



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 or
www.oobmaine.com/town-council

Regular Town Council Meeting Minutes

January 3rd, 2023

I, Tim Fleury, Secretary to the Town Council of Old Orchard Beach, Maine, do hereby certify that the foregoing document consisting of 11 pages is a copy of the original minutes from the regular meeting of the Old Orchard Beach Town Council held on January 3rd, 2023.

Prepared by:	Tim Fleury
Approved by:	Old Orchard Beach Town Council
Approval Date:	1/17/2023

Respectfully
Submitted,

Tim Fleury
Town Council
Secretary



Town Council Agenda Commentary

Regular Meeting

January 3rd, 2023 @ 6:30 pm
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

Roll was called by Tim Fleury. The following individuals were present:

Shawn O'Neill, Chair

Diana Asanza, Town Manager

Kenny Blow, Vice-Chair

Tim Fleury, Town Council Secretary

V. Louise Reid, Councilor

Larry Mead, Councilor

Mike Tousignant, Councilor

ACKNOWLEDGEMENTS

Chair O'Neill thanked all town departments for their hard work during the December 23rd storm. Exemplary services for the town. A sincere thank you for rescues performed.

GOOD & WELFARE

none

ACCEPTANCE OF MINUTES

Acceptance of the Town Council meeting minutes from 12/20/2022.

Motioned to accept minutes with revisions by: Councilor Tousignant

Seconded by: Councilor Reid

Vote: 5-0

TOWN MANAGER REPORT



January 3, 2023

Town Manager's Report

December 23, 2022, Storm Event: I would like to first mention and thank staff for all of their work during the December 23rd storm event which spilled into the Christmas Holiday weekend. Fire Chief John Gilboy who also serves as the Town's EMA Director did a great job bringing together the key departments – Fire, Police, Public Works, Wastewater, Recreation, and members of the Fire Police team to plan and coordinate resources. As Chief Gilboy and others said this was an event they hadn't seen in many years with the high winds and an astronomical high tide causing massive flooding. Luckily the rescues that were made were all successful without personal injury. Then having to deal with the falling temps that occurred Friday evening into Saturday morning Public Works was right back out there on Christmas Eve to salt the roads.

Clean up and damage assessment continues and the damage to New Salt Road is still being fully assessed to ensure the culvert and tide gate are operating properly. From staffs' initial review the equipment seems to be working as it should. Estimated damages to the Town have all been reported to York County EMA.

As mentioned before I'd like to take this opportunity to thank staff and department heads for all of their hard work during the storm which also cut into the time they got to spend with their families for the Christmas Holiday weekend as they worked to ensure residents were safe and secure. And to

Chief Gilboy for his management of the storm event - he did a great job bringing all departments and resources together to coordinate efforts.

Foreclosure Letters: The Tax Office has mailed out notices of impending foreclosures for those properties with outstanding real estate taxes for fiscal year 2021. If you receive a notice, please contact the Finance Office at 937-5622 or the Tax Office at 937-5640, on the amount due and options for paying the outstanding balance. The deadline for payment is February 6, 2023.

PACTS Projects: I received an update from ME DOT on the 2 road preservation projects that Council approved earlier this year.

The projects are managed by ME DOT and they should be going out to bid this spring. The road improvements include Union Ave. from Saco Ave to W. Grand Ave., approximately .60 miles and the Saco Ave. from Adelaide Rd. to Myrtle Ave., which is approximately .35 miles.

Public Works staff are currently evaluating the sub surface utilities at this time in case coordination of sewer or stormwater utility repairs are needed while the road is up.

These projects are funded in part through federal grant funds and the Town's local share is 25% of estimated costs.

Notices will be going out to property abutters and project updates will be posted on the Public Works webpage.

Parking Bans: It looks like snow may be in the forecast this week and again as a reminder to residents on winter storm parking bans please follow the guidance for off street parking, which includes available parking at Milliken Parking Lot, Memorial Parking Lot, and Ocean Park Square. This will help our Public Works Department get their job done of safely clearing the roads.

Thank you,
Diana H. Asanza

NEW BUSINESS

AGENDA ITEM # 7812

Discussion with Action: Shall the Town Council adopt amendments to the Adult Use Marijuana Business, Conditional Use Ordinance Ch. 78, Art. VII, Div. 2- Conditions, Sec. 78-1279 (5) b, (5) h, and re-letter (5), and Ch 18, Article XII, Sections 18-604 -622 Amendments – Adult Use Marijuana Business Licensing

Chair: Shawn O’Neill

During the winter of 2021, Council decided to reconsider the adopted language in adult use marijuana ordinances Chapters 18 (Licensing) and 78 (Conditional Use). Reconsideration began with the development of a new lottery system and this path switched to a merit-based criteria selection process earlier this year. Since June, Council, staff, and members of the public worked on merit criteria and other Ch. 18 and Ch. 78 amendments holding several workshops and receiving public comment.

Council has asked for legal opinion on several questions and since we have not heard back from the Town’s attorney, recommendation is to table this item until we hear from legal.

Motioned to table made by: Councilor Mead

Seconded by: Vice Chair Blow

Vote: 5-0

AGENDA ITEM # 7813

Discussion with Action: Award the bid to Loranger Door and Window in the amount of \$9,220.00 for the installation of front doors at the Recreation Community Building from account # 51002-50926 CIP Recreation Accessibility Upgrade with a balance of \$17,000.

Chair: Shawn O'Neill

On November 14th, Recreation Department went out to bid for the replacement of the two front door locations at the Rec Community Building, and one bid was received from Loranger Door in the amount of \$14,953.

The Town recently worked with Loranger Door when they were awarded the contract to replace the Town Hall front door system. They were the lowest bid and successfully completed the project.

Motioned to approve by: Vice Chair Blow

Seconded by: Councilor Mead

Vote: 5-0

AGENDA ITEM # 7814

Discussion with Action: Approve the proposal from McLaughlin Builders for the Town Hall Tower Repairs in the amount of \$859,600 from two sources: account numbers 51002-50842 CIP Town Hall Improvements Account in the amount of \$259,861.90 with a balance of \$259,861.90 and \$599,738.10 from the general fund unassigned fund balance with a balance of \$11,779,227.

Chair: Shawn O'Neill

The RFP was first published August 9, 2021, and bids were not received. The Town Manager pursued two contractors Wright Ryan Construction and McLaughlin Builders that are familiar with this type of work to see if they would be interested in the project. Wright Ryan Construction submitted a bid for \$1,093,078 and McLaughlin Builders submitted a bid for \$859,600.

McLaughlin Builders has successfully completed several construction projects for the Town doing work on the Town Hall building. They were awarded the contracts for new siding, windows, roof and most recently the foundation repairs. They have been a good responsive company to work with and have always done a good job for the Town.

The contractor will not be using fixed staging on this project because all work will be done with mechanical lifts and cranes. All equipment and material will be cleared away daily to ensure a safe work area.

Councilor Mead – The project goes back 6-7 years to repair towers. Finding an engineering firm for the project was tough as it is a specialty item. It took 36 months to do the initial engineering work. The current price is \$300k - 350k more than originally figured on. Excited to find builder to do work on such a significant historical feature in town.

Motioned to approve by: Councilor Mead

Seconded by: Vice Chair Blow

Vote: 5-0

AGENDA ITEM # 7815

Discussion with Action: Approve the purchase of 256 cases of municipal blue trash bags from Interboro Packaging Corp in the amount of \$13,752.32 from account #10011-10302 Inventory Trash Bags, with a balance of \$31,705.02.

Chair: Shawn O'Neill

The town is currently under contract with Interboro Packaging Corp and paying 53.72/ case of bags. The current contract expires on June 30, 2023, and a new bid will likely be in the \$75-\$80 range per case. In anticipation of the price hike, 256 cases will provide trash bags through June 2024.

Motioned to approve by: Councilor Tousignant

Seconded by: Vice Chair Blow

Vote: 5-0

ADJOURNMENT

Motioned to adjourn by: Councilor Tousignant

Seconded by: Councilor Reid

Vote: 5-0