

**TOWN OF OLD ORCHARD BEACH
TOWN HALL CHAMBERS
TUESDAY, NOVEMBER 19, 2019
TOWN COUNCIL MINUTES**

A Town Council Meeting of the Old Orchard Beach Town Council was held on Tuesday, November 19, 2019. Chair Thornton opened the meeting at 6:30 p.m.

The following were in attendance:

**Chair Joseph Thornton
Vice Chair Shawn O'Neill
Councilor Kenneth Blow
Councilor Jay Kelley
Councilor Michael Tousignant
Town Manager Larry Mead
Assistant Town Manager V. Louise Reid**

ABSENT:

**Pledge to the Flag
Roll Call**

ACKNOWLEDGEMENTS:

GOOD AND WELFARE:

ACCEPTANCE OF MINUTES: Acceptance of Town Council Minutes of October 15, 2019; Administrative Review Minutes of October 17, 2019; and Acceptance of Special Town Council Minutes of October 29, 2019.

MOTION: Vice Chair O'Neil motioned and Councilor Blow seconded to Approve the Town Council Minutes of October 15, 2019; Administrative Review Minutes of October 17, 2019; and Acceptance of Special Town Council Minutes of October 29, 2019.

VOTE: Unanimous.

TABLED BUSINESS LICENSES - PUBLIC HEARING: Barbara Hickey & Jeffrey Fairbanks (107-3-6-15), 6 Country Drive, Amending from two year round condo rentals approved on 10/15/19 to two year round bedroom rental.

MOTION: Councilor Kelley motioned and Councilor Blow seconded motioned to Remove Without Prejudice: Barbara Hickey & Jeffrey Fairbanks (107-3-6-15), 6 Country Drive, Amending from two year round condo rentals approved on 10/15/19 to two year round bedroom rental.

VOTE: Unanimous.

PUBLIC HEARING BUSINESS LICENSES AND APPROVAL:

Stephanie Tremlett & Dave Russell (315-6-7-7), 22 Odessa Avenue, #7, one year round rental;

Barbara Hickey & Jeffrey Fairbanks (210-2-6-27), 18 Smithwheel Road, Unit 27, one year round Condo rental; Michaela Cerio (205-16-3-2A), 9 Cascade Road, Unit 2A, one year round Condo rental; Katherine Burns & Kimberly Cyr (311-18-5), 15 Eighth Street, one year round rental; Sewanand LLC dba/Marcotte Motor Inn (208-1-11), 32 Jameson Hill Road, twenty-eight (28) year round rentals; Michael & Linda Fairbrother (312-12-2), 56 Cedar Avenue, Unit 2, one year round rental; Ben Dechristoforo dba/The Local LLC (309-1-5), 23 Washington Avenue, year-round Restaurant - m-v-s with Victualers with Prep, with Beer, Wine and/or Liquor on premises; and Walgreen Eastern Co., Inc. (206-27-9), 15 Saco Avenue, year round Retail, Victualers without preparation with Beer, Wine and/or Liquor off premises.

CHAIR: I open this Public Hearing at 6:35 p.m.

CHAIR: I close this Public Hearing at 6:35 p.m.

MOTION: Vice Chair O'Neil motioned and Councilor Tousignant seconded to Approve the Business Licenses as read.

VOTE: Unanimous.

PUBLIC HEARING AMUSEMENT PERMITS AND APPROVAL:

Dominator Golf LLC dba/Dunegrass Golf Club (105A-1-200), 65 Wild Dunes Way, Acoustic/Live Music – 2:00 p.m. to 11:00 p.m.

CHAIR: I open this Public Hearing at 6:36 p.m.

CHAIR: I close this Public Hearing at 6:36 p.m.

MOTION: Councilor Blow motioned and Councilor Kelley seconded to Approve the Amusement Permit as read.

VOTE: Unanimous.

PUBLIC HEARING LIQUOR LICENCE PERMITS AND APPROVAL:

Ben Dechristoforo dba/The Local LLC (309-1-5), 23 Washington Avenue, year-round Restaurant - m-v-s with Victualers with Prep, with Beer, Wine and/or Liquor on premises;

CHAIR: I open this Public Hearing at 6:37 p.m.

CHAIR: I close this Public Hearing at 6:37 p.m.

MOTION: Councilor Blow motioned and Councilor Kelley seconded to Approve the Liquor License as read.

VOTE: Unanimous.

NEW BUSINESS:

7573 Consider a Zoning Map Amendment and an Ordinance Amendment: Zoning Map Amendment: Amend the zoning map to replace the R4 District with the GB1

District for
the property located at 15 Ocean Park Road (210-10-3). Zoning Ordinance
Amendment: Amend the Code of Ordinances, Ch. 78, Sec. 78-801 (a).

BACKGROUND:

TO: Old Orchard Beach Town Council
DATE: 24 September 2019
SUBJECT: GB1 and R4 Zoning Map Amendment; GB1 Zoning Ordinance
Amendment

The Planner, Jeffrey Hinderliter, presented the following information relative to this Agenda item.

This map and ordinance amendment proposal is associated with the property located at 15 Ocean Park Rd (210-10-3). This proposal is requesting a change to the zoning map and a change to ordinance language. The proposal is submitted by Eastwood Development Corp who is representing the property owner, Colonial Motor Court LLC. As I understand, the reason for this amendment is to increase options for use of the property.

Amendment Highlights

This proposal is requesting a change to the zoning map and a change to ordinance language. The zoning map amendment proposes to extend the General Business 1 (GB1) Zoning District into the area currently identified Residential 4 (R4) so the entire lot will be zoned GB1. Currently, the GB1 district extends into the lot 400 linear feet from the centerline of Ocean Park Rd. The remainder of the lot is zoned R4.

The proposed zoning ordinance amendment excludes the 15 Ocean Park Rd from the GB1 District 400 linear foot from the centerline of the road requirement identified in 78-801 (a). 78-801 (a) currently states:

The general business district 1 (GB-1) shall extend along Old Orchard Road, Ocean Park Road, Temple Avenue, and Saco Avenue from the Saco town line to E. Emerson Cummings Blvd./Union Avenue, the Portland Road from Imperial Street and Cascade Road, Cascade Road from Portland Avenue to Miles Avenue and shall extend to a lot line of any lot with direct frontage on any of the streets or roads mentioned in this subsection for a maximum depth of 400 linear feet from the street centerline.

The proposed amendment adds the following language to the end of 78-801 (a):

The GB-1 district located on the parcel of land identified as 15 Ocean Park Road, Map/Block/Lot: 210/10/3, shall extend to all lot lines and shall be exempt from the maximum depth of 400 linear feet from the street centerline.

So, the proposed new 78-801 (a) reads as follows (new language underlined):

The general business district 1 (GB-1) shall extend along Old Orchard Road, Ocean Park Road, Temple Avenue, and Saco Avenue from the Saco town line to E. Emerson Cummings Blvd./Union Avenue, the Portland Road from Imperial Street and Cascade Road, Cascade Road from Portland Avenue to Miles Avenue and shall extend to a lot line

of any lot with direct frontage on any of the streets or roads mentioned in this subsection for a maximum depth of 400 linear feet from the street centerline. The GB-1 district located on the parcel of land identified as 15 Ocean Park Road, Map/Block/Lot: 210/10/3, shall extend to all lot lines and shall be exempt from the maximum depth of 400 linear feet from the street centerline.

Use:

Currently 15 Ocean Park Rd is vacant. Its last use was overnight cabins which ceased approximately 8 years ago. Because the property zoning is split between two districts some uses allowed in one district are not allowed in the other. The lot owner wants to maximize the property options by increasing its allowable uses and believes replacing the R4 with GB1 will do this. The GB1 allows almost all of the uses allowed in the R4 as well as a mix of nonresidential uses (see Secs. 78-802 & 803).

Adjacent land uses include a campground (OOB Campground) abutting one side and the rear and a single-family, apartment building, and nonresidential (food service). Adjacent zoning districts include GB1, R4 and Campground Overlay.

Spot Zoning

The question of "Spot Zoning" is something to consider as part of our review. Spot zoning has been defined as the process of singling out a property for a use classification totally different from the surrounding area for the benefit of the property owner to the detriment of other owners. To determine whether a proposed amendment creates a spot zone, the following should be considered:

- Size of area associated with the amendment. Is it just a small parcel, neighborhood, entire zoning district?
- Use classification and development of adjacent property
- Relation of amendment to existing zoning patterns and objectives
- History of the amendment
- Benefits or detriments to the owner, adjacent owners, neighborhood, town
- Is the proposed change pursuant to and consistent with the comp plan

It's important to note that spot zoning is a neutral term which includes both legal and illegal land use controls. Because a zoning amendment benefits only a particular property or is adopted at the request of a particular property owner for that owner's benefit is not determinative of whether it is an illegal spot zoning. This is important because spot zoning is not derogatory or favorable- it's simply neutral. The primary test is if amendments are consistent with and in basic harmony with the Town's comp plan and, as you'll see below, staff feels this proposal is consistent with the adopted comp plan.

Comp Plan Consistency

Consistency with the adopted comprehensive plan is another matter the Council must consider. Zoning map and ordinance amendments must be consistent with the currently

adopted comprehensive plan. Regarding this proposal, its staff's opinion the changes are consistent with the adopted comp plan.

In regards to zoning map amendments, one of the best ways to check consistency is reviewing the adopted future land use plan map (FLUPM) vs. proposed zoning district amendment and then ask the following question- how does the FLUPM zoning district match to the proposed zoning district? In this case there's an interesting finding, it appears the proposed amendment (R4 to GB1) is actually more consistent with the FLUPM compared to what's shown on the currently adopted zoning map.

Included with this memo is a portion of the FLUPM showing the FLUPM zoning districts vs. currently adopted zoning districts (excluding overlay districts). The solid colored areas show the zoning districts adopted as part of the comp plan. The red lines and letters/numbers show the currently adopted zoning district boundaries and zoning districts. Regarding 15 Ocean Park Rd property, you'll see the FLUPM shows the entire lot colored blue which identifies this lot to be entirely with the B2 district (General and Highway Business District). The red lines show the property as currently zoned- approx. half GB1 and half R4. What this tells me is the zoning district was not changed to reflect the FLUPM which is why we continue to have the current district designation (GB1 and R4) and not the FLUPM zoning district (B2) proposed by the comp plan. So, it could be argued the zoning districts (GB1 and R4) as currently shown is not in conformance with the adopted comp plan- the lot should be entirely with the B2 and this proposal will actually make the zoning district consistent with the comp plan.

Regarding the comp plan text, the B2 district, as described in the comp plan, is quite similar to the GB1 district. Both districts encourage commercial growth and recognize the advantages of being close to a high travelled road. One may ask should we change the district to B2 instead of extending GB1. Our answer to that is a change to B2 would require the creation of an entirely new ordinance along with all the space and bulk, performance standards, etc. Such a change would be much more involved than the one proposed. Because GB1 and B2 are quite similar we see no need to proceed with that approach.

The B2 is identified as a growth area which, in general, means the lands are physically suitable for development or redevelopment and contain sufficient area to accommodate planned growth and development. Specifically, the 1992 comp plan states the B2 District is intended for business uses where exposure to passing motorist is an asset in attracting patrons (Sec. V, p. 9).

Planning Board Action:

The Planning Board considered the applicants proposal during the summer of this year. A public hearing was held during September. No one appeared at the public hearing but the Town received email comments from an abutter which discussed their concerns. As I understand the owner of 15 Ocean Park Rd spoke to the abutter about their concerns after the public hearing. At the PB's September meeting the Board voted 3-2 to recommend the Council adopt the proposed map and ordinance amendments. Specific reasons for the dissenting votes were not provided.

NOTICE OF PUBLIC HEARING MUNICIPAL OFFICERS OF THE TOWN OF OLD ORCHARD BEACH

The Municipal Officers of the Town of Old Orchard Beach, Maine hereby give Public Notice that there will be a Public Hearing held at the Town Hall, Council Chambers, on October 15th, 2019 at 6:30 p.m. to consider the following:

Shall the Town Council of the Town of Old Orchard Beach amend the Code of Ordinances, Chapter 78 – Zoning, Article VI – Districts, Division 8 – General Business District 1 (GB-1), Section 78-801 – Location purpose, (a) by adding the underscored language:
Sec. 78-801. - Location; purpose.

The general business district 1 (GB-1) shall extend along Old Orchard Road, Ocean Park Road, Temple Avenue, and Saco Avenue from the Saco town line to E. Emerson Cummings Blvd./Union Avenue, the Portland Road from Imperial Street and Cascade Road, Cascade Road from Portland Avenue to Miles Avenue and shall extend to a lot line of any lot with direct frontage on any of the streets or roads mentioned in this subsection for a maximum depth of 400 linear feet from the street centerline. The GB-1 district located on the parcel of land identified as 15 Ocean Park Road, Map/Block/Lot: 210/10/3, shall extend to all lot lines and shall be exempt from the maximum depth of 400 linear feet from the street centerline.

MOTION: Vice Chair O'Neill motioned and Councilor Blow seconded to Consider a Zoning Map Amendment and an Ordinance Amendment: Zoning Map Amendment: Amend the zoning map to replace the R4 District With the GB1 District for the property located at 15 Ocean Park Road (210-10-3). Zoning Ordinance Amendment: Amend the Code of Ordinances, Ch. 78, Sec. 78-801 (a).

VOTE: Unanimous.

7574 Discussion with Action: Accept the bid of \$60,000.00 from Cary Seamans dated October 16, 2019, to purchase tax acquired property on 10 Goodwin Avenue, Map 211-8-19. The Town Manager is authorized to execute and deliver the property deed and all other documents necessary to complete the sale.

BACKGROUND:

The Town went out with a Request for Proposal for sale of this tax acquired property and received four bids:

Devin Marhsall – 2 Blue Money LLC	\$ 3,500
Cathy & Dave Chiasson	12,500
Kevin Lessard	38,000
Cary Seamans	60,000

MOTION: Vice Chair O'Neill motioned and Councilor Blow seconded to Accept the bid of \$60,000.00 from Cary Seamans dated October 16, 2019, to purchase tax acquired property on 10 Goodwin Avenue, Map 211-8-19. The Town Manager is authorized to execute and deliver the property deed and all other documents necessary to complete the sale.

VOTE: Unanimous.

7575 Discussion with Action: Accept the bid of \$62,300 from Emile Clavet dated October 17, 2019, to purchase tax acquired property on Kapok Street, Map 404-7-1. The Town Manager is authorized to execute and deliver the property deed and all other documents necessary to complete the sale.

BACKGROUND:

The Town went out with a Request for Proposal and received three bids:

Cary Seamons	\$60,000
Emile Clavet	62,300
Cathy & David Chiasson	22,500

MOTION: Councilor Blow motioned and Councilor Kelley seconded to Accept the bid of \$62,300 from Emile Clavet dated October 17, 2019, to purchase tax acquired property on Kapok Street, Map 404-7-1. The Town Manager is authorized to execute and deliver the property deed and all other documents necessary to complete the sale.

VOTE: Unanimous.

7576 Discussion with Action: Order a Special Election on March 3, 2020, and Order and Direct the Town Clerk to place the following question on the Ballot: Shall the Town Council be authorized to sell a Town-owned 20,000 square-foot vacant lot at 32 Juniper Street (Tax Map Lot 402-1-8) as publicly noticed on September 17, 2019 through a competitive bid process and with bids opened on October 18, 2019, or even through a new competitive bid process, in the Town Council's discretion, pursuant to Section 409.15 of the Town Charter?" and to hold a Public Hearing on the question on February 4, 2020.

BACKGROUND:

Section 409.14 of the Town's Charter requires that the sale of real property obtained other than through non-payment of taxes must be authorized through a referendum vote. The property at 32 Juniper Street was gifted to the Town because the property at the time it was conveyed to the Town was located within a dormant subdivision and the owner did not wish to continue paying property taxes on the parcel. The street has now been constructed and the parcel is now a buildable lot.

The Town recently accepted proposals for the sale of this lot because it was assumed it had been acquired through non-payment of taxes. The order would allow the Council, should voters grant approval of its sale, to convey the lot either through the results of the recent RFP, or through a new competitive bid process.

MOTION: Vice Chair O'Neill motioned and Councilor Kelley Order a Special Election on March 3, 2020, and Order and Direct the Town Clerk to place the following question on the Ballot: Shall the Town Council be authorized to sell a Town-owned 20,000 square-foot vacant lot at 32 Juniper Street (Tax Map Lot 402-1-8) as publicly noticed on September 17, 2019 through a competitive bid process and with bids opened on October 18, 2019, or even through a new competitive bid process, in the Town Council's discretion, pursuant to Section 409.15 of the Town Charter?" and to hold a Public Hearing on the question on February 4, 2020.

VOTE: Unanimous.

7577 Discussion with Action: Approve the cost of preserving Town records from 1883 – 1910 in the amount of \$7,830.00 from Kofile Technologies; from Account Number 20107-50310 - Town Clerk Service Contracts with a balance of \$11,125.00.

BACKGROUND: As reported to the Council at a recent Town Town Council Meeting, the Town Clerk in maintaining her planned schedule in preserving records from 1883 through 1910. This is a effort to maintain historical information.

MOTION: Councilor Blow motioned and Vice Chair O'Neill seconded to Approve the cost of preserving Town records from 1883 – 1910 in the amount of \$7,830.00 from Kofile Technologies; from Account Number 20107-50310 - Town Clerk Service Contracts with a balance of \$11,125.00.

VOTE: Unanimous.

7578 **Discussion with Action: Approve the increase of the Motor Vehicle Agent Fees within the limits shown in the Legislative Actions, effective September 19, 2019.**

BACKGROUND:



Town of Old Orchard Beach

Treasurer - Finance Director
OOB Town Hall
1 Portland Avenue
OOB, ME 04064

Diana H. Asanza
Telephone: (207) 937-5622
Fax: (207) 937-5722
Email: dasanza@oobmaine.com

October 28, 2019

TO: Larry Mead, Town Manager
FROM: Diana H. Asanza, Treasurer – Finance Director

RE: MV Agent Fee Increase

Larry,

On September 19, 2019 there were two new laws that went into effect for motor vehicle registration agent fees - LD 917 “An Act Increasing Municipal Agent Fees for Motor Vehicle Registrations” and LD 1528 “An Act To Amend the Laws Regarding Motor Vehicle Fees”. These new laws allows municipal agents to charge a higher service fee for motor vehicle registrations from \$3 to \$5 for renewals, from \$4 to \$6 for new registrations, and from \$2 to \$5 for duplicate registrations.

A survey was conducted to see which cities/towns adopted the fee increase and out of the 108 responses only 7 communities did not. The surrounding cities/towns including Scarborough, Saco, Dayton, Kennebunkport, Sanford and Biddeford have or will soon adopt the fee increase.

I would like to increase the fees within the limits shown above with Council approval at the next Council meeting to be consistent with neighboring towns. The increase would generate approximately \$10,000 - \$12,000 in additional revenue annually.

Sincerely,

Diana H. Asanza

MOTION: Councilor Kelley motioned and Councilor Blow seconded to Approve the increase of the Motor Vehicle Agent Fees within the limits shown in the Legislative Actions, effective September 19, 2019.

VOTE: Unanimous.

7579 Discussion with Action: Accept the bid from Kennebunk Glass and Tile for Installation of flooring tile at the Police Department, in the amount of \$19,204.76, from Account Number 52002-50917 - Department Building Repairs and Maintenance, with a balance of \$22,500.

BACKGROUND:

This is a budgeted item that was discussed during the Budget process. This project will replace damaged vinyl tiles that are lifting and in poor condition that were installed in the building when it was originally constructed in 2010. The vinyl flooring will be remove and replaced with ceramic tiles.

Bids were solicited for this project and three were received:

Kennebunk Glass and Tile	\$19,204.76
Classic Flooring	27,720.00
Seacoast Flooring	32,393.38

The Police Chief is recommending accepting the Kennebunk Glass and Tile bid of \$19,204.76.

MOTION: Councilor Blow motioned and Vice Chair O'Neill seconded to Accept the bid from Kennebunk Glass and Tile for installation of flooring tile at the Police Department, in the amount of \$19,204.76, from Account Number 52002-50917 - Department Building Repairs and Maintenance, with a balance of \$22,500.

VOTE: Unanimous.

7580 Discussion with Action: Approve the purchase of a 2019 Ford F-150 Police Responder Truck from Quirk Ford, and approve the financing of the vehicle and related equipment for the Fire Department, in the amount of \$54,018; to be financed through a Lease Purchase Agreement through Androscoggin Bank at 3.21%, with five annual installments in the amount of \$11,496.85; from Account Number 20197-50330 – Debt Service Lease Purchase, with a balance of \$165,524.44.

BACKGROUND:

The Town went out to bid for the purchase of the Fire Department vehicle as received the following bids:

Stoneham Motor Co. Inc. \$ 33,488.00

Delivery – 14 weeks from award. Remote Starter either Ford Passenger app. or after market. This is a paid service – free for the first two years and then payment after that.

Quirk Auto Group

In stock plus spec's.

\$33,992.00

Subject to availability.

Colonial Municipal Group 10 to 14 days from Purchase Order date.	\$36,218.35
Marcotte Ford – F150R Truck does not have remote starter	\$36,000.00
Arundel Ford – F150 12 to 16 weeks Remote Starter - \$450.	\$33,114.00

MOTION: Councilor Blow motioned and Councilor Kelley seconded to Approve the purchase of a 2019 Ford F-150 Police Responder Truck from Quirk Ford, and approve the financing of the vehicle and related equipment for the Fire Department, in the amount of \$54,018; to be financed through a Lease Purchase Agreement through Androscoggin Bank at 3.21%, with five annual installments in the amount of \$11,496.85; from Account Number 20197-50330 – Debt Service Lease Purchase, with a balance of \$165,524.44.

VOTE: Unanimous.



Old Orchard Beach Fire Department

136 Saco Avenue • Old Orchard Beach, ME 04064

Frederick LaMontagne
Chief

Phone: (207) 934-7790 Fire
Fax: (207) 934-1750

Fire Chief Vehicle Final Specification Items

Vehicle: 2019 Ford F-150 Police Responder (W1P) XL 4WD SuperCrew 5.5' Box:

Quirk Ford of Augusta \$33,992

Emergency Response Lighting, Siren and Radio Installation:

Coastal Electronics \$9,184

Fire Command, Control and PPE Pull Out for Rear Truck Bed:

Extendobed \$4,976

Diamond Plate Rear Truck Bed Cover:

Diamondback \$2,149

Safety Striping and Lettering:

Signarama \$3,717

Total Cost: \$53,973

7581 Discussion with Action: Accept, with regret, the resignation of Kristopher Fish and Pat MacDonald from the Ballpark Commission.

MOTION: Councilor Blow motioned and Councilor Kelley seconded to Accept, with regret, the resignation of Kristopher Fish and Pat MacDonald from the Ballpark Commission.

VOTE: Unanimous.

7582 Discussion with Action: Extend the previous approval of use of Town land located at the Ballpark by the Community Garden for a period of two years from January 1, 2020 to December 31, 2021.

BACKGROUND:

The use of Town land located at the Ballpark for participation of residents in a Community Garden has been extremely successful. The opportunity of sharing “growing secrets” has also provided an opportunity for friendly conversations.

MOTION: Councilor Blow motioned and Councilor Kelley seconded to Extend the previous approval of use of Town land located at the Ballpark by the Community Garden for a period of two years from January 1, 2020 to December 31, 2021.

VOTE: Unanimous.

7583 Discussion with Action: Authorize a two-year contract extension for Larry Mead, Town Manager, effective March 18, 2020 to March 18, 2022.

MOTION: Councilor Blow motioned and Vice Chair O’Neill seconded to Authorize a two-year contract extension for Larry Mead, Town Manager, effective March 18, 2020 to March 18, 2022.

VOTE: Unanimous.

7584 Discussion with Action: Approve the Special Event Permit application from the Special Olympics of Maine to hold their annual Lobster Dip on the beach by the Brunswick on Wednesday, January 1st, 2020 from 9 a.m. to when the “Dip” takes place at noon; clean up by 1 p.m. No parking allowed on West Grand Avenue; two police officers required; Insurance, listing the Town as additionally insured, to be provided to the Town Clerk’s Office at least two week prior to the event.

MOTION: Councilor Blow motioned and Councilor Kelley seconded to Approve the Special Event Permit application from the Special Olympics of Maine to hold their annual Lobster Dip on the beach by the Brunswick on Wednesday, January 1st, 2020 from 9 a.m. to when the “Dip” takes place at noon; clean up by 1 p.m. Parking allowed on one side of West Grand Avenue; two police officers required; Insurance, listing the Town as additionally insured, to be provided to the Town Clerk’s Office at least two week prior to the event.

VOTE: Unanimous.

7585 Discussion with Action: Approve the Liquor License Renewals for Dominator Golf LLC dba/Dunegrass Golf Club/Restaurant (105A-1-200), 65 Wild Dunes Way, m-s-v in a Restaurant/Golf Course, and for the Auxiliary License m-s-v Golf Course with a mobile service bar.

MOTION: Councilor Blow motioned and Vice Chair O'Neill seconded to Approve the Liquor License Renewals for Dominator Golf LLC dba/Dunegrass Golf Club/Restaurant (105A-1-200), 65 Wild Dunes Way, m-s-v in a Restaurant/Golf Course, and for the Auxiliary License m-s-v Golf Course with a mobile service bar.

VOTE: Unanimous.

7586 Discussion with Action: Approve the quote from Results Engineering for the replacement of servers in the amount of \$12,980 from Wastewater Account Number 20161-50330 – Wastewater Equipment Replacement Expense, with a balance of \$105,481.77, and included in the FY20 budget.

BACKGROUND:

This item was included in the FY20 budget. Servers have been scheduled for replacement every five years. Current servers were put into service in 2014. Results Engineering does all our SCADA work.

MOTION: Councilor Blow motioned and Vice Chair O'Neill seconded to Approve the quote from Results Engineering for the replacement of servers in the amount of \$12,980 from Wastewater Account Number 20161-50330 – Wastewater Equipment Replacement Expense, with a balance of \$105,481.77, and included in the FY20 budget.

VOTE: Unanimous.

7587 Discussion with Action: Approve the quote from Mechanical Solutions for the purchase of a spare pump for Dunegrass 100 Pump Station, in the amount of \$8,475 – Account Number 53002-50846 – Wastewater CIP, with a balance of \$70,895.

BACKGROUND:

The Wastewater Department recently replaced one of the pumps with the spare already in stock. A quote to put another pump in stock was secured. Since this is an unplanned replacement it was not funded through the FY20. Two bids were received:

Mechanical Solutions	\$ 8,476.00
Motion Industries	12,162.07

MOTION: Vice Chair O'Neill motioned and Councilor Blow seconded to Approve the quote from Mechanical Solutions for the purchase of a spare pump for Dunegrass 100 Pump Station, in the amount of \$8,475 – Account Number 53002-50846 – Wastewater CIP, with a balance of \$70,895.

VOTE: Unanimous.

7588 Discussion with Action: Approve the quote from Franklin Miller in the amount of \$21,325 for the replacement of the Halfway Pump Station Grinder, from Account Number 20161-50330 – Wastewater Equipment Replacement Expense, with a balance of \$105,481.77.

BACKGROUND: This item was included in the FY20 budget and is one of many grinders replaced on a regular rotation. The current grinder was supplied by Franklin Miller. Changing the supplier of the grinder would require mechanical, electrical and control modifications to the installation. For this reason only one quote is included.

MOTION: Councilor Blow motioned and Councilor Kelley seconded to Approve the quote from Franklin Miller in the amount of \$21,325 for the replacement of the Halfway Pump Station Grinder, from Account Number 20161-50330 – Wastewater Equipment Replacement Expense, with a balance of \$105,481.77.

VOTE: Unanimous.

7589 Discussion with Action: Approve the Special Event Permit application for OOB365 to hold a Swap N Shop—Community Yard Sale in the Memorial Park parking lot on Saturday, May 16th, 2020 from 6 a.m. to 5 p.m. Kettle corn, hot dogs and soda/water provided. Insurance, listing the Town of Old Orchard Beach as additionally insured, must be provided to the Town Clerk’s Office at least two weeks prior to the event.

MOTION: Councilor Blow motioned and Vice Chair O’Neill seconded to Approve the Special Event Permit as read.

VOTE: Unanimous.

7590 Discussion with Action: Approve the quote from Penta Corporation for the RAS Pump installation, in the amount of \$12,167.76; from Account Number 53002- 50846 – Wastewater CIP, with a balance of \$70,895.

BACKGROUND: This project was not included in the FY20 Budget. This Department would like to repurpose this pump as a dedicated RAS pump to secondary clarifier #2. Currently staff must switch back and forth daily between secondary clarifiers as only one RAS pump exists. It is expected that this installation would remain in place after any comprehensive upgrade.

Bids were received from the following:

Penta Corporation	\$12,167.76
T. Buck Construction	19,131.00
Motion Industries	12,162.07

The Superintendent of Wastewater is recommending accepting the bid from Penta Corporation.

MOTION: Councilor Blow motioned and Councilor Tousignant seconded to Approve the quote from Penta Corporation for the RAS Pump installation, in the amount of \$12,167.76; from Account Number 53002- 50846 – Wastewater CIP, with a balance of \$70,895.

VOTE: Unanimous.

7591 Discussion with Action: Approve the purchase of an ALTA Inclusive Glider from Miracle Recreation Equipment, in the amount of \$17,024.50 from Account Number 50002-50812 – Memorial Park Capital Improvements, with a balance of \$241,727.39.

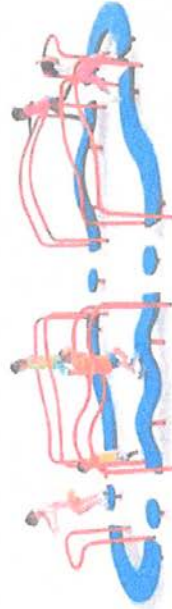
BACKGROUND:

The Memorial Park Committee and the OOB Community Friendly Connection have worked to enable the purchase of an ADA Compliant Glider. The playground in Memorial Park is not currently handicap accessible and this glider will allow people with disabilities as well as older adults the chance to enjoy all of the parks amenities. The Glider is large enough to accommodate 6 adults and 2 wheel chairs at one time, which fosters socialization and inclusion among all walks of life.

MOTION: Councilor Blow motioned and Councilor Tousignant seconded to Approve the purchase of an ALTA Inclusive Glider from Miracle Recreation Equipment, in the amount of \$17,024.50 from Account Number 50002-50812 – Memorial Park Capital Improvements, with a balance of \$241,727.39.

VOTE: Unanimous.

Joe



**ADA &
Senior
Recreation
Equipment**

7592 Discussion with Action: Approve the Special Event Permit application for OOB365 to hold a Scottish Festival on Friday, June 5th, and Saturday, June 6th, 2020. Set –up in the Park Friday night. There will be a bonfire on the beach in front of the Brunswick on Friday 6 p.m. to 9 p.m.; parade at 8:45 a.m. Saturday from Town Hall, down Old Orchard Street, First Street to Memorial Park; event in Memorial Park on Saturday from 6 a.m. to 9 p.m.; four Downeaster parking spaces to be provided; access available to Chamber of Commerce and Absolute Beach Rentals; accommodations for Shuttlebus riders by assisting them with passage through the event; First Street closed on Saturday from 2 a.m. to 7 p.m.; Insurance, listing the Town as additionally insured, to be provided to the Town Clerk’s Office at least two weeks prior to the event. Any liquor must be on the library property, with permission from the library—Liquor Liability insurance, listing Town as additionally insured, to be provided by the liquor provider, as well as the Liquor provider providing private door security; Applicant to work with Flag Raising Committee for Flag Raising at 6:30 p.m. each night. Week before event applicant to walk the area with Public Works.

MOTION: Councilor Kelley motioned and Councilor Tousignant seconded to Approve the Special Event permit as read.

VOTE: Unanimous.

7593 Discussion with Action: Approve the quote from Michael Nappi Concrete, Inc., in the amount of \$6,240, for concrete pad for the back parking lot of the Fire Department; from Account Number 52002-50813 – Fire Facility Capital Improvements, with a balance of \$61,305.12.

BACKGROUND: This expense is to pour a slab that will contain the sensors for the gate that secures the Fire Department’s back lot. The Deputy Fire Chief went out for bids but was only able to secure this. KEO Masonry indicated they were unable to do the work but would pass on the information to other companies which did not produce possible construction companies with interest.

MOTION: Councilor Tousignant motioned and Councilor Blow seconded to Approve the quote from Michael Nappi Concrete, Inc., in the amount of \$6,240, for concrete pad for the back parking lot of the Fire Department; from Account Number 52002-50813 – Fire Facility Capital Improvements, with a balance of \$61,305.12.

VOTE: Unanimous.

ADJOURNMENT:

MOTION: Councilor Tousignant motioned and Councilor Blow seconded to Adjourn the meeting.

VOTE: Unanimous.

Respectfully Submitted,

**V. Louise Reid
Town Council Secretary**

I, V. Louise Reid, Secretary to the Town Council of Old Orchard Beach, Maine, do hereby certify that the foregoing document consisting of nineteen (19) pages is a copy of the original Minutes of the Town Council Meeting of November 19, 2019.

V. Louise Reid