



## Town Council - Meeting Agenda

**July 15<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:**

### **ACKNOWLEDGEMENTS:**

### **GOOD & WELFARE:**

### **PRESENTATION:**

### **ACCEPTANCE OF MINUTES:**

Accept the minutes from the 6/17/2025 Regular Town Council Meeting and the 7/7/2025 Executive Session.

Chair: Shawn O'Neill

## **PUBLIC HEARING – LIQUOR LICENSE & APPROVALS:**

Kenia Tovar, Patron's Mexican Restaurant, (206-27-13), 8 Heath Street, m-s-v in a restaurant.

Chair: Shawn O'Neill

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

Philip and Deborah Gosler, (311-20-1), 44 Evergreen Avenue, one (1) year-round short-term rental.

Lawrence Ethan Constantin, (105A-1-39), 16 Wild Dunes Way, one (1) year-round short-term rental.

Kathleen and Keith Nett, (315-6-7-5), 22 Odessa Avenue Unit #5, one (1) year-round rental.

Paul Vose LLC, Paul Vose, (103-1-407), 14 Casey Lane, one (1) year-round rental.

Sunset Suites LLC, (206-27-6), 6 Sunset Drive, twelve (12) seasonal short-term rentals.

Sarith Meas, (304-1-2-7), 1 Walnut Street Unit #7, one (1) seasonal short-term rental.

Michael and Stacey Riley, (309-9-6), 21 Fort Hill Avenue, one (1) seasonal short-term rental.

David and Nikki Bennet, (316-8-1-3), 9 Ocean Avenue Unit #3, one (1) year-round short-term rental.

Griffin Libby, (309-9-1-19), 7 Heath Street Unit #19, one (1) seasonal rental.

Patricia and Thomas Pittman, (311-11-1), 35 Fifteenth Street, one (1) year-round short-term rental.

Helen Wechsler, (321-12-8), 10 Colby Avenue, one (1) year-round rental.

31 Foote Street LLC, Tammy and Troy Mahoney, (205-12-8), 31 Foote Street, one (1) year-round short-term rental.

Victor Shymanskyi, (320-11-5), 15 West Tioga Avenue, one (1) year-round short-term rental.

Crimson Moon LLC, Joe Rousseau, (305-3-6), 35 East Grand Avenue, twenty-four (24) motel year-round rentals.

Hails Nails LLC, Hailey Walls, (107-3-1-G1), 1 Granny Smith Court, personal services.

Primordial Bodyworks LLC, Sydney Coolong, (107-3-1-G1), 1 Granny Smith Court, massage therapist.

C. Rose Wellness LLC, Corinna Myers, (107-3-1-G1), 1 Granny Smith Court, personal services, combined massage establishment/massage therapist.

Glow Garden Studio LLC, Sonia Potthoff, (107-3-1-G1), 1 Granny Smith Court, personal services.

Olivia Prime, (107-3-1-G1), 1 Granny Smith Court, personal services.

Chelsie Mitch, (107-3-1-G1), 1 Granny Smith Court, personal services, massage therapist.

Kenia Tovar, Patron's Mexican Restaurant, (206-27-13), 8 Heath Street, victualers with prep and alcohol.

Chair: Shawn O'Neill

## **PUBLIC HEARING – ADULT USE CANNABIS LICENSE:**

PUBLIC HEARING: Shall the Town Council consider an Adult Use Marijuana Store Business License Application from Theory Wellness of Maine 4 LLC, Brandon Pollock, (210-10-2), 11 Ocean Park Road, Adult Use Marijuana Store License.

Chair: Shawn O'Neill

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

Kenia Tovar, Patron's Mexican Restaurant, (206-27-13), 8 Heath Street, DJ, live music, Sun-Sat, Oct-Apr 11am-9pm, May-Sept 11am-1am. (last year 12:00pm stop time).

Chair: Shawn O'Neill

## **TOWN MANAGER REPORT**

### **NEW BUSINESS:**

#### **AGENDA ITEM #8804**

**Discussion with Action:** Shall the Town Council Repeal and Replace the General Assistance Ordinance, last amended January 17th, 2017.

Chair: Shawn O'Neill

### **AGENDA ITEM #8805**

**Discussion with Action:** Award the Harmon Museum Siding Replacement RFP to Port 2 Port Construction in the amount of \$56,750 from account #51002-50910 Historical Society CIP with a balance of \$145,5360.

Chair: Shawn O'Neill

### **AGENDA ITEM #8806**

**Discussion with Action:** Shall the Town Council approve Order # 2025-2, entitled, "Order to Authorize Lease Purchase of One (1) new 2025 Multihog CX II Trackless Sidewalk Tractor and attachments in the Principal Amount of \$238,855".

Chair: Shawn O'Neill

### **AGENDA ITEM #8807**

**Discussion with Action:** Approve the quote from Allied Equipment, LLC for the purchase of one (1) new 2025 Multihog CX MK II Trackless Sidewalk Tractor and attachments for \$238,855.00 to be funded by a tax-exempt lease purchase agreement through Androscoggin Bank, at 4.99% with annual payments for five (5) years in the amount of \$52,532.85 from account number #20197-50330 Lease Purchase Debt Service with a balance of \$765,606.

Chair: Shawn O'Neill

### **AGENDA ITEM #8808**

**Discussion with Action:** Approve the quote from Quirk Chevrolet in the amount of \$55,239.00, and the quote from 2 Way Communication Service, Inc. DBA NEVO in the amount of \$20,115.00, and the quote from Glacier Computer in the amount of \$6,018.40; for a total of \$81,372.40 for the purchase of a 2025 Chevrolet police cruiser and equipment from account number #52002-50849 Police Department Vehicle Expense CIP with a balance of \$111,659.

Chair: Shawn O'Neill

### **AGENDA ITEM #8809**

**Discussion with Action:** Approve the quote from Dirt Direct in the amount of \$6,000 for grinding of the Transfer Station brush pile from account number #20151-50310 Public Works Service Contracts with a balance of \$37,940.

Chair: Shawn O'Neill

### **AGENDA ITEM #8810**

**Discussion with Action:** Accept grant funds in the amount of \$50,000 from the Stephen and Tabitha King Foundation for the purchase of water rescue equipment and the funding of water rescue training for the Fire Department.

Chair: Shawn O'Neill

### **AGENDA ITEM #8811**

**Discussion with Action:** Appoint Erin Moriarty as an alternate to the Planning Board, term to expire 12/31/2027

Chair: Shawn O'Neill

### **AGENDA ITEM #8812**

**Discussion with Action:** To approve the agreement with Forerunner Industries, Inc to implement the Forerunner Community Resiliency Rating System Program in the amount of \$10,000.00 annually, from account number 20139-50310 Code Enforcement Service Contracts with a balance of \$11,500. The software program will provide tools to manage flood risk, and increase resilience, by providing a single dashboard with aggregate flood information to be used both internally and the public.

Chair: Shawn O'Neill

### **AGENDA ITEM #8813**

**Discussion with Action:** Approve the quote from Kevin Lessard and Sons Electric LLC in the amount of \$14,879.26 for the installation of a new light pole and light fixtures on Plymouth Drive from account #20151-50511 Public Works Ground Maintenance and Improvements with a balance of \$91,800.

Chair: Shawn O'Neill

### **AGENDA ITEM #8814**

**Discussion with Action:** Approve the quote from Keycode Media in the amount of \$5,548.00 to rewire the AV room from account number #20115-50450 Town Hall Building Repair and Maintenance with a balance of \$27,000.

Chair: Shawn O'Neill

### **AGENDA ITEM #8815**

**Discussion with Action:** To authorize the Town Manager to enter into a five (5) year agreement with RMI, of Holderness NH, for the Wastewater bio-solids disposal service. Terms include disposal fee of \$155.30 per ton, \$838.50 per haul, and rental fee of \$450 monthly for a 30-yard container from account number 20161- 50340, Wastewater Tipping/Disposal Expense with a balance of \$265,000.00.

Chair: Shawn O'Neill

### **ADJOURNMENT**

Chair: Shawn O'Neill