



## Town Council - Meeting Agenda

**June 18th, 2024 @ 6:30pm**  
**Council Chambers - 1 Portland Avenue**

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*\*Members of the public wishing to view the meeting from home may tune into Local Access TV (Channel 3 or 1301 - check with your provider) or by clicking the Meeting Videos link on [oobmaine.com](http://oobmaine.com).)*

### **PLEDGE OF ALLEGIANCE:**

### **ROLL CALL:**

### **ACKNOWLEDGEMENTS:**

**Rec Department - Rising Stars for Maine award**

### **GOOD & WELFARE:**

### **PRESENTATION:**

### **ACCEPTANCE OF MINUTES:**

**Accept the minutes from the 5/30/2024 Budget Workshop, 6/4/2024 Regular Meeting, and the 6/11/2024 Special Meeting.**

Chair: Shawn O'Neill

**PUBLIC HEARING – LIQUOR LICENSE & APPROVALS:**

Shi Bin Zheng, Ocean Jade Kitchen, (305-4-4), 47 East Grand Ave, m-s-v in a class A restaurant.

Chair: Shawn O’Neill

**PUBLIC HEARING – BUSINESS LICENSE & APPROVALS:**

Michael Urbanski, (211-17-3), 186 Saco Ave, three (3) seasonal short-term rentals.

Heather Sadler, (210-2-53-3), 16 Smithwheel Rd #3, one (1) year-round rental.

Jonathan & Amal E Wing, (308-3-6), 77 Saco Ave, one (1) year-round short-term rental.

Moshe Agam, (205-4-3-B), 26 Old Orchard Street, victualers with prep and no alcohol.

Kevin Zheng, (305-6-9), 62 East Grand Ave, 25 unit motel (Green Dolphin Motel).

Kelly McCarthy, (206-17-2), 60 Fern Park Ave, one (1) year-round short-term rental.

Jeffrey Cormier, (315-12-9), 30 Seaview Ave, one (1) year-round short-term rental.

Casagrande Properties, LLC, (304-3-6), 75 East Grand Ave, three (3) year-round short-term rentals.

James Katz, (324-15-5), 9 Temple Ave, one (1) seasonal rental.

Henrike Huntress, (318-8-6-51), 146 West Grand Ave #51, one (1) year-round short-term rental.

Lindsay Arbour, (318-8-6-29), 146 West Grand Ave #29, one (1) seasonal short-term rental.

Ryan Koroknay, (107-1-413), 10 Kylie Ln, one (1) year-round rental.

Richard Seavey, (210-2-40), 7 Dewey Ave, one (1) year-round rental.

Richard Jacques, (311-11-15), 29 Fifteenth St, one (1) seasonal short-term rental.

Cristrian Beltran, (312-14-13), 49 Central Park Ave, one (1) year-round short-term rental.

Kristin Strout, Trustee of the Karen Strout Family Trust, (313-2-2-11), 7 Bay Ave #12, one (1) seasonal short-term rental.

Cristain Beltran, (206-20-2), 7 Echo Ave, one (1) year-round short-term rental.

Scott Rubenstein, (304-1-8), 10 Brisson St, one (1) seasonal short-term rental.

Jessica Perkins, (316-1-1), 134 West Grand Ave, one (1) year-round short-term rental.

Alex Tsouvalas, (311-2-16), 130 Union Ave, one (1) year-round short-term rental.

Jared Blanchflower, (320-2-2), 42 Colby Ave, one (1) seasonal short-term rental.

Shi Bin Zheng, Ocean Jade Kitchen, (305-4-4), 47 East Grand Ave, victualers with prep and alcohol.

Joseph Lonergan, (315-17-12), 38 Ocean Ave, one (1) year-round short-term rental.

Craig McCauley, (312-1-10), 55 Fern Ave, one (1) seasonal short-term rental.

Jessica and Douglas Rutamu, (311-21-4), 93 Saco Ave, one (1) year-round short-term rental.

Michael and Josee L'Heureux, (318-13-1), 1 Woodlawn Ave, one (1) year-round short-term rental.

Mitchell Waterman, (205-19-43), 11 Willow Creek Ln, one (1) seasonal short-term rental.

Christian Beltran, (316-13-17), 105 West Grand Ave, one (1) year-round short-term rental.

Daniel and Yume Molina, (312-1-6), 42 Highland Ave, one (1) year-round short-term rental.

Edward Pennell, (315-9-13), 37 Seaview Ave, one (1) seasonal short-term rental.

Chair: Shawn O'Neill

## **PUBLIC HEARING**

**Public Hearing:** Shall the Town Council approve amendments to a Contract Zone Agreement between MAKKA Builders LLC and the Town of Old Orchard Beach, for the property located at 60 Saco Ave, MBL: 206-10-1, in the GB2 district, pursuant to 30A M.R.S.A., Section 4352 (8), Chapter 78, Section 78-31 and Chapter 78, Article IX of the Old Orchard Beach Zoning Ordinance, and Section 410 of the Old Orchard Beach Charter. The purpose of the Contract Zone is to amend an approved Contract Zoning Agreement for a 6-unit residential condominium building by allowing removal of the brick portion of the existing building.

Chair: Shawn O'Neill

## **TOWN MANAGER REPORT**

**NEW BUSINESS:**

**AGENDA ITEM #8181**

**Discussion with Action:** Set the public hearing date of July 18th, 2024 to amend the Code of Ordinances, Chapter 54, Section 114, Milliken Street Parking Lot; Section 115, Memorial Park Parking Lot; Section 142, Parking at expired meters and overtime parking; Section 160, Motorcycles; Section 187, Restrictions and prohibitions, Town Hall, amending the effective date for parking permits and parking meters/kiosks from May 1st through Labor Day to the Friday before Memorial Day through Labor Day, and amending the \$300 overnight parking permit for the Milliken Street Parking Lot from May 1st through September 30th, to the Friday before Memorial Day through October 31st.

Chair: Shawn O'Neill

**AGENDA ITEM #8182**

**Discussion with Action:** Authorize the Town Manager to apply for a grant in the amount of up to \$2,500,000 for design, engineering, and construction costs through the Maine Infrastructure Adaptation Fund to adapt critical infrastructure needs to increase resilience to future storm and flooding impacts. The grant award will require a 5% local match in the amount of up to \$125,000 to be funded from account number 50002-50831 CIP Stormwater Infrastructure Improvements with a balance of \$925,617.50.

Chair: Shawn O'Neill

### **AGENDA ITEM #8183**

**Discussion with Action:** Shall the Town Council repeal Ch. 70 (Floods), Article II (Floodplain Management Ordinance), Secs. 70-26 – 70-38 and referenced Flood Insurance Rate Maps and adopt Ch. 70 (Floods), Article II (Floodplain Management Ordinance), Secs. 70-26 – 70-41 and referenced Flood Insurance Rate Maps. This proposal replaces the current floodplain management ordinance and flood insurance rate maps with an updated floodplain management ordinance and flood insurance rate maps. To continue participation in the National Flood Insurance Program the Town is required to adopt the ordinance and maps no later than 17 July 2024.

Chair: Shawn O'Neill

### **AGENDA ITEM #8184**

**Discussion with Action:** Approve the quote from HVAC Services Inc. in the amount of \$10,000.00 to replace heat exchangers in four roof top HVAC Units from account number 52002 – 50917 CIP Police Department Building Repairs and Maintenance with a balance of \$72,449.25.

Chair: Shawn O'Neill

### **AGENDA ITEM #8185**

**Discussion with Action:** Canvass and Certify the results of the June 11th, 2024 RSU #23 Budget Validation Referendum and the Special Municipal Referendum Election.

Chair: Shawn O'Neill

**AGENDA ITEM #8186**

**Discussion with Action:** Cancel the regular meeting of the Old Orchard Beach Town Council on July 2<sup>nd</sup>, 2024.

Chair: Shawn O'Neill

**AGENDA ITEM #8187**

**Discussion with Action:** Approve and grant an abatement in the amount of \$260.54 for FY22 and \$248.47 for FY23 to Empire Development LLC because this entity was not the owner of the parcel located on Kapok Street, parcel number 00404-00002-00001, for FY22, & FY23.

Chair: Shawn O'Neill

**AGENDA ITEM #8188**

**Discussion with Action:** Approve the FY 24 Budget Carry Forward of \$50,000 from Account 20197-50330 Debt Service with a balance of \$102,187.84 to the FY 25 Operating Budget account number 20197-50330 Debt Service with a FY 25 balance of \$455,500. This will fund the remount of the 2017 Ambulance.

Chair: Shawn O'Neill



### **AGENDA ITEM #8189**

**Discussion with Action:** Approve the FY 24 Operating Budget carry forward in the amount of \$50,000 from account 20131-50251 Police Department Conferences/Training with a balance of \$53,065.63, to the FY 25 Operating Budget account number 20131-50251, Police Department Conferences/Training with a FY 25 balance of \$40,000.

Chair: Shawn O'Neill

### **AGENDA ITEM #8190**

**Discussion with Action:** Approve the FY 24 Operating Budget Carry Forward in the amount of \$48,000 from 20151-50300 Public Works Professional Engineering with a balance of \$58,773.09, to the FY 25 Operating Budget, account number 20151-50300, Public Works Professional Engineering with a FY 25 balance of \$100,000

Chair: Shawn O'Neill

### **AGENDA ITEM #8191**

**Discussion with Action:** Approve the FY 24 Operating Budget Carry Forward of \$50,000 from account 20110-50310 Planning Department Service Contracts with a balance of \$50,000, to the FY 25 Operating Budget, account number 20110-50310, Planning Department Service Contracts with a FY 25 balance of \$50,000.

Chair: Shawn O'Neill

### **AGENDA ITEM #8192**

**Discussion with Action:** To authorize the Town Manager to enter into an agreement with Multivision LLC for the placement of a public bathroom on Union Ave, MBL 315-16-1, starting May 25, 2024, through June 30<sup>th</sup>, 2024, for the total amount \$612.91 (prorated May amount and \$500 for June) from account number 20151-50511 Public Works Grounds Maintenance with a balance of \$1,174.25, and from July 1<sup>st</sup>, 2024 through September 2<sup>nd</sup>, 2024 for a fee of \$500 monthly from account number 20151-50511 Public Works Grounds Maintenance with a FY 25 balance of \$95,000.

Chair: Shawn O'Neill

### **AGENDA ITEM #8193**

**Discussion with Action:** Authorize the Town Manager to enter into an agreement with the Town of Scarborough to provide Dispatch and Public Safety Answering Point (PSAP) and Core Public Safety Software suite services in the amount of \$557,027.00 from account number 20131-50310 Police Service Contracts with a FY25 balance of \$638,604.00.

Chair: Shawn O'Neill

### **AGENDA ITEM #8194**

**Discussion with Action:** Approve the Special Event Permit Application for MAPS to hold their annual Breakaway 5K Road Race on Saturday, August 17th, 2024, 6:00a.m. to 10a.m. starting in the Square. Also, to set up a tent on the grass area by the restrooms at the Milliken Street Municipal Parking Lot for pre-registered runners to pick up their race packets on Friday, August 16th, and Saturday, August 17th. Insurance, listing the Town of Old Orchard Beach as additionally insured, to be provided to the Town Clerk's Office at least two weeks prior to the event.

Chair: Shawn O'Neill

### **AGENDA ITEM #8195**

**Discussion with Action:** Approve the Special Event Permit application for Streets Charity Basketball and the Old Orchard Beach Recreation Department to hold a charity basketball tournament to raise money for charities in the hope of one day renovating and building courts in impoverished areas. There will be raffles, a wheel spin, prizes, food and one Food Truck, that will be parked in the Memorial Park Parking Lot. The event will take place at the Memorial Park Basketball Courts on Sunday, July 28th, 2024 from 9 a.m. to 5 p.m., including set up and takedown. The rain date will be on Sunday, August 4th, same times.

Chair: Shawn O'Neill

### **ADJOURNMENT**

Chair: Shawn O'Neill