



Town of Old Orchard Beach
Office of the Town Manager

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www.oobmaine.com/town-council

Regular Town Council Meeting Minutes

June 3rd, 2025

I, Tim Fleury, Secretary to the Town Council of Old Orchard Beach, Maine, do hereby certify that the foregoing document consisting of 20 pages is a copy of the original minutes from the regular meeting of the Old Orchard Beach Town Council held on 6/3/2025.

Prepared By:	Tim Fleury
Approved By:	Old Orchard Beach Town Council
Approval Date:	6/17/2025

Respectfully
Submitted,

Tim Fleury
Town Council
Secretary



Town Council - Meeting Agenda

June 3rd, 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: Tim Fleury called roll. The following were present:

Chairman Shawn O'Neill

Diana Asanza, Town Manager

Tim Fleury, Town Council Secretary

V. Louise Reid, Councilor

Connor Rague, Councilor

Michael Tousignant, Councilor

Vice Chairman Blow has an excused absence.

ACKNOWLEDGEMENTS:

GOOD & WELFARE:

PRESENTATION:

ACCEPTANCE OF MINUTES:

Accept the minutes from the 5/20/2025 Regular Town Council Meeting; and the 5/21/2025 and 5/28/2025 Town Council Budget Workshops.

Chair: Shawn O'Neill

Motion to accept: Councilor Tousignant

Second: Councilor Rague

Vote: 4-0

PUBLIC HEARING – LIQUOR LICENSE & APPROVALS:

Adaime and Rea LLC, Lady Lorena Marquez Adaime and Mauren Rocio Adaime Ramirez, Tostones Café, (205-15-1), 2 Cascade Road, m-s-v in a restaurant.

Chair: Shawn O'Neill

Chairman O'Neill opened the hearing at: 6:33 pm

Motion to accept: Councilor Tousignant

Second: Councilor Reid

Vote: 4-0

Chairman O'Neill closed the hearing at: 6:33 pm

PUBLIC HEARING – BUSINESS LICENSE & APPROVALS:

Nina Farley and Steffen Lizier, (311-12-10), 31 Linden Avenue, one (1) year-round short-term rental.

Paula Shorewood, (320-7-1), 37 Oceana Avenue, one (1) year-round short-term rental.

Brian Drolet, Margaret Maclin, Lisa and Russel Denner, (324-11-4), 7 Weymouth Avenue, one (1) year-round short-term rental.

Ryan and Bridget Cassidy, (314-5-4), 77 Park Avenue, one (1) year-round short-term rental.

Thomas Smith, (316-6-1), 14 Odena Avenue, one (1) seasonal short-term rental.

Peter Beyeler, (205-19-24-4), 2 Foote Street Unit #4, one (1) year-round short-term rental.

KB on the Rocks LLC, Kurt Lehmann, (306-2-3-6), 5 Kinney Avenue Unit # 202, one (1) year-round short-term rental.

Paul Vose LLC, Paul Vose, (105A-1-C5), 13 Magnolia Drive, one (1) year-round rental.

Paul Vose LLC, Paul Vose, (105A-1-C18), 12 Magnolia Drive, one (1) year-round rental.

Christopher and Natalka Mooney, (311-15-10), 6 Prospect Street, two (2) year-round rentals.

Salty Seal LLC, Charles Chehebar, (206-31-7), 35 Old Orchard Street Suite B, victualers with prep and no alcohol.

Chair: Shawn O'Neill

Chairman O'Neill opened the hearing at: 6:35 pm

Pawel Binczyk- Fisher and Phillips – represent applicant Paul Vose LLC – attorney Binczyk presented 3 affidavits to the Council – Chairman O'Neill – informed the attorney that the Town will table the licenses until the August 19th meeting – Councilor Tousignant – confirmed that Bernstein Shur notified applicant's attorney that the licenses will be tabled –

Harold Dyer – 16 Magnolia – met April 1st with Council – license was rejected 5-0 at that time – told license would not be up for another year – concern for safety of neighborhood with parking and snow removal in winter – Chairman O'Neill – misspoke about year, refers to ordinance and not licenses – Town attorney advised Town to table licenses until litigation has completed

Susan Talbban – 18 Magnolia – asked if affidavits are public records – Attorney Binczyk addressed the affidavits and offered them to the concerned residents

Attorney Binczyk – offered to have a conversation with residents in neighborhood to address any issues

Tim Swensen – developer of Magnolia Way – residents are very concerned, and he is concerned about attorney's comments that are totally false – Mr. Swensen addressed a question directly to the Attorney and Attorney Binczyk deferred to the Council

Eric Wolstead – 7 Magnolia – traffic is caseworkers, transports, pharmacy, etc.

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**Motion to accept all licenses excluding the Paul Vose licenses: Councilor
Tousignant**

Second: Councilor Rague

Vote: 4-0

Motion to table PV licenses until 8/19/2025: Councilor Rague

Second: Councilor Reid

Vote: 4-0

Chairman O'Neill closed the hearing at: 6:50 pm

PUBLIC HEARING – SPECIAL AMUSEMENT PERMITS & APPROVALS:

Rebecca Allen, Birdies Grill and Tavern, (208-1-6), 168 Saco Avenue, live music inside, Sunday through Saturday, 6pm to 10pm (last year 12pm to 10pm).

James Albert, Dmitri Inc., Jimmy the Greeks, (211-9-1), 215 Saco Avenue, live music/comedy, inside and outside, Sunday through Saturday, 12pm to 12am (no change from last year).

Chair: Shawn O'Neill

Chairman O'Neill opened the hearing at: 6:51 pm

Motion to accept: Councilor Rague

Second: Councilor Reid

Vote: 4-0

Chairman O'Neill closed the hearing at: 6:51 pm

TOWN MANAGER REPORT

Councilor Tousignant – does not include the schools – Town Manager Asanza – schools or county tax – Councilor Tousignant – want to make sure public knows that the school budget is voted on June 10th, is not under Council control – Town Manager Asanza – total budget is \$42m – Councilor Tousignant – large budget increases for such a small town over the last 18 years – encouraged residents to come out and vote

NEW BUSINESS:

AGENDA ITEM #8783

Discussion with Action: Shall the Town 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 item 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 the Police Chief to improve public safety from people parking on the main arteries in Town.

Motion to approve: Councilor Tousignant

Second: Councilor Rague

Vote: 4-0

AGENDA ITEM #8784

Discussion with Action: Shall the Town 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

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 approve: Councilor Rague

Second: Councilor Reid

Vote: 4-0

AGENDA ITEM #8785

Discussion with Action: Shall the Town 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 item will be to add two 30-minute free parking spaces in front of 49 East Grand Avenue.

Neil Weinstein – asked to move them closer to downtown area – closer to 45/47 East Grand Avenue – Council discussed and agreed to move spaces back to 47 -

Motion to amend to 2 spaces in front of 47 East Grand, (305-4-4): Councilor Rague

Second: Councilor Tousignant

Vote: 4-0

Motion to accept as amended: Councilor Rague

Second: Councilor Reid

Vote 4-0

AGENDA ITEM #8786

Discussion with Action: Approve the quote from Setronics Security Integrators in the amount of \$10,477.00 for the purchase and installation of an IP Multisensor Dome Camera from account number 52002 – 50865 CIP Police Department Security Cameras with a balance of \$10,741.00.

Chair: Shawn O'Neill

The camera will be added to the Town's surveillance camera system and integrated into the police department security camera system allowing increased surveillance at strategic locations throughout the downtown area. Similar cameras have proven to be invaluable to providing increased security through the town specifically at major roadway arteries leading into and out of town.

Motion to approve: Councilor Tousignant

Second: Councilor Rague

Vote: 4-0

AGENDA ITEM #8787

Discussion with Action: Consider the Following:

FY 2026 Municipal Operating Budget Appropriation in the amount of \$25,730,860

FY 2026 Capital Improvement Budget Appropriation in the amount of ~~\$3,436,559~~ **\$3,418,059**

FY 2026 Non-Property Tax Revenue Appropriation in the amount of \$6,943,300

FY 2026 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 FY2026 Property Tax Commitment.

Authorizing the Finance Director to set the Percentage Rate for the FY 2026 tax bill to be used for operation and maintenance of the Wastewater Treatment Plant and sewer infrastructure, after approval of the FY 2026 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 24, 2025, and March 17, 2026, for the FY 2026 property taxes.

Setting interest rate of 7.5% 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

Motion to amend item on second line \$3,436,559 to read \$3,418,059: Councilor Rague
Second: Councilor Reid
Vote: 4-0

Motion to approve: Councilor Rague
Second: Councilor Reid

Councilor O'Neill – collaborative effort between department heads, town manager, finance director, and Council – difficult task to finalize the budget – Councilor O'Neill thanked all for their time and effort. Councilor Rague – seconded the thank you. Town is in good hands based on the audit presented earlier – less tax revenue has been used to reach these numbers. Councilor Tousignant and Reid echoed the thanks.

Vote: 4-0

AGENDA #8788

Discussion with Action: To approve the use of up to \$1,000,000 from the Unassigned Fund Balance to be used specifically for Capital Infrastructure Emergency Improvements. In the event funding is not used, the funds will remain in the town's Unassigned Fund Balance.

Chair: Shawn O'Neill

This was a recommendation of the Council for emergency infrastructure improvements in FY 26.

Motion to approve: Councilor Tousignant

Town Manager Asanza – discussed by Council during CIP Infrastructure discussions, funds pulled from planned projects for emergency repairs, this funding will allow repairs to be made without touching planned CIP projects – Councilor Rague – uncovering unforeseen items were pulling funding from planned projects.

Second: Councilor Reid

Vote: 4-0

AGENDA ITEM #8789

Discussion with Action: Approve the Special Event Permit for the Eastern Trail Alliance to hold their Lighthouse Ride on Saturday, September 13, 2025, from 7 a.m. to 3 p.m. Water stop will be on Ocean Park property. The parking spaces adjacent to the Gazebo will be roped off for the bicycles, and due to the Car Show the same day, they will be traveling down West Grand Avenue instead of First Street. Insurance, listing the Town of Old Orchard Beach as additionally insured, to be provided at least one month prior to the event.

Chair: Shawn O'Neill

Motion to approve: Councilor Rague

Second: Councilor Reid

Vote: 4-0

AGENDA ITEM #8790

Discussion with Action: Approve the Special Event Permit Application for MAPS to hold their annual Breakaway 5K Road Race on Saturday, August 16, 2025, 6:00a.m. to 10a.m. The race starts in the Milliken Street parking lot. Permission to set up a tent on the grass area by the restrooms at the Milliken Street Municipal Parking Lot for pre-registered runners to pick up their race packets on Friday, August 15th, and Saturday, August 16th. The race will end at The Brunswick. Insurance, listing the Town of Old Orchard Beach as additionally insured, to be provided to the Town Clerk's Office at least two weeks prior to the event.

Chair: Shawn O'Neill

Motion to approve: Councilor Reid
Second: Councilor Rague
Vote: 4-0

AGENDA ITEM #8791

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

Chair: Shawn O'Neill

Motion to approve: Councilor Rague
Second: Councilor Tousignant
Vote: 4-0

AGENDA ITEM #8792

Discussion with Action: Renew the liquor license for James Albert, Dimitri Inc., Jimmy the Greeks, (211-9-1), 215 Saco Avenue, m-s-v in a restaurant/lounge.

Chair: Shawn O'Neill

Motion to approve: Councilor Tousignant

Second: Councilor Reid

Vote: 4-0

AGENDA ITEM #8793

Discussion with Action: Approve the Pole Permit request from Private Power Services to install six poles on Portland Avenue near the Scarborough Town Line, CMP DOT #10301168914.

Chair: Shawn O'Neill

Motion to approve: Councilor Tousignant
Second: Councilor Rague
Vote: 4-0

AGENDA ITEM #8794

Discussion with Action: Re-Appoint Jordan Miles as Treasurer-Finance Director, with a two-year contract effective June 1, 2025, through May 31, 2027, and an annual salary of \$99,932.56 through June 30, 2025 and thereafter according to the FY 26 and FY 27 non-union salary proposal.

Chair: Shawn O'Neill

Motion to approve: Councilor Tousignant

Second: Councilor Reid

Vote: 4-0

ADJOURNMENT

Nancy Frisco – When do we vote on a raise for the PD? Police officers should be entitled to a home in town. Meters should be free on Sundays.

Councilor Tousignant – when we eliminated the Ballpark review item, should we disband the Ballpark Commission? Asked Town Manager Asanza to look into it. Special event permits that go on yearly, can they be administrator approved?

Chair: Shawn O'Neill

Motion to adjourn @ 7:32 pm: Councilor Tousignant

Second: Councilor Reid

Vote: 4-0