



**WESTBROOK CITY COUNCIL
SPECIAL CITY COUNCIL MEETING MINUTES
MONDAY, MARCH 28, 2022 AT 7:00 PM
WESTBROOK PERFORMING ARTS CENTER
471 STROUDWATER ST.**



I. READING THE CALL FOR A SPECIAL CITY COUNCIL MEETING

Asst. City Administrator/City Clerk Angela Holmes noted for the record that a Special City Council meeting was called by Mayor Michael T. Foley on March 23, 2022. Notice of the meeting was emailed to City Councilors and posted to the City's website.

II. ROLL CALL

Call to Order. Meeting called to order at 7:00pm by City Council President Anna A. Turcotte.

City Councilors Present: Michael Shaughnessy (At-Large), David C. Morse (Ward 1, Vice President), Victor Chau (Ward 2), Gary Rairdon (Ward 4), Jennifer Munro (Ward 5), Claude Rwaganje (At-Large), Anna A. Turcotte (Ward 3, President)

City Councilors Absent: None

Other City Officials Present: Jerre Bryant (City Administrator), Natalie Burns (City Solicitor), Melanie Fernald (Deputy City Clerk), Jennie Franceschi (Director of Planning & Code Enforcement), Michael T. Foley (Mayor), Angela Holmes (Asst. City Administrator/City Clerk), Kelsey Ledoux (Executive Assistant), Lillian Ranco (Student Representative), Stephen Sloan (Interim Fire Chief), Brian Langerman (Deputy Chief of EMS & Training), Daniel Stevenson (Director of Economic Development), Suzanne Knight (Finance Director), Dr. Peter Lancia (Superintendent of Schools), Dr. Brian Mazjanis (Westbrook School Department, Director of Finance)

III. PLEDGE OF ALLEGIANCE

President Turcotte led all present in the Pledge of Allegiance.

IV. APPROVAL OF MINUTES

President Turcotte stated that unless any objections were received, the minutes would stand as presented. No objections received. The following minutes stand as presented:

March 7, 2022 - Regular City Council Meeting

V. MAYOR'S MESSAGE

Mayor Foley read his message into the record. The full text of the Mayor's Message is attached to these minutes.

VI. CITY COUNCIL MESSAGES

President Turcotte opened the floor for City Council messages. Councilors provided the following updates: President Turcotte, Councilor Shaughnessy, Councilor Chau.

VII. STUDENT REPRESENTATIVE UPDATE

Student Representative Ranco provided the following updates:

The Westbrook High School Band and Chamber Choir performed on Wednesday night. Westbrook High School Drama Club has introduced their new one-act play. Students received a preview this week. Over the weekend, the drama club participated in a festival where three students made the all-festival cast. Additionally, the Winter Color Guard and Percussion groups from the High School participated in the State Competition and both won gold. School sports have now commenced. The School-based health center is now offering dental care in addition to medical and mental health care.

VIII. PUBLIC COMMENT

President Turcotte opened the floor for the first public comment portion of this meeting. The following individuals spoke: None

IX. UNFINISHED BUSINESS

There was no unfinished business for consideration.

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

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

Order 2022-30. Authorizing Paving Services Contract & Capital Paving Vendor List

Order 2022-31. Authorizing Contract for Design & Engineering Services for the Arthur P. Girard Columbarium Project

Motion to approve second and final reading of Orders 2022-30 and 2022-31.

Moved by Vice President Morse, seconded by Councilor Rairdon.

President Turcotte opened the floor for comments on the motion. The following individuals spoke:
None

Motion carried. Orders 2022-30 & 2022- 31 adopted. (Vote 7-0)

Ayes: Shaughnessy, Morse, Chau, Rairdon, Munro, Rwaganje, Turcotte

Nays: None

XI. NEW BUSINESS

Included below are the Council actions on New Business, which includes business licenses requiring City Council approval, City Council Resolves and Orders receiving first and final reading, City Council Orders receiving the first of two required readings.

Business Licenses

Liquor License for CeCe's Diner and Bar, LLC located at 1557 Bridgton Road

A public hearing on this item was held. Notice of the public hearing was published in the Portland Press Herald on March 17, 2022, posted to the City of Westbrook's website on March 17, 2022, and was posted in City Hall.

President Turcotte opened the public hearing. The following individuals spoke: Councilor Rairdon, Mayor Foley

President Turcotte closed the public hearing.

Motion to approve the liquor license.

Moved by Councilor Rairdon, seconded by Vice President Morse.

Motion carried by a show of hands. None opposed.

Resolves (One Reading Required)

Resolve 2022-6. Accepting the Zoning Board of Appeals Chair's Annual Report for 2021

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

Moved by Councilor Rairdon, seconded by Councilor Chau.

President Turcotte opened the floor for comments on the motion. The following individuals spoke:

None

Motion carried. Resolve 2022-6 adopted. (Vote 7-0)

Ayes: Shaughnessy, Morse, Chau, Rairdon, Munro, Rwaganje, Turcotte

Nays: None

Resolve 2022-7. Appointing Election Clerks for 2022-2023

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

Moved by Vice President Morse, seconded by Councilor Rwaganje.

President Turcotte opened the floor for comments on the motion. The following individuals spoke:

Mayor Foley, Councilor Chau, President Turcotte

Motion carried. Resolve 2022-7 adopted. (Vote 7-0)

Ayes: Shaughnessy, Morse, Chau, Rairdon, Munro, Rwaganje, Turcotte

Nays: None

Orders (One Reading Required)

Order 2022-32. Amending Order 2022-16, Regarding Acceptance & Expenditure of FireHouse Subs Grant

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

Moved by Councilor Shaughnessy, seconded by Councilor Rairdon.

President Turcotte opened the floor for comments on the motion. The following individuals spoke:

Mayor Foley, Councilor Chau

Motion carried. Order 2022-32 adopted. (Vote 7-0)

Ayes: Shaughnessy, Morse, Chau, Rairdon, Munro, Rwaganje, Turcotte

Nays: None

Order 2022-33. Amending the Westbrook Code of Ordinances Master Fee Schedule, Regarding EMS Billing Rates

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

Moved by Vice President Morse, seconded by Councilor Munro.

President Turcotte opened the floor for comments on the motion. The following individuals spoke:

Mayor Foley, President Turcotte, Councilor Rairdon, Interim Chief Sloan, Councilor Rwaganje

Motion carried. Order 2022-33 adopted. (Vote 7-0)

Ayes: Shaughnessy, Morse, Chau, Rairdon, Munro, Rwaganje, Turcotte

Nays: None

Orders (Two Readings Required)

Order 2022-34. Amending Order 2021-104, Regarding Expenditure for New Ambulance

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

Moved by Councilor Shaughnessy, seconded by Vice President Morse.

President Turcotte opened the floor for comments on the motion. The following individuals spoke:

Mayor Foley, Councilor Rwaganje, Interim Chief Sloan

Motion carried by a show of hands. None opposed.

Order 2022-35. Authorizing Purchase of Two Fire & Rescue Department Ambulances

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

Moved by Councilor Rwaganje, seconded by Councilor Rairdon.

President Turcotte opened the floor for comments on the motion. The following individuals spoke:

Councilor Chau, Interim Chief Sloan

Motion carried by a show of hands. None opposed.

Order 2022-36. Authorizing Acceptance & Expenditure of Westbrook Energy Corporation (Calpine) Donation for Rescue Equipment & Training

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

Moved by Vice President Morse, seconded by Councilor Rwaganje.

President Turcotte opened the floor for comments on the motion. The following individuals spoke:

None

Motion carried by a show of hands. None opposed.

Order 2022-37. Amending the Land Use Ordinance Zoning Map - Rezoning 984 Spring Street as Highway Services District

President Turcotte noted that this item will require a public hearing on April 4, 2022.

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

Moved by Councilor Rairdon, seconded by Councilor Munro.

President Turcotte opened the floor for comments on the motion. The following individuals spoke:

Mayor Foley, Ms. Franceschi, John Laliberte (Vice President, Tom Watson & Company), Councilor

Shaughnessy, Councilor Rairdon, Councilor Chau, Vice President Morse

Motion carried by a show of hands. None opposed.

Order 2022-38. Amending the Land Use Ordinance Regarding Highway Services District

President Turcotte noted that this item will require a public hearing on April 4, 2022.

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

Moved by Vice President Morse, seconded by Councilor Munro.

President Turcotte opened the floor for comments on the motion. The following individuals spoke:

Councilor Rairdon

Motion carried by a show of hands. None opposed.

Order 2022-39. Authorizing Construction Management Services Contract for the Arthur P. Girard Columbarium Project

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

Moved by Vice President Morse, seconded by Councilor Rairdon.

President Turcotte opened the floor for comments on the motion. The following individuals spoke:

Mayor Foley

Motion carried by a show of hands. None opposed.

Order 2022-40. Authorizing the Issuance of \$570,249 of General Obligation Bonds & Appropriating the Proceeds Thereof (SRRF #1570 - Life Safety/Electrical Wiring)

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

Moved by Councilor Shaughnessy, seconded by Vice President Morse.

President Turcotte opened the floor for comments on the motion. The following individuals spoke:

Mayor Foley, Councilor Chau, Dr. Mazjanis, Mr. Bryant, Vice President Morse, Councilor Munro, Dr. Lancia

Motion carried by a show of hands. None opposed.

Order 2022-41. Authorizing the Issuance of \$268,906 of General Obligation Bonds & Appropriating the Proceeds Thereof (SRRF #1571 - Hot Water System)

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

Moved by Vice President Morse, seconded by Councilor Rwaganje.

President Turcotte opened the floor for comments on the motion. The following individuals spoke:

Mayor Foley

Motion carried by a show of hands. None opposed.

XII. PUBLIC COMMENT

President Turcotte opened the floor for the second and final public comment portion of this meeting. The following individuals spoke: None

XIII. REFERRALS

Request to refer a presentation on State Senate & House redistricting and proposed Municipal Ward redistricting to the Committee of the Whole

Motion to refer this item to the Committee of the Whole.

Moved by Vice President Morse, seconded by Councilor Rwaganje.

Motion carried by a show of hands. None opposed.

XIV. COMMITTEE REPORTS

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

Committee of the Whole

Residential Landlord Registration

Amending Land Use Ordinance to Expand Medical & Recreational Marijuana Businesses

Comprehensive Ethics Reform

Amending the City Council Rules of Order to Include Land Acknowledgement Statement on Council Agendas

Facilities & Streets Committee

Austin Street Extension

Sidewalks & Traffic at Haskell Street

Condition of Westbrook Middle School Baseball Field

Traffic Issues on Forest Street

Finance Committee

Creating a Fire Truck Fund

Public Safety Committee

Use of Force Policy Analysis

XV. EXECUTIVE SESSION

Motion to enter into Executive Session at 8:25pm pursuant to 1 M.R.S.A. Section 405-6(C) to discuss economic development matters where premature disclosure of information would prejudice the competitive or bargaining position of the City, inviting the following individuals to attend: Mayor, City Administrator, Asst. City Administrator/City Clerk, Economic Development Director, Finance Director, Project Manager, and legal counsel.

Moved by Councilor Rwaganje, seconded by Councilor Shaughnessy.

Motion carried by a show of hands. None opposed.

XVII RECONVENE

Reconvene at 9:09pm.

City Councilors Present: Michael Shaughnessy (At-Large), David C. Morse (Ward 1, Vice President), Victor Chau (Ward 2), Gary Rairdon (Ward 4), Jennifer Munro (Ward 5), Claude Rwaganje (At-Large), Anna A. Turcotte (Ward 3, President)

City Councilors Absent: None

Other City Officials Present: Jerre Bryant (City Administrator), Natalie Burns (City Solicitor), Michael T. Foley (Mayor), Angela Holmes (Asst. City Administrator/City Clerk), Suzanne Knight (Finance Director),

Daniel Stevenson (Director of Economic Development)

XVII. ADJOURNMENT

Motion to adjourn at 9:09pm.

Moved by Councilor Rwaganje, seconded by Councilor Rairdon.

Motion carried by a show of hands. None opposed.

MAYOR'S MESSAGE

March 28, 2022

WINTER PARKING & ROAD CONDITION UPDATES

We'd like to remind everyone that the City's Winter Parking Ban is in effect from November 15th through April 15th, from 12am – 6am. In addition, we have special winter parking regulations for the downtown. These parking restrictions are necessary to help our Public Services crews clear the streets & lots in a safe and effective manner. We are currently short-staffed in this department so cleanup efforts might take a little longer than usual and we thank everyone in advance for their patience & understanding. If anyone is interested in working with us, please visit westbrookmaine.com/jobs for more information. Our teams do an outstanding job, and we thank them for their continued efforts to keep our roads safe and clean during the winter.

Also given the abnormally fluctuating winter conditions, our roads have been taking a beating and conditions throughout the City have becoming challenging. Our crews are working hard to fill potholes and once regular warmer conditions arrive, repairs of other areas such a pavement de-lamination can begin. These repairs will take us into summer months along with the City's regular pavement program and we thank everyone in advance for their patience.

DOG PARK UPDATE

Please note that until further notice, the Westbrook Dog Park is CLOSED due to ground conditions. We are monitoring ground conditions prior to reopening. Unfortunately, users of the park disregarded ground conditions a couple of weekends prior, and the surface of the dog park has become almost completely destabilized. In order for us to re-stabilize the ground to re-open, we will need to install a new surface treatment as natural turf would take 12-18 months to re-establish which is an unacceptable timeline. We are planning to use natural wood chips (similar to the Veranda Street park in Portland) which we have stockpiled from our urban forestry program for this purpose. Once the ground conditions become dry enough to support equipment, we will be in the park to remove the loose soils and replace them with the wood chips. In the meantime, we have posted dog friendly spots on our Facebook Pages.

DOWNTOWN PARKING UPDATES

As of Friday, April 1st, Mechanic Street Parking Lot will no longer be a public parking lot. Mechanic Street parking lot will be closed for the construction of the Vertical Harvest Project. All vehicles must be moved out of Mechanic Street Parking Lot by Friday April 1st prior to 5:00pm. Saccarappa Park has been transformed into a temporary parking lot. As of Friday, April 1st this parking lot will be open for public use. Entrance to the parking lot is off Main Street. Once Vertical Harvest project is completed, a four-story free public parking garage will be constructed for downtown parking. We thank everyone in advance for their patience as we work hard to transform our downtown for the future!

COMMUNITY SERVICES AWARD

Since our last meeting, Jerre Bryant, Greg Post, John Morgan, and I attend The Maine Recreation & Park Association conference where the City received recognition for a Facility of Merit with the Cornelia Warren Four Season Rink! We are thankful for all involved who made this project happen, especially John with Soccer Maine & Greg to help make this dream a reality with the incredible assistance of the City's Project Manager Robyn Saunders!

RECENT RIBBON CUTTING

Since our last meeting, we welcomed Sparkle Luxury Feline Day Spa as the City's newest business. This is a first of its kind business in Maine that focuses only on cat grooming and we are so happy they choose to locate in the Westbrook Heights Business Park. We wish them great success on this new venture.

SAINT PATRICK'S DAY CELEBRATIONS

Since our last meeting, I was honored to be invited by The Irish American Club of Maine & the Maine Irish Heritage Center to participate in this year's Saint Patrick's Parade & Luncheon representing the City. I was joined with other leaders such as Governor Mills, Portland Mayor Pro-tem Pious Ali, South Portland Mayor Deqa Dhalac, & Consulate General of Ireland Laois Moore. Also in partnership with these same organizations, we flew the Irish flag at Westbrook City Hall on Saint Patrick's Day. We hope everyone enjoyed their Saint Patrick's Day festivities.

WPD BLIZZARD BASH

Since our last meeting, Deputy Mayor Joseph and I attended the Westbrook Police Department's Blizzard Bash happening at Walker Field. This event organized by our Community Policing Coordinator Meg Perry, included pizza, crafts, and games. While it certainly was nowhere near blizzard conditions, it was still a great event for members of the neighborhood to gather and get to know members of the police department. Thanks to everyone who made this event possible!

ART INSTALLATION

As recently featured in the American Journal & this past weekend's Portland Press Herald, "memoir II," an art installation by Lyman artist Amy Stacey Curtis has opened in Westbrook. The installation features a neighborhood of nine houses in distinct colors set up inside the former gymnasium. Curtis, the current artist-in-residence at the University of Southern Maine, received help on the piece from dozens of students including our own Councilor Michael Shaughnessey. This event is located Presumpscot Commons, 765 Main Street with the entrance on Foster Street. The exhibit is free and open 10 a.m. to 5 p.m. daily through April 22. Be sure to check it out!