

City of Biddeford

City Council

September 2, 2025 at 6:00 PM

City Hall Council Chambers & Zoom

1. Roll Call - all present

Council President LaFountain
Councilor Lessard
Councilor Ortiz
Councilor Emhiser
Councilor Whiting
Councilor Beaupre
Councilor Gross
Councilor Belanger
Councilor Doughty

2. Pledge of Allegiance

3. Adjustment(s) to Agenda

One executive session will be added.

One item from the Finance meeting today will be added to Orders of the Day.

4. Appointments

4.a 2025.116 Approval/Mayoral Appointments to a Committee- Citizen

Motion: Councilor Emhiser

Second: Councilor Belanger

Vote: Unanimous in favor.

Motion passed.

4.b 2025.117 Approval Planning Board-Removal of Member

Motion: Councilor Emhiser

Motion not seconded. No action taken.

Public Addressing the Council

One citizen spoke about the committee communication process and had questions about the institutional zone in the master plan.

6. Consideration of Minutes

6.a Council Minutes 8-19-25

Motion: Councilor Whiting

Second: Councilor Belanger

Vote: Unanimous in favor.

Motion passed.

6.b Special Council Meeting minutes 8-26-25

Motion: Councilor Whiting

Second: Councilor Belanger

Vote: Unanimous in favor.

Motion passed.

7. Second Reading

7.a 2025.112 Approval / Amend Code of Ordinances, Chapter 42 - Motor Vehicles and Traffic, Article IV - Specific Street Regulations, Sec. 42-92 Limited Parking - Main Street

Motion: Councilor Beaupre

Second: Councilor Belanger

Councilor LaFountain requested to abstain from this item.

Councilor Belanger – motion to allow Councilor LaFountain to abstain from this item.

Second: Councilor Lessard

Vote on the motion – Unanimous in favor.

Motion passed.

Vote on the order: Unanimous in favor; Councilor LaFountain abstained.

Motion passed.

7.b 2025.108 Amend/Part II: Code of Ordinances, Chapter 42 Motor Vehicles and Traffic, Article IV Specific Street Regulations, Sec. 42-90(a) - No Parking Hill Street from Birch/Granite Streets to West Street.

Motion: Councilor Belanger

Second: Councilor Emhiser

Councilor Belanger has had a lot of positive feedback on this proposal, and he is in support now.

Councilor Lessard – motion to amend to include the “public works recommendation for 19 additional parking spots at St. Louis Field”

Second: Councilor LaFountain.

Public comment – two citizens spoke in support of this item.

Public Works Director Jeff Demers described the fencing that he proposes to use in that area and the paving details. He can have pricing quotes in the next few days.

Councilor Lessard – added to his amendment to “not exceed \$25,000”

Councilor LaFountain agreed to the change as the second.

Vote on the amendment: Unanimous in favor.

Amendment passed.

Vote on the order as amended: Unanimous in favor.

Motion passed.

8. Orders of the Day

Order added: 2025.120 Approval Audit Contract with CBIZ

Finance Director Gerry Matherne explained the proposal and answered questions.

Councilor LaFountain – motion to approve the order out of the audit account.

Second: Councilor Lessard

Vote: Unanimous in favor.

Motion passed.

8.a 2025.106 Approval Resolution for Westbrook Development Corporation

Councilor Doughty requested to recuse himself from discussing and voting on this order and also 2025.115.

Councilor Belanger – motion to allow Councilor Doughty to recuse himself from these 2 items.

Second: Councilor Whiting

Vote: Unanimous in favor.

Motion passed.

Councilor Belanger – motion to remove from Table

Second: Councilor Emhiser

Vote to remove from Table: 4 yeas – Councilors Ortiz, Belanger, Whiting and Emhiser.

4 nays – Councilors Lessard, LaFountain, Beaupre and Gross.

Councilor Doughty abstained.

Mayor Grohman voted yea to remove from Table for discussion.

Councilor Belanger motion to amend the order to replace the resolution version that refers to blight and replace it with the resolution that refers to remediation.

Second: Council Emhiser.

Public comment – one citizen commented about the language change and whether or not it was appropriate. One citizen commented about the points for the project.

Councilors discussed the merits of the remediation language.

COO Brian Phinney shared details from the brief to confirm the remediation status.

Vote on the amendment: 7 yeas – Councilors Ortiz, Belanger, Gross, Beaupre, Whiting, Emhiser and LaFountain.

1 nay – Councilor Lessard.

Councilor Doughty abstained.

Amendment passed.

Vote on the order as amended:

7 yeas – Councilors Ortiz, Belanger, Gross, Beaupre, Whiting, Emhiser and LaFountain.

1 nay – Councilor Lessard.

Councilor Doughty abstained.

Motion passed.

8.b 2025.107 Bid Approval – Lead Hazard Reduction at 146 Cleaves Street

Motion: Councilor Belanger

Second: Councilor Lessard

Vote: Unanimous in favor.

Motion passed.

8.c 2025.113 Approval Allocation No. 2 of FY26 Capital Improvement Funds

Motion: Councilor Belanger

Second: Councilor Lessard

Vote: Unanimous in favor.

Motion passed.

8.d 2025.114 Approval Reallocation of FY26 CIP Funds

Motion: Councilor Belanger

Second: Councilor Lessard

Vote: Unanimous in favor.

Motion passed.

8.e 2025.115 Approval Resolution for Avesta Housing

Motion: Councilor Belanger

Second: Councilor LaFountain

Councilor Doughty was previously approved to abstain from this item.

Public Comment – one citizen spoke about credit enhancements.

One citizen spoke about this item as a growth area.

Vote: Unanimous in favor; Councilor Doughty abstained.

Motion passed.

8.f 2025.119 Approval of Funds for Paving-Playground Project, J. Richard Martin

Community Center

Motion: Councilor Belanger

Second: Councilor Lessard

Councilor Lessard explained that this will replace the old concrete.

Vote: Unanimous in favor.

Motion passed.

8.g 2025.118 Approval of Change Order - Irrigation System - J. Richard Martin Community Playground Project

Motion: Councilor Belanger

Second: Councilor Emhiser

Councilor Lessard reviewed the item as discussed in the Finance Committee. They recommended not to exceed \$25,000. They want to get this taken care of before the weather changes.

Recreation Director Lisa Thompson gave additional details and answered questions about the quote.

Councilor Lessard – motion to amend the order to add “not to exceed \$25,000”

Second: Councilor Emhiser

Vote on the amendment: Unanimous in favor.

Amendment passed.

Vote on the order as amended: Unanimous in favor.

Motion passed.

9. Public Addressing the Council

One citizen commented on the positive progress at the playground but expressed concern with a lack of a clear scope of work.

10. City Manager Report

City Manager Dever gave an update on the Economic Development Director search. The city has received feedback from the State on the wetlands at the proposed Eastern Fire station location, there will be more information coming once they evaluate it. She will be serving on the MMA Legislative Policy Committee.

11. Committee Updates by Council

Councilor Belanger gave an update on the work that the Policy Committee has been doing to standardize the format of city committees. It should be ready to come to Council soon.

12. Other Business

Councilor Lessard asked about the leaf clean up dates.

13. Council President Addressing the Council

Council President LaFountain did not address the Council at this time.

14. Mayor Addressing the Council

Mayor Grohman provided several updates regarding the schools.

Enrollment is up for the 13th straight year.

Fall Sports enrollment is up to 251.

We have the highest percentage of multilingual learners.

We have two student representatives on the School Committee.

He would like to set up a site walk at the JFK school for the Council.

The APEX bike bus to school is tomorrow at 7:45 am.

15. Executive Sessions

15.a Executive Session 1 MRS 405 (6) e Legal Matters and (6) d Labor Negotiations

Motion to enter executive sessions by Councilor Belanger at 7:31 pm

Second: Councilor Lessard

Vote: Unanimous in favor.

Motion passed.

Motion to exit executive sessions by Councilor Belanger at 8:44 pm

Second: Councilor Lessard

Vote: Unanimous in favor.

Motion passed.

16. Adjourn

Motion to adjourn at 8:44 pm by Councilor Belanger

Second: Councilor Lessard

Vote: Unanimous in favor.

Meeting adjourned.