



## Town Council - Meeting Agenda

**June 4<sup>th</sup>, 2024 @ 6:30pm**  
**Council Chambers - 1 Portland Avenue**

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

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### **PLEDGE OF ALLEGIANCE:**

### **ROLL CALL:**

### **ACKNOWLEDGEMENTS:**

### **GOOD & WELFARE:**

### **PRESENTATION:**

### **ACCEPTANCE OF MINUTES:**

Accept the minutes of the 5/21/2024 Regular Town Council meeting, 5/23/2024 Budget Workshop, and the 5/28 Executive Session.

Chair: Shawn O'Neill

## **PUBLIC HEARING – ORDINANCE AMENDMENTS:**

**Public Hearing:** Shall the Town Council consider amendments to 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 references 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

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

Danicha LLC, Richard Cyr, (314-17-1), 88 Union Avenue Units 101, 102, 201, 202 and 302, five (5) seasonal short term rentals.

Sunflower Realty LLC, Nevena N. Djuranovic, (207-2-13-113), 161 Saco Avenue #113, one (1) year-round rental.

Ocean and Mountain LLC, Alex Bakman, (310-6-1-44), 39 West Grand Avenue #44, one (1) year-round short-term rental.

Christian Scarpelli, (312-8-10), 47 Cedar Avenue, one (1) year-round short-term rental.

The Friendship Motor Inn Inc., John Donovan, (302-7-5), 164 East Grand Avenue, four (4) seasonal short-term rentals.

Robert and Deborah Millette, (302-2-6) 16 Smithwheel Road #14 and #17, two (2) year-round rentals.

Russell Tetreault, (319-12-6), 20 Pavia Avenue, one (1) seasonal rental.

Adam Goodwin, (211-5-1), 2 Williams Street, one (1) seasonal short-term rental.

Zach O'Brien, (311-24-3), 12 Thirteenth Street, two (2) seasonal short-term rentals.

18 Highland Avenue LLC, Timothy and Ranu Rooney, (312-3-1), 18 Highland Avenue, one (1) year-round short-term rental.

Sugar Planet, Shlomi Laria, (205-4-1), 20-22 Old Orchard Street, retail (candy store).

Chair: Shawn O'Neill

## TOWN MANAGER REPORT

### NEW BUSINESS:

#### AGENDA ITEM #8174

**Discussion with Action:** Appoint Daniel Patry as an alternate member of the Board of Assessment Review, expires 12/31/2024.

Chair: Shawn O'Neill

#### AGENDA ITEM #8175

**Discussion with Action:** Set the date of June 18, 2024 to hold a public hearing to consider whether to 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

## AGENDA ITEM #8176

**Discussion with Action:** 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

### **AGENDA ITEM #8177**

**Discussion with Action:** Accept the bid from Shaw Brother's Construction for the paving of Temple Avenue (between West Grand and Seaside Avenue), Reggio Avenue (between West Grand and Seaside Avenue), Williams Street, and Wilbur Avenue (between Melvin Avenue and Old Orchard Road), in the amount of \$350,697.00 from the \$1 million dollar appropriation from the undesignated fund balance with a remaining balance of \$786,600.

Chair: Shawn O'Neill

### **AGENDA ITEM #8178**

**Discussion with Action:** Authorize the Town Manager to enter into a contract with the Greater Portland Council of Governments (GPCOG) for Cloud Software and Professional Services provided by STR Enforcement LLC for short term rental property monitoring for a fee of \$20,000 annually, effective July 1, 2024 through June 30, 2025, funded through the FY 25 proposed Municipal Operating Budget, account number 20102-50310 Town Manager Service Contracts, with a proposed balance of \$33,275.

Chair: Shawn O'Neill

**AGENDA ITEM #8179**

**Discussion with Action:** Renew the liquor license for Birdies Grill and Tavern, Rebecca Allen, (208-1-6), 168 Saco Ave, m-s-v in a Class A restaurant.

Chair: Shawn O'Neill

**AGENDA ITEM #8180**

**Discussion with Action: Consider the Following:**

**FY 2025 Municipal Operating Budget Appropriation** in the amount of \$23,779,829

**FY 2025 Capital Improvement Budget Appropriation** in the amount of \$3,215,000

**FY 2025 Non-Property Tax Revenue Appropriation** in the amount of \$6,567,800

**FY 2025 Appropriation of \$500,000 from the Unassigned Fund Balance and \$500,000.00 from the Rescue Fees Billing Fund; for the purpose of reducing the FY2025 Property Tax Commitment.**

Authorizing the Finance Director to set the Percentage Rate for the FY 2025 tax bill to be used for operation and maintenance of the Wastewater

*-continued on next page -*

Treatment Plant and sewer infrastructure, after approval of the FY 2025 Budget.

Authorizing and directing the Assessor to prepare a perfect list of all taxes of the municipality and to commit the same to the Tax Collector.

Authorizing and directing the Tax Collector and Treasurer, pursuant to 36 M.R.S.A., Section 906, to apply any tax payment received from an individual as payment for any property tax against outstanding or delinquent taxes due on said property in chronological order beginning with the oldest unpaid tax bill provided. However, that no such payment may be applied to any tax for which an abatement application or appeal is pending unless approved in writing by the taxpayer.

Setting Property Tax due dates of **September 17th, 2024** and **March 17th, 2025** for the FY 2025 property taxes.

Setting interest rate of **8.5%** for delinquent property taxes.

Authorizing the Tax Collector and Treasurer to accept prepayments of taxes before commitment at an interest rate of 0%, pursuant to 36 M.R.S.A, Section 506.

Chair: Shawn O'Neill

**ADJOURNMENT**

Chair: Shawn O'Neill