



**Town of Old Orchard Beach**  
*Office of the Town Manager*

1 Portland Ave, Old Orchard Beach, Maine

Phone: 207.937.5626

Web: [www.oobmaine.com](http://www.oobmaine.com) or

[www.oobmaine.com/town-council](http://www.oobmaine.com/town-council)

# Regular Town Council Meeting Minutes

*May 21st, 2024*

I, Tim Fleury, Secretary to the Town Council of Old Orchard Beach, Maine, do hereby certify that the foregoing document consisting of 22 pages is a copy of the original minutes from the regular meeting of the Old Orchard Beach Town Council held on 5/21/2024.

Prepared By:	Tim Fleury
Approved By:	Old Orchard Beach Town Council
Approval Date:	6/4/2024

Respectfully  
Submitted,

Tim Fleury  
*Town Council*  
*Secretary*



## Town Council - Meeting Agenda

**May 21<sup>st</sup>, 2024 @ 6:30pm**  
**Council Chambers - 1 Portland Avenue**

*[www.oobmaine.com/town-council](http://www.oobmaine.com/town-council)*

*\*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:**

Tim Fleury called roll. The following individuals were present:

Chairman Shawn O'Neill  
Councilor V. Louise Reid  
Councilor Connor Rague  
Councilor Mike Tousignant

Town Manager Diana Asanza  
Council Secretary Tim Fleury

Vice Chair Kenneth Blow had an excused absence.

### **ACKNOWLEDGEMENTS:**

Councilor Reid gave a quick acknowledgement on a visitor donating funds towards the Luminary Night in memory of her father-in-law. Councilor Reid introduced Larry Mead as the park committee chair to speak about the Luminary Night event at Veteran's Memorial Park. Mr. Mead gave a quick

rundown of the event this weekend.

Chief John Gilboy – Maine EMS Lifetime Achievement Award – Chair O’Neill read his acknowledgement for Chief Gilboy.

**GOOD & WELFARE:**

**Patrick Mourmouras** – 11 Ocean Park Rd – Mr. Mourmouras gave a handout to Council and explained the handout regarding the adult use cannabis license.

**Tom Mourmouras** – 30 Saco Ave – Mr. Mourmouras – explained the situation presented by Patrick Mourmouras and their lawsuit brought against the Town.

**Alan Buotte** – Owner of Pier Fries and Bill’s Pizza – Mr. Buotte came to talk about the parking on Old Orchard Street and enforcement efforts.

**David Sleidzieski** – JJ’s Eatery Owner – Mr. Sleidzieski spoke on the parking situation on Old Orchard Street and how it has been affecting his business.

**PRESENTATION:**

**Recreation Department** – Summer Offerings – Jason Webber gave a presentation on the Summer Concert Series and the line-up for the summer. Mr. Webber explained the beach wheelchair program.

**Woodard and Curran** – Wastewater Treatment Plant funding update. Brent Bridges presented the attached Power Point Presentation and gave an update on the Wastewater Treatment Facility upgrade

**ACCEPTANCE OF MINUTES:**

Accept the minutes from the 5/2/2024 Budget Workshop, 5/7/2024 Town Council Regular Meeting, 5/8/2024 Workshops, and the 5/14/2024 Budget Workshop.

Chair: Shawn O'Neill

**Motion to accept: Councilor Tousignant**

**Second: Councilor Reid**

**Vote: 4-0**

**PUBLIC HEARING – ORDINANCE AMENDMENTS:**

**Public Hearing 1:** Shall the Town Council of the Town of Old Orchard Beach amend section 54-187, Restrictions and Prohibitions, East Grand Avenue, by adopting the underscored language:

**Sec. 54-187. - Restrictions and prohibitions.**

*East Grand Avenue.* No parking will be permitted on either side of East Grand Avenue from Old Orchard Street to the Scarborough line. Except that parking shall be allowed on the ocean side of East Grand Avenue from Kinney Avenue to Walnut Street. Loading and unloading only will be permitted at the locations defined by the chief of police and designated by proper signage. 15-minute parking spaces will be permitted on the west side (non-ocean side) of East Grand Avenue from the intersection of Walnut Street in a southerly direction for 85 feet. Three free 30-minute parking spaces will be allowed on the East Side (Ocean Side) of East Grand Avenue in front of the following addresses; Two spaces in front of 13 East Grand Avenue MBLU 306-3-2, and one space in front of 19 East Grand Avenue MBLU 306-4-3.

Chair: Shawn O'Neill

This request is from Council to continue promoting businesses downtown by allowing three free 30-minute parking spaces on the east side (ocean side) of East Grand Ave., allowing two spaces in front of 13 East Grand Ave, and one space in front of 19 East Grand Ave.

**Chairman O'Neill opened the hearing at 7:17 pm**

**Town manager Asanza clarified the location.**

**Chairman O'Neill closed the hearing at 7:18 pm**

**Public Hearing 2:** Take notice that a public hearing will be held on May 21st, 2024 at 6:30 p.m. at the Town Hall Council Chambers, 1 Portland Avenue, in the Town of Old Orchard Beach on the following Question, which will be the subject of a general municipal election vote on June 11th, 2024.

Question 1: Shall Order #2024-2 entitled, "Order to Authorize the Town of Old Orchard Beach to Issue General Obligation Bonds in the Principal Amount Not to Exceed \$9,800,000 to Pay Increased Costs to Complete Upgrades to the Waste Water Treatment Facility Equipment and Systems Project," be adopted?

TOWN OF OLD ORCHARD BEACH FINANCIAL STATEMENT

1. Total Town Indebtedness

Bonds outstanding and unpaid	\$ 27,919,200.02
Bonds authorized and unissued	\$ - 0 -
Bonds to be issued if this Question is approved	\$ 9,800,000.00
Total:	\$ 37,719,200.02

2. Estimated Costs of Bonds

At an estimated average annual interest rate of 3.53% for a 25-year term, the estimated costs of this bond issue will be:

Principal	\$ 9,800,000
Interest	\$ 4,974,894
Total Principal & Interest to be Paid at Maturity	\$ 14,774,894

3. Validity

The validity of the bonds and of the voters' ratification of the bonds may not be affected by any errors in the above Estimated Costs of Bonds. If the actual amount of the total debt service for the bond issue varies from the estimate, the ratification by the electors is nevertheless conclusive and the validity of the bond issue is not affected by reason of the variance.

s/Jordan Miles Treasurer  
Town of Old Orchard Beach

Town Council Recommends: Unanimous approval 5-0  
Finance Committee Recommends: Unanimous approval 5-0

**Chairman O'Neill opened the hearing at 7:20 pm**  
**Chairman O'Neill closed the hearing at 7:21 PM**

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

Coastal Maine Breeze, LLC, Johnny Shucks, (205-5-5), 16 Old Orchard Street, m-s-v in a restaurant.

Chair: Shawn O’Neill

**Chairman O’Neill opened the hearing at 7:21 pm**

**John Hathaway** – pleased to open the business in Old Orchard Beach and explained the desire to add the liquor license this summer at the restaurant. Mr. Hathaway corrected the LLC listed on the agenda.

**Chairman O’Neill noted the license application says OOB Maine Lobster LLC.**

**Chairman O’Neill closed the hearing at 7:28 pm**

**Motion to approve: Councilor Tousignant**

**Second: Councilor Reid**

**Vote: 4-0**

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

Laura Albano, (208-1-1-6), 12 Summer Winds Drive, one (1) seasonal short-term rental.

Denamarie D'Eramo, (208-1-1-51), 15 Summer Winds Drive, one (1) seasonal short-term rental.

Anthony Rix, (319-5-2), 13 Tunis Avenue, one (1) seasonal short-term rental.

Michael and Jaime Vallee, (205-8-15), 30 Imperial Street, one (1) year-round short-term rental.

Brett Sawyer, (210-1-20), 39 Smithwheel Road #40, one (1) year-round rental.

Lindsay and Chad Mongeon, (302-2-7), 5 Seabreeze Avenue, one (1) seasonal short-term rental.

Jean McLean, (320-2-7), 40 Colby Avenue, one (1) seasonal short-term rental.

Bonnie Estabrook, (205-7-11), 3 Francis Street #2, one (1) year-round rental.

Wag LLC, Amy and Will Gray, (322-10-2), 77 Temple Avenue, one (1) seasonal short-term rental.

4 Union LLC, Chris Saucier, (316-13-16), 4 Union Avenue, one (1) year-round short-term rental.

Jason and Tanya Young, (310-6-1-250), one (1) year-round short-term rental.

Todd E. Shafer, (301-3-1-203), 189 East Grand Avenue #203, one (1) year-round short-term rental.

Mr. OOB Rentals LLC, Rich and Cindy Meoli, (313-2-1-7), 1 Bay Avenue #7, one (1) year-round short-term rental.



Diane LeBlanc, (202-2-4-7D), 205 East Grand Avenue #7D, one (1) year-round rental.

Shelby Kroll, (210-2-21-2), 10 Ocean Park Road #2, one (1) year-round rental.

Beau Gaudreau, (205-13-8), 31 Portland Road, one (1) year-round short-term rental.

Reed Asherman, (210-2-27), 12 Jeanette Avenue, one (1) seasonal short-term rental.

Lionel Bouffard, (304-7-7), 92-94 East Grand, four (4) seasonal short-term rentals.

Denise Reiff, (309-9-1-20), 7 Heath Street #20, one (1) seasonal short-term rental.

Coastal Maine Breeze LLC, (302-3-8), 4 Seabreeze Avenue, one (1) seasonal rental.

Reed Asherman, (322-3-2), 23 Massachusetts Avenue, one (1) year-round short-term rental.

Joel Golder, Poppers at Palace Playland, (307-2-1-L), 1 Old Orchard Street, victualers with prep and no alcohol.

Chair: Shawn O'Neill

**Chairman O'Neill opened the hearing at: 7:29 pm**

**Motion to approve: Councilor Tousignant**

**Second: Councilor Rague**

**Vote: 4-0**

**Chairman O'Neill closed the hearing at 7:29 pm**

# TOWN MANAGER REPORT

**NEW BUSINESS:**

**AGENDA ITEM #8164**

**Discussion with Action:** Approve the quote from Peter Petit Excavating Inc. for 290ft of sewer and 120ft of storm water replacement on Evergreen Avenue in the amount of \$52,240.00 from account #50002-50508 CIP Public Works Sewer Maintenance and Improvements with a balance of \$908,630.52 and \$31,840.00 from account #50002-50831 CIP Public Works Stormwater Maintenance and Improvements with a balance of \$957,457.50.

Chair: Shawn O'Neill

During a sewer blockage, public works staff discovered a CSO (combined sewer overflow) in the manhole at Washington Street and Evergreen Avenue. The stormwater line was placed directly on the sewer line when it was originally installed causing limited access to the sewer line. The department suspects the two lines were connected so that the Town could clean the sewer line that was below the stormwater line. The proposal would accomplish two things; it would remove the CSO and also separate the sewer line clean out so it can be easily accessed and identified in the future.

**Motion to approve: Councilor Reid**

**Second: Councilor Rague**

**Vote: 4-0**

## **AGENDA ITEM #8165**

**Discussion with Action:** Approve the quote from AC Electric for a wastewater pump rebuild in an amount not to exceed \$15,000.00 from account # 30181-50551 Sewer Reserve Operating Equipment with a balance of \$1,120,482.61.

Chair: Shawn O'Neill

The West Grand pump station is configured with four pumps. This includes one small pump and three large pumps. These pumps were installed in 2012 and except for the smaller pump, none have been rebuilt. This request is to rebuild one of the large pumps with the most running hours. The pump is currently out of service. The removal and replacement of the pump will be done by WW and PW staff.

**Motion to approve: Councilor Rague**

**Second: Councilor Reid**

**Vote: 4-0**

## **AGENDA ITEM #8166**

**Discussion with Action:** Approve the EMS Clinical Partnership Memorandum of Understanding (MOU) between the Town of Old Orchard Beach Fire Department and the U.S. Border Patrol – Houlton Sector and authorize the Town Manager to sign the MOU.

Chair: Shawn O'Neill

The U.S. Border Patrol – Houlton Sector has proposed a Memorandum of Agreement with the Old Orchard Beach Fire Department to establish an EMS clinical partnership. This agreement aims to create a mutually beneficial relationship focused on medical assistance and training. Under this arrangement, Border Patrol Agents from the Houlton Sector who hold EMS certification would be allowed to work alongside Old Orchard Beach Fire Department EMTs and Paramedics delivering emergency medical care. In return, these agents would gain additional training and experience.

This agreement is similar to those we hold with various EMS training entities, including the Community College System, where Old Orchard Beach provides opportunities for EMT and Paramedic trainees to complete their clinical internships.

The MOU was reviewed by the Town's attorney and approved as written.

**Motion to approve: Councilor Reid**

**Second: Councilor Rague**

**Vote: 4-0**

## **AGENDA ITEM #8167**

**Discussion with Action:** Accept funds in the amount of \$71,962.26 from the Maine EMS Stabilization Grant to be used by the Old Orchard Beach Fire Department to supplement activities that support recruitment and retention and to further develop the Field Training and Evaluation Programs.

Chair: Shawn O'Neill

Old Orchard Beach Fire Department is awarded \$71,962.26 under the Maine Emergency Medical Services Stabilization and Sustainability grant.

The Fire Department intends to use these funds to further develop their Field Training and Evaluation Program, support training initiatives directly related clinical care, leadership, and EMS management, and investments in equipment that directly support clinical care training initiatives.

**Motion to approve: Councilor Rague**

**Second: Councilor Reid**

**Vote: 4-0**

## AGENDA ITEM #8168

**Discussion with Action:** Approve and grant an abatement in the amount of \$114.70 for FY22 and \$149.33 for FY23 and a credit of \$249.07 for interest and fees charged to John Allen because he was not the owner of the parcel located at 20 Fifteenth St, parcel number 00311-00026-00001, for FY22, & FY23.

Chair: Shawn O'Neill

At the March 19, 2024 meeting, Council approved conveyance of the foreclosed property identified as 20 Fifteenth St, to owners of record John Allen for the total amount of \$663.58 in outstanding taxes and interest for the FY 22 – FY 24 plus projected FY 25 taxes. Soon after the Town Assessor discovered that John Allen was not the owner of record for FY22, FY23 nor FY24.

The property at 20 Fifteenth St., is a 900 sf parcel with a 1-car garage, and the deed description is included within the deed for the parcel located at 11 Sixteenth St which is a 3 family building. Therefore, it is one deed for two separate parcel numbers.

When the property was sold (by John Allen), Assessing inadvertently only transferred ownership for the 3 family building at 11 Sixteenth St., and not 20 Fifteenth St., which is the 1-car garage.

Mr. Allen did not owe the taxes for FY 22 – FY 24 plus projected FY 25. For the FY 22 and FY 23 taxes because it is after one year but within three years from commitment, the Town Council, as the municipal officers, have the authority to issue the abatement pursuant 36 M.R.S §841(1) Abatement Procedures. The Town Assessor will issue an abatement in the amount of \$150.48 to Mr. Allen for FY24, and the Tax Collector will issue a refund for the FY 25 projected



taxes. The Town Assessor will then issue a supplemental FY 24 tax bill to the subsequent owners of 20 Fifteenth St. parcel number 311-26-1

**Motion to approve: Councilor Tousignant**

**Second: Councilor Rague**

**Vote: 4-0**

**AGENDA ITEM #8169**

**Discussion with Action:** Renew the liquor license for Old Orchard Beach Inn LLC, (205-1-23), 6 Portland Avenue, m-s-v in a bed and breakfast Class V.

Chair: Shawn O'Neill

**Motion to approve: Councilor Rague**

**Second: Councilor Reid**

**Vote: 4-0**

**AGENDA ITEM #8170**

**Discussion with Action:** Renew the liquor license for KTD Inc, Bell Buoy Restaurant, (205-4-5), 24 Old Orchard Street, m-s-v in a restaurant.

Chair: Shawn O'Neill

**Motion to approve: Councilor Rague**

**Second: Councilor Reid**

**Vote: 4-0**

## **AGENDA ITEM #8171**

**Discussion with Action:** Approve the Special Event Permit application for the Veteran's Memorial Park Flag Raising Committee to hold their annual "Veterans Flag Raising" at 6 p.m, Memorial Day, May 27th, and every Saturday until August 31st, 2024. Additional days of September 9th, 6 p.m., September 20th, 6 p.m., November 11th, 11 a.m., and December 7th, 7:50 a.m., 2024.

Chair: Shawn O'Neill

**Motion to approve: Councilor Rague**

**Second: Councilor Reid**

**Vote: 4-0**

## **AGENDA ITEM #8172**

**Discussion with Action:** Approve the Special Event Permit application for Lexine Anastos to hold her wedding on the beach between the Sandpiper Motel and Crest Motel, to include a wooden arbor, beach runner at beach entry point, directional signage, and folding chairs, on June 8th, 2024, from 1:00 p.m. to 5:30 p.m. including set-up and takedown. Applicant to check with Public Works before the event, reference federally protected Piping Plovers. Insurance, listing the Town of Old Orchard Beach as additionally insured, to be submitted to the Town Clerk's Office at least two weeks prior to the event.

Chair: Shawn O'Neill

**Motion to approve: Councilor Reid**

**Second: Councilor Rague**

**Councilor Rague – are business owners told about weddings on the beach?**

**Vote: 4-0**

## **AGENDA ITEM #8173**

**Discussion with Action:** Approve the Special Event Permit application for the Chamber of Commerce to hold their Annual Beach Olympics on Thursday, August 15th, delivery of flatbed to square after midnight, and the event from 5:00 p.m. to 9:00 p.m., Friday, August 16th, 10:00 a.m. to 9:00 p.m., and Saturday, August 17th, 10:00 a.m. to 9:00 p.m., 2024, to include activities and music on the beach, the Square, and Memorial Park Basketball Courts. Request to close the Square for the event, and to have voluntary tolls at the intersection of East and West Grand Avenues. Insurance, listing the Town as additionally insured, to be submitted to the Town Clerk's Office at least two weeks prior to the event. Applicant to check with Public Works before the event, reference federally protected Piping Plovers.

Chair: Shawn O'Neill

**Motion to approve: Councilor Reid**

**Second: Councilor Rague**

**Vote: 4-0**

## **ADJOURNMENT**

**Motion to adjourn: Councilor Reid**

**Second: Councilor Rague**

**Vote: 4-0**