



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

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# **Regular Town Council Meeting Minutes**

*May 6, 2025*

I, Tim Fleury, Secretary to the Town Council of Old Orchard Beach, Maine, do hereby certify that the foregoing document consisting of 19 pages is a copy of the original minutes from the regular meeting of the Old Orchard Beach Town Council held on 5/6/2025.

Prepared By:	Tim Fleury
Approved By:	Old Orchard Beach Town Council
Approval Date:	5/20/2025

Respectfully  
Submitted,

Tim Fleury  
*Town Council*  
*Secretary*



## Town Council - Meeting Agenda

**May 6<sup>th</sup>, 2025 @ 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 were present:

Vice Chairman Kenneth Blow	Diana Asanza, Town Manager
V. Louise Reid, Councilor	Tim Fleury, Town Council Secretary
Connor Rague, Councilor	
Michael Tousignant, Councilor	

Chairman O'Neill had an excused absence.

### **ACKNOWLEDGEMENTS:**

**Councilor Rague read a statement on the tragic passing of Lieutenant Shannon Haley from the Scarborough Fire Department.**

### **GOOD & WELFARE:**

### **ACCEPTANCE OF MINUTES:**

Approve the minutes from the 4/15/2025 Regular Town Council meeting and the 4/29/2025 and 5/1/2025 Budget Workshops.

Chair: Shawn O'Neill

Motion to accept: Councilor Reid

Second: Councilor Rague

Vote: 4-0

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

Michael Coulter, (306-2-3-7), 5 Kinney Avenue #203, one (1) year-round short-term rental.

Christopher Palmeiro and Beth Stefanchik, (320-11-3), 9 West Tioga Avenue, one (1) year-round short-term rental.

Julia McBride, Sheila's General Store, (302-7-11), 178 East Grand Avenue, victualer with prep and alcohol.

Lady Lorena Marquez Adaime, Tostones Café, (205-15-1), 2 Cascade Road, victualer with prep and alcohol.

Steve and Dennis Ward, (210-2-6-12), 18 Smithwheel Road #12, one (1) year-round rental.

Nicholas and Patricia Petrizzi, (304-1-7), 63 East Grand Avenue, one (1) seasonal short-term rental.

Terry and Michelle O'Callaghan, (315-10-1-2), 47 Seaview Avenue, one (1) year – round short-term rental.

Lawrence and Janet Nay, (320-11-9), 42 Free Street, one (1) seasonal short-term rental.

Debra Girard, (206-14-2), 34 Fern Park Avenue, one (1) year-round rental.

DURP LLC, Scott Durepo, (313-2-11-5), 3 Bay Avenue #24, one (1) year-round rental.

James and Sandra Fitzsimmons, (310-4-1), 4 Carl Smith Street, one (1) year-round short-term rental.

Chair: Shawn O'Neill

**Vice Chair Blow opened the hearing at 6:33 pm**

**Motion to accept: Councilor Tousignant**

**Second: Councilor Reid**

**Vote: 4-0**

**Vice Chair Blow closed the hearing at 6:34 pm**

## **PUBLIC HEARING – SPECIAL AMUSEMENT PERMITS & APPROVALS:**

Cameron and Christina Langlois, Big Bites Big Shots Inc., (307-3-1), 8 West Grand Avenue, dancing, live entertainment, live music, 11 am through 1 am, inside and outside, Sunday through Saturday. (same as last year).

Chair: Shawn O'Neill

**Vice Chair Blow opened the hearing at: 6:34 pm**

**Motion to accept: Councilor Reid**

**Second: Councilor Rague**

**Vote: 4-0**

**Vice Chair Blow closed the hearing at: 6:35 pm**

## **TOWN MANAGER REPORT**

**NEW BUSINESS:**

**AGENDA ITEM #8761**

**Discussion with Action:** Act on Warrant and Notice of Election calling a Regional School Unit No. 23 Budget Validation Referendum on June 10th, 2025.

Chair: Shawn O'Neill

RSU #23 will be holding their Budget Validation Referendum election on June 10<sup>th</sup>, 2025.

Motion to accept: Councilor Rague

Second: Councilor Tousignant

Vote: 4-0

## **AGENDA ITEM #8762**

**Discussion with Action:** Approve the quote from Xylem Water Solutions USA, Inc. in the amount of \$12,352.80 for a Flygt Model NP-3102.070 four inch submersible pump from account number 30181-50551 Sewer Reserve Expense with a balance of \$1,083,312.49.

Chair: Shawn O'Neill

The yard drain pump at the Wastewater Facility has failed and a portable pump has been brought in until this new pump can be installed.

Motion to accept: Councilor Tousignant

Second: Councilor Reid

Vote: 4-0



## **AGENDA ITEM #8763**

**Discussion with Action:** Approve the quote from Thyng paving in the amount of \$8,000 for the paving of the Harmon Museum parking area from account number 51002-50910 Historical Society Building Improvements with a balance of \$153,530.08.

Chair: Shawn O'Neill

This item is part of the CIP budget for the Harmon Museum. Thyng paving is in Town performing paving work for two other projects and the Town will save on mobilization costs by performing the work at this time. This project includes paving the driveway and the front and rear walkways.

Motion to accept: Councilor Tousignant

Second: Councilor Rague

Vote: 4-0

## **AGENDA ITEM #8764**

**Discussion with Action:** To approve the estimate from Kevin Lessard & Sons, LLC to purchase of 12 spot light set ups for the light poles at the train station in the amount of \$5,260.82 from account number 20151-50511 Public Works Grounds Maintenance with a balance of \$10,724.84.

Chair: Shawn O'Neill

The Police Department has been working to improve public safety at the train station, and this is to add spotlights to 6 light poles at the train station to illuminate the area. (These are the same spotlights that were installed on the downtown light poles).

**Motion to accept: Councilor Rague**

**Second: Councilor Reid**

**Vote: 4-0**

## **AGENDA ITEM #8765**

**Discussion with Action:** Approve the quote from Abbott's Power Equipment in the amount of \$21,907.00 for the purchase of a Polaris Ranger Crew SP 570 for the Public Works Department from account #50002-50835 Public Works Vehicles Expense CIP with a balance of \$31,397.60.

Chair: Shawn O'Neill

This request is included in the proposed FY 2026 capital budget. However, there are available funds in the FY 25 Public Works Equipment Capital Fund that can be used to purchase this equipment now and reduce the FY 26 capital budget request.

**Motion to accept: Councilor Rague**

**Second: Councilor Reid**

**Vote: 4-0**

## AGENDA ITEM #8766

**Discussion with Action:** To award the 30 year contract to ECO ME for Recycling Services, effective July 1, 2026 through June 30, 2056, at \$130.00 per ton of recyclable material, commencing July 1, 2026 at which time and annually thereafter, the per ton fee shall be adjusted by the percentage increase, if any, in the CPI-U Northeast B, compared to the previous year, and no single annual adjustment will exceed 7% in the first five-year period of the agreement. After five years the CPI-U Northeast B will apply regardless of percentage; from account number 20163- 50340 with a proposed FY 26 budget of \$365,000.00

Chair: Shawn O'Neill

**Town Manager Asanza** - The Town went out to bid last fall through the Tri-County Municipal Solid Waste and Recycling Consortium. We received three bids for MSW, and Recycling services from Casella, Eco Maine and Waste Management. The Town Manager has been working with Councilor Blow on the contract negotiations for the Town, and with his extensive experience and knowledge in MSW and recycling disposal, we have negotiated favorable contracts for both MSW and Recycling services. Currently the Town has a contract with Casella for MSW which was a 12 1/2-year contract, and with EcoMaine for Recycling which was a 3-year contract, both expire June 30, 2025.

Included in the agenda this evening is the renewal contract for recycling disposal with EcoMaine (I am still waiting for Casella's contract), for a 30 year contract starting at \$130.00 per ton, with an annual increase adjusted by the % increase if any, in the CPI-U Northeast, with a cap of 7% in the first 5 years, and after that it will be the actual CIP increase. Looking at the past 5 years of increases for EcoMaine, the average increase is 3.6% per year, and over 15 years it was approximately 2.5%.

Councilor Rague – is it typical to have 30-year contracts with recycling? Town Manager Asanza – yes, and there are provisions to allow renegotiations

**Motion to accept: Councilor Rague**

**Second: Councilor Reid**

**Vote: 4-0**

## **AGENDA ITEM #8767**

**Discussion with Action:** Renew the liquor license for Marjorie Charles, OOB Maine Lobsters, Johnny Shucks Maine Lobster, (205-5-5), 16 Old Orchard Street, m-s-v in a restaurant.

Chair: Shawn O'Neill

**Motion to accept: Councilor Rague**

**Second: Councilor Tousignant**

**Vote: 4-0**

## **AGENDA ITEM #8768**

**Discussion with Action:** Renew the liquor license for Big Bites Big Shots, Inc., Cameron and Christian Langlois, Big Bites Big Shots, (307-3-1), 8 West Grand Avenue, m-s-v in a lounge.

Chair: Shawn O'Neill

Motion to accept: Councilor Reid

Second: Councilor Tousignant

Vote: 4-0

## **AGENDA ITEM #8769**

**Discussion with Action:** Set the Public Hearing date of May 20th, 2025 to amend the Code of Ordinances, Chapter 54, Traffic and Vehicles, Section 54-187, adding one handicap space on Atlantic Avenue, and no parking on Cascade Road, Portland Avenue and Ross Road.

Chair: Shawn O'Neill

This hearing will be for the addition of handicap parking at the beach front on Atlantic Avenue where there are currently 11 parking spaces. This will also look to establish no parking on Cascade, Portland, and Ross Road. This was a recommendation from Public Safety on people parking on the main arteries in Town.

Motion to accept: Councilor Tousignant

Second: Councilor Rague

Vote: 4-0



## **AGENDA ITEM #8770**

**Discussion with Action:** Set the Public Hearing date of May 20th, 2025 to amend the Code of Ordinances, Chapter 42, Parks and Recreation, Section 42-256, Required, by allowing events at the Ballpark to be administratively approved.

Chair: Shawn O'Neill

**Town Manager Asanza:** This section of the ordinance is under Special Events Division 5, and it was developed when there was a concern about having a volunteer group like the Ballpark Commission sign contracts or agreements for large groups or events at the Ballpark. Now that the Recreation Department is managing and overseeing the Ballpark, this change will streamline the Ballpark event approval process to allow administrative approval. However, the ordinance still reserves the right for the Town Council to place a special event application on the agenda if they choose.

Motion to accept: Councilor Tousignant

Second: Councilor Reid

Vote: 4-0

## **AGENDA ITEM #8771**

**Discussion with Action:** Set the Public Hearing date of May 20th, 2025 to amend the Code of Ordinances, Chapter 54, Section 54-187, Restrictions and Prohibitions, by allowing for two free 30-minute parking spaces in front of 49 East Grand Avenue, MBLU 305-4-3.

Chair: Shawn O'Neill

This hearing will be to add two 30-minute free parking spaces in front of 49 East Grand Avenue.

Motion to accept: Councilor Tousignant

Second: Councilor Rague

Vote: 4-0

## **AGENDA ITEM #8772**

**Discussion with Action:** Approve & certify the information on the Annual Report April 1, 2024 through March 31, 2025 for the Affordable Housing Tax Increment Financing District relative to the public purpose of the affordable housing district as reported by The Pines at Ocean Park and Milliken Heights TIF Districts.

Chair: Shawn O'Neill

This agenda item is the yearly requirement to submit to the state for the two Affordable Housing TIF Districts within Old Orchard Beach. This report certifies that the public purpose of the affordable housing districts are being met.

Motion to accept: Councilor Tousignant

Second: Councilor Rague

Vote: 4-0

## **ADJOURNMENT**

Chair: Shawn O'Neill

**Motion to adjourn at 6:51pm: Councilor Reid**

**Second: Councilor Rague**

**Vote: 4-0**