



Town of Old Orchard Beach
Office of the Town Manager

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www.oobmaine.com/town-council

Regular Town Council Meeting Minutes

January 7th, 2025.

I, Tim Fleury, Secretary to the Town Council of Old Orchard Beach, Maine, do hereby certify that the foregoing document consisting of 14 pages is a copy of the original minutes from the regular meeting of the Old Orchard Beach Town Council held on 1/7/2025.

Prepared By:	Tim Fleury
Approved By:	Old Orchard Beach Town Council
Approval Date:	1/21/2025

Respectfully
Submitted,

Tim Fleury
Town Council
Secretary



Town Council - Meeting Agenda

January 7th, 2025 @ 6:30pm
Council Chambers - 1 Portland Avenue

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.)*

PLEDGE OF ALLEGIANCE:

ROLL CALL: All present

ACKNOWLEDGEMENTS:

Chairman O'Neill gave condolences to the family of Rick Reny and a brief history of Rick's contributions to the Town and the legacy he left.

Police Chief Elise Chard – swearing in of two new officers; Officer Kyle Pelletier and Officer Meghan Smith – Chief Chard gave a brief biography on both officers. Town Clerk Kim McLaughlin swore both officers in.

GOOD & WELFARE:

ACCEPTANCE OF MINUTES:

Accept the minutes from the 12/17/2024 Regular Town Council Meeting.

Chair: Shawn O'Neill

Motion to accept: Councilor Tousignant

Second: Councilor Reid

Vote: 5-0

PUBLIC HEARING – BUSINESS LICENSE & APPROVALS:

Thomas Reilly, (319-11-3), 21 Reggio Avenue, one (1) year-round short-term rental.

LOL LLC, Alan McLellan, (210-1-6-36), 18 Smithwheel Rd Unit #36, one (1) year-round rental.

Arsalan Shaikh Muhammad, (211-1-14-3), 57 Old Salt Round Unit #3, one (1) year-round rental.

Renee Turner, (212-3-2), 8 Old Orchard Road, four (4) year-round short-term rentals.

Alex Cox, (206-26-6), 12 Grove Avenue, one (1) year-round rental.

Gail Cerbone, (308-3-3), 7 Myrtle Avenue, one (1) year-round short-term rental.

Chair: Shawn O’Neill

Chair O’Neill opened the hearing at: 6:39 pm

Motion to approve: Vice Chairman Blow

Second: Councilor Reid

Vote: 5-0

Chair O’Neill closed the hearing at: 6:39 pm

PUBLIC HEARING – SPECIAL AMUSEMENT PERMITS & APPROVALS:

HFY Enterprises, Inc., Thomas Lacasse, Oceanside Grill at the Brunswick, (310-6-1), 39 West Grand Avenue, live music Sunday through Saturday, inside 1:00 pm to 12:30 am and outside 1:00 pm to 12:00 am.

Chair: Shawn O'Neill

Chair O'Neill opened the hearing at: 6:40 pm

Motion to approve: Councilor Tousignant

Second: Councilor Reid

Vote: 5-0

Chair O'Neill closed the hearing at: 6:40 pm

TOWN MANAGER REPORT

NEW BUSINESS:

AGENDA ITEM # 8668

Discussion with Action: Re-appoint Kevin Hedberg as a regular member of the Board of Assessment Review, term to expire 12/31/2027; Michael Shannon as the citizen member of the Business License Administrative Board, term to expire 12/31/2026; Mark Koenigs, Irvin Paradis, Kimbark Smith as regular members, and Charles Backus as an alternate member of the Conservation Commission, terms to expire 12/31/2027; Timothy Bollea and Reza Namin as regular members of the Finance Committee, terms to expire 12/31/26; Marianne Hubert and Christopher Hitchcock as regular members, and moving alternate Jay Kelley to regular Planning Board member, terms to expire 12/31/26; Ethan Scott as a regular member and Edwin Bones as an associate member of the Zoning Board of Appeals, terms to expire 12/31/2027.

Chair: Shawn O'Neill

Motion to approve: Councilor Reid

Second: Councilor Rague

Vote: 5-0

AGENDA ITEM #8669

Discussion with Action: Shall the Town approve a request from Mezoian Development, LLC, to accept title and to accept and establish as town ways those developed portions of Summer Long Drive and Winter Berry Lane together with any storm water runoff systems and infrastructure located within the right of way of said Summer Long Drive and Winter Berry Lane, fire hydrants, street signs, and drainage easement areas, and all of the rights and responsibilities appurtenant to the foregoing, except specifically excluding the mailboxes and the responsibility of snow removal around the mailboxes; trees; street lights, lighting facilities and lampposts; lighting electricity costs; landscaping and maintenance of the cul-de-sac on Summer Long Drive; and any storm water systems and infrastructure located outside of the right of way, for all of which Grantor, its successors and assigns, reserve and retains an easement for the installation, use and maintenance thereof. Also specifically excluding sidewalks, for which Grantee is granted a public easement over and will maintain, except for snow removal which remains the responsibility of Grantor, its successors and assigns. As shown on a plan entitled “Final Plan, Sumter Landing, Ross Road, Old Orchard Beach, Maine”, for Mezoian Development, LLC, dated January 2020 as revised through 9/18/20, by BH2M, Inc. As described in the Warranty Deed from Mezoian Development, LLC to the Town of Old Orchard Beach, Maine, dated,

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Chair: Shawn O’Neill

At the 17 December Council meeting, Council tabled a vote on acceptance until the deed is amended so that it reflects what Council has consistently accepted with past acceptance proposals. Mezoian Development responded to this request with an amended deed.

Motion to approve: Councilor Tousignant
Second: Councilor Rague
Vote: 5-0

AGENDA ITEM #8670

Discussion with Action: Renew the liquor license for HFY Enterprises, Inc., Thomas Lacasse, Oceanside Grill at the Brunswick, (310-6-1), 39 West Grand Avenue, m-s-v in a restaurant.

Chair: Shawn O'Neill

Motion to approve: Councilor Reid

Second: Councilor Rague

Vote: 5-0

AGENDA ITEM #8671

Discussion with Action: Approve the Special Event Permit Application for the Recreation Department to hold their annual Frozen 4-miler Road Race on Sunday, January 19th, snow date January 26th, 2025; Sunday, January 18th, snow date January 25th, 2026; and Sunday, January 17th, snow date January 24th, 2027; starting at 12:35 p.m. and ending at 1:45 p.m.; two Old Orchard Beach Police Officers required.

Chair: Shawn O'Neill

Motion to approve: Councilor Rague

Second: Councilor Reid

Vote: 5-0

AGENDA ITEM #8672

Discussion with Action: To award the bid to Wright Pierce for on-call General Engineering services including civil engineering services, and stormwater management (MS4), site and subdivision services, peer review services and construction inspection services effective April 1, 2025, through March 31, 2027.

Chair: Shawn O'Neill

The Town issued an RFP in the summer for professional consulting services, including general engineering, site and subdivision review, peer review, and construction inspection services. Eight (8) proposals were received and evaluated. An amendment was issued to the RFP to include a cost estimate for a demonstration process.

After evaluating bid proposals (Jeffrey Hinderliter, Tim Fleury, Diana Asanza) where 50% of the evaluation criteria is based on cost, two (2) firms were chosen for specific engineering services.

We recommend Wright Pierce and Sebago Technics for several reasons, including an effective date of April 1, 2025, to ensure a smooth transition.

We recommend that Wright Pierce continue assisting the Town with managing its MS4 permit because their work is critical to ensure we meet these requirements. They are also actively assisting the Town as engineers on several capital infrastructure projects.

We recommend Sebago Technics as our primary engineer in the future for the Planning Department's engineering services relative to future developments in Town. Sebago Technics is currently the engineer on an active private project

in Town, whereas Wright-Pierce is the engineer for peer review and construction inspection services. We will continue to utilize Wright-Pierce as our engineer on this project to ensure no conflicts.

Utilizing two firms will allow the Town to seek competitive proposals and strategies for future Town infrastructure projects requiring general engineering services. This competition will enhance the quality of proposals we receive and may drive down costs, resulting in more favorable outcomes for Town projects.

I have spoken to both firms; a meeting will be scheduled to ensure a smooth transition going forward.

Motion to approve: Councilor Tousignant

Second: Vice Chairman Blow

Vote: 5-0

AGENDA ITEM #8673

Discussion with Action: To award the bid to Sebago Technics, Inc. for on-call General Engineering services including civil engineering services, site and subdivision services, peer review services and construction inspection services effective April 1, 2025, through March 31, 2027.

Chair: Shawn O'Neill

Motion to approve: Vice Chairman Blow

Second: Councilor Reid

Vote: 5-0

ADJOURNMENT

Chair: Shawn O'Neill

Motion to adjourn @ 7:00 pm: Councilor Tousignant

Second: Councilor Rague

Vote: 5-0

Councilor Tousignant started a discussion on a request for a memorial bench for Rick Reny.