK CITY COUNCIL
REGULAR CITY COUNCIL MEETING MINUTES
MONDAY, FEBRUARY 2, 2026 AT 7:00 PM
WESTBROOK HIGH SCHOOL (ROOM 114)
125 STROUDWATER ST.**



I. LAND ACKNOWLEDGEMENT STATEMENT

Meeting called to order at 6:17pm by City Council President Jennifer Munro. City Clerk Ellis Ledoux read the City Council Land Acknowledgment statement into the record.

II. ROLL CALL

City Councilors Present: Brian McCambridge (Ward 1), Anna A. Turcotte (Ward 3)(via Zoom), Victor Chau (Ward 2), Amy Faulkingham (Ward 4), Jennifer Munro (Ward 5, President), Gary Rairdon (At-Large)

City Councilors Absent: Michael Shaughnessy (At-Large, Vice President)

Other City Officials Present: Rosemary Bebris (Library Director), Jerre Bryant (Interim Director of Economic & Community Development), Eric Dudley (Director of Engineering & Public Services), Jennie Franceschi (Director of Planning & Code Enforcement), Angela Holmes (City Administrator), Sean Lally (Police Chief), Ellis Ledoux (City Clerk), David Morse (Mayor), Robyn Saunders (Project Manager), Stephen Sloan (Fire Chief), Monique Cornett (Deputy Director of Economic Development), Erica Mercier (Licensing Administrator/Asst. Clerk), Monique Cornett (Deputy Director of Economic Development)

III. PLEDGE OF ALLEGIANCE

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

IV. APPROVAL OF MINUTES

No minutes were presented for approval.

V. MAYOR'S MESSAGE

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

Personal Property Outreach - Presented by Sara Larity, Field Appraiser

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

- Thank you to the community who wanted to help neighbors with the increase in ICE presence in Westbrook. There has been a lasting impact on the community. Project Home estimated that 100 households have been affected in Westbrook during this time. We are going to keep helping the community as we can.
- We recently had 2 vacancies in the Fire Department. Four fully-trained firefighters/paramedics applied, and the administration has authorized the hiring of all 4 applicants in anticipation of 2 retirements in the Department.

- The City had a meeting with Casella, and discussed the issues the City has had, and Casella has taken the feedback and will work to rectify the issues. We will have an update in the Spring to check on progress.
- Project Manager Robyn Saunders will provide her annual update on City projects at the next City Council meeting on February 23rd
- Field Work on the Riverwalk North project will begin soon. In February, soil testing will begin.
- Last month, Credere provided a PFAS update at the City Council and while the City received brownfield funding, the City cannot use this funding for the assessment due to being complicit. GPCOG was also awarded funds and will be able to conduct the assessments, and the City will be entering an MOU for this work, and we will see this at the next Council meeting on February 23, 2025.

Update on GPCOG Brownfield Assessment Grant - Presented by Robyn Saunders, Project Manager

Mayor Morse gave the floor to Project Manager, Robyn Saunders to provide a detailed update on the GPCOG Brownfields Assessment Grant. The following spoke: No one spoke.

Personal Property Outreach - Presented by Sara Larity, Field Appraiser

Mayor Morse gave the floor to Sara Larity, Field Appraiser, to discuss a new personal property outreach program. The following spoke and asked questions: Councilor Chau.

VI. CITY COUNCIL MESSAGES

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

- Councilor Rairdon joined in a ride along with one of the public service plows.
- Councilor Munro gave a shout out to our Library and their services. Also wanted to acknowledge the events within the City over the last couple of weeks where residents were unable to leave their homes, get groceries, or go to school. Within these weeks, we saw a lot of the community coming together. If you are still looking to give back, we have a number of food pantries, General Assistance,

VII. STUDENT REPRESENTATIVE UPDATE

There was no student representative update.

VIII. PUBLIC COMMENT

City Council President Munro opened the floor for the first public comment portion of this meeting. The following individuals spoke: Matthew Brunner (Stillwater Dr.), Chris Dudley (18 Haskell),

IX. UNFINISHED BUSINESS

City Council President Munro opened the floor for the first public comment portion of this meeting. The following individuals spoke:

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

Order 2026-06. Authorizing Task Order No. 7 with Credere Associates Regarding Topographic Survey for Riverwalk North Project

Order 2026-07. Authorizing Agreement for Health and Wellness Screenings

Included below are the City Council Orders which require second and final reading.

Motion to approve second and final reading of Orders 2026-06 through 2026-07

Moved by Councilor Chau, seconded by Councilor Rairdon

City Council President Munro asked if any Councilor would like to consider any item separately. No one spoke

City Council President Munro opened the floor for comments on the motion. The following individuals spoke: No one spoke.

Motion carried. Order 2026-06 through 2026-07 adopted. (Vote 6-0)

Ayes: McCambridge, Chau, Turcotte, Faulkingham, Rairdon, Munro

Nays: None

Absent: Shaughnessy

XI. NEW BUSINESS

Business Licenses

Approving Liquor License for Lenny's at Hawkes Plaza located at 1274 Bridgton Road (*Requires a public hearing on February 2, 2026*)

A public hearing on this item was held. Notice of the public hearing was published in the Portland Press Herald, posted to the City of Westbrook's website, and was posted in City Hall.

City Council President Munro opened the public hearing. The following individuals spoke: the new owners of Lenny's came to speak, Councilor Rairdon, Councilor Chau, Councilor Munro
City Council President Munro closed the public hearing.

Motion to approve the liquor license

Moved by Councilor Rairdon, seconded by Councilor Chau

City Council President Munro opened the floor for comments on the motion. The following individuals spoke: Phil Spiller (76 Sawyer Rd)

Motion carried. Liquor License adopted. (Vote 6-0-1)

Ayes: McCambridge, Chau, Turcotte, Faulkingham, Rairdon, Munro

Nays: None

Absent: Shaughnessy

Approving Liquor License for Ocha Thai located at 100 Larrabee Rd., Suite 310 (*Requires a public hearing on February 2, 2026*)

A public hearing on this item was held. Notice of the public hearing was published in the Portland Press Herald, posted to the City of Westbrook's website, and was posted in City Hall.

City Council President Munro opened the public hearing. The following individuals spoke: the new owners for Ocha Thai introduced themselves, Councilor Rairdon, Councilor Chau, Councilor Turcotte
City Council President Munro closed the public hearing.

Motion to approve the liquor license

Moved by Councilor Rairdon, seconded by Councilor Chau

City Council President Munro opened the floor for comments on the motion. The following individuals spoke: No one spoke.

Motion carried. Liquor License adopted. (Vote 6-0-1)

Ayes: McCambridge, Chau, Turcotte, Faulkingham, Rairdon, Munro

Nays: None

Absent: Shaughnessy

Resolves (One Reading Required)

Resolve 2026-06. Endorsing the City of Westbrook's Community Development Block Grant (CDBG) Applications for Program Year 2026

Motion to approve the first and final reading of the legislation.

Moved by Councilor McCambridge, seconded by Councilor Chau

City Council President Munro opened the floor for comments on the motion. The following individuals spoke: Councilor Chau, Angela Holmes (City Administrator), Monique Cornett (Deputy Director of Economic Development).

Motion carried. Resolve 2026-06 adopted. (Vote 6-0-1)

Ayes: McCambridge, Chau, Turcotte, Faulkingham, Rairdon, Munro

Nays: None

Absent: Shaughnessy

Resolve 2026-07. Approving Reappointments to the Recreation & Conservation Commission

Motion to approve the first and final reading of the legislation.

Moved by Councilor McCambridge, seconded by Councilor Rairdon

City Council President Munro opened the floor for comments on the motion. The following individuals spoke: Councilor Rairdon.

Motion carried. Resolve 2026-07 adopted. (Vote 6-0-1)

Ayes: McCambridge, Chau, Turcotte, Faulkingham, Rairdon, Munro

Nays: None

Absent: Shaughnessy

Orders (One Reading Required)

Order 2026-08. Authorizing Acceptance & Expenditure of 2026 Maine eCitation Printer Equipment Grant

Motion to approve the first and final reading of the legislation.

Moved by Councilor Chau, seconded by Councilor Faulkingham

City Council President Munro opened the floor for comments on the motion. The following individuals spoke: No one spoke.

Motion carried. Order 2026-08 adopted. (Vote 6-0-1)

Ayes: McCambridge, Chau, Turcotte, Faulkingham, Rairdon, Munro

Nays: None

Absent: Shaughnessy

Orders (Two Readings Required)

Order 2026-09. Confirming Emergency Expenditure for Replacement Fire Department Gas Meters

Motion to approve the first of two readings of the legislation.

Moved by Councilor Rairdon, seconded by Councilor McCambridge

City Council President Munro opened the floor for comments on the motion. The following individuals spoke: Councilor Munro, Angela Holmes (City Administrator).

Motion carried. Vote (6-0-1)

Ayes: McCambridge, Chau, Turcotte, Faulkingham, Rairdon, Munro

Nays: None

Absent: Shaughnessy

Order 2026-10. Confirming Emergency Expenditure for HVAC Repairs at the Public Services Facility

Motion to approve the first of two readings of the legislation.

Moved by Councilor Rairdon, seconded by Councilor Chau

City Council President Munro opened the floor for comments on the motion. The following individuals spoke: Councilor Chau, Eric Dudley (Director of Public Services).

Motion carried. Vote (6-0-1)

Ayes: McCambridge, Chau, Turcotte, Faulkingham, Rairdon, Munro

Nays: None

Absent: Shaughnessy

Order 2026-11. Confirming Emergency Expenditure for HVAC Repairs at the Walker Memorial Library

Motion to approve the first of two readings of the legislation.

Moved by Councilor Rairdon, seconded by Councilor Chau

City Council President Munro opened the floor for comments on the motion. The following individuals spoke: Councilor Chau, Councilor Murno, Eric Dudley (Director of Public Services).

Motion carried. Vote (6-0-1)

Ayes: McCambridge, Chau, Turcotte, Faulkingham, Rairdon, Munro

Nays: None

Absent: Shaughnessy

Order 2026-12. Authorizing Policy Development Services Agreement for the Landslide Vulnerability Project

Motion to approve the first of two readings of the legislation.

Moved by Councilor Faulkingham, seconded by Councilor Chau

City Council President Munro opened the floor for comments on the motion. The following individuals spoke: No one spoke.

Motion carried. Vote (6-0-1)

Ayes: McCambridge, Chau, Turcotte, Faulkingham, Rairdon, Munro

Nays: None

Absent: Shaughnessy

XII. PUBLIC COMMENT

City Council President Munro opened the floor for the second and final public comment portion of this meeting. The following individuals spoke: Phil Spiller (76 Sawyer Rd)

XIII. REFERRALS

Request to refer "Friends of Warren Recreational Area Introductions & Update" to the Facilities & Streets Committee

Motion to refer this item to the Facilities and Streets Committee

Moved by Councilor Chau, seconded by Councilor Turcotte

Motion carried. (Vote 6-0-1)

Ayes: McCambridge, Chau, Turcotte, Faulkingham, Rairdon, Munro

Nays: None

Absent: Shaughnessy

Request to refer "Cannabis Dispensary Zoning Regulations" to the Housing & Economic Development Committee

Motion to refer this item to the Housing & Economic Development Committee

Moved by Councilor Rairdon, seconded by Councilor Faulkingham

Motion carried. (Vote 6-0-1)

Ayes: McCambridge, Chau, Turcotte, Faulkingham, Rairdon, Munro

Nays: None

Absent: Shaughnessy

XIV. COMMITTEE REPORTS

Included below is the list of items previously referred to City Council Committees for review. These items are included on the agenda for reference only, and to allow Committee Chairs to provide status updates to the City Council.

Committee of the Whole

Residential Landlord Registration

Remote Participation Policy

Facilities & Streets Committee

Austin Street Extension

Central Street Traffic Concerns

Establishment of Memorial Area

Haskell Street Traffic Calming

Policy on Establishing Memorial Areas

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

XV. EXECUTIVE SESSION

Request to enter into Executive Session pursuant to 1 M.R.S. Section 405-6(C) for discussion concerning the condition, acquisition, or use of real property permanently attached to real property or interest therein or disposition of publicly held property or economic development where premature disclosure of the information would prejudice the competitive or bargaining position of the City and pursuant to 1 M.R.S. Section 405-6(E) for consultations between a body or agency and its attorney

concerning the legal rights and duties of the body or agency, pending or contemplated litigation, settlement offers and matters where the duties of the public body's or agency's counsel to the attorney's client pursuant to the code of professional responsibility clearly conflict with this subchapter or where premature general public knowledge would clearly place the State, municipality or other public agency or person at a substantial disadvantage. The following individuals are invited to attend: Mayor, City Administrator, City Clerk, Director of Planning & Code Enforcement, Director of Public Services, Interim Director of Economic & Community Development, Deputy Director of Economic & Community Development, Student Representatives, and Legal Counsel.

Motion to enter into Executive Session as stated above.

Moved by Councilor Rairdon, seconded by Councilor Chau

Motion carried. (Vote 6-0-1)

Ayes: McCambridge, Chau, Turcotte, Faulkingham, Rairdon, Munro

Nays: None

Absent: Shaughnessy

XVI. ADJOURNMENT

Motion to adjourn at 8:34pm

Moved by Councilor Rairdon, seconded by Councilor Chau

Motion carried. (Vote 6-0-1)

Ayes: McCambridge, Chau, Turcotte, Faulkingham, Rairdon, Munro

Nays: None

Absent: Shaughnessy