



## **Town Council - Meeting Agenda**

**Tuesday August 5<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:**

Chief John Gilboy – Presentation of Stork Pins

### **GOOD & WELFARE:**

### **PRESENTATION:**

### **ACCEPTANCE OF MINUTES:**

Accept the minutes of the 7/15/2025 Regular Town Council meeting.

Chair: Shawn O'Neill

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

Adamo Properties LLC, Jason Adamo, (103-1-406), 12 Casey Lane, one (1) year-round rental.

Adamo Properties LLC, Jason Adamo, (208-1-9-32), 22 Trinity Way, one (1) year-round short-term rental.

Tide and Grind LLC, Kassi McCauley, (306-5-1), 12 Old Orchard Street Unit D, victualers with prep and no alcohol.

Jacques and Michael Gani, (205-3-6), 40 Old Orchard Street, one (1) year-round short-term rental.

Ceseretti Family Living Trust, Mark and Karen Ceseretti, (323-8-12-1A), 47 Randall Avenue, one (1) year-round short-term rental.

Traci Lyn Bartow, (304-6-2-101), 72 East Grand Unit #101, one (1) year-round short-term rental.

Diana Mushel, (208-3-20), 183A Saco Avenue, one (1) year-round rental.

Victoria 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 units.

Chair: Shawn O'Neill

## **TOWN MANAGER REPORT**

### **NEW BUSINESS:**

#### **AGENDA ITEM #8817**

**Discussion with Action:** 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

#### **AGENDA ITEM #8818**

**Discussion with Action:** Accept a donation in the amount of \$5,000 from William Marshall for the installation of new light fixtures in the Veteran's Memorial Park.

Chair: Shawn O'Neill

#### **AGENDA ITEM #8819**

**Discussion with Action:** Appoint Zachary Heffernan, Code Enforcement Office/Deputy Assessor, as the Business License Administrator.

Chair: Shawn O'Neill

### **AGENDA ITEM #8820**

**Discussion with Action:** Confirm the appointment of Brynn Patenaude as Treasurer-Finance Director, with a two-year contract effective August 4, 2025 through August 3, 2027, and an annual salary of \$96,315.44 through June 30, 2026, and thereafter, may be increased according to the annual non-union wage adjustments.

Chair: Shawn O'Neill

### **AGENDA ITEM #8821**

**Discussion with Action:** To authorize the Town Manager to enter into an agreement with Atlantic Valuation Service, Scarborough, ME to supply assessing services to the Town, for the FY 26 Tax Commitment at an amount not to exceed \$10,000 from account number 20106-50300, Assessing Professional Services with a balance of \$76,500.00.

Chair: Shawn O'Neill

### **AGENDA ITEM #8822**

**Discussion with Action:** Approve the quote from A.C. Electric Corp. in the amount of \$42,574.38 for the repair of pumps # 1 and #2 at the West Grand Pump Station from account #30181-50551 Sewer Reserve Operating Equipment with a balance of \$1,082,359.69.

Chair: Shawn O'Neill

### **AGENDA ITEM #8823**

**Discussion with Action:** Approve the quote from Vortex Services in the amount of \$87,350.00 to repair the Mullen Avenue outfall and mark all outfalls from account #50002-50831 Stormwater Maintenance and Improvement CIP with a balance of \$570,127.35.

Chair: Shawn O'Neill

### **AGENDA ITEM #8824**

**Discussion with Action:** Approve the quote from Beauregard Equipment in the amount of \$10,900.30 to repair the New Holland beach rake from account #20151-50452 Public Works Operating Equipment Repair Expense with a balance of \$196,831.70.

Chair: Shawn O'Neill

### **AGENDA ITEM #8825**

**Discussion with Action:** Approve the quote from Municipal Pest Management Services in the amount of \$15,490 for annual weed control service on all public sidewalks, from account #20151-50511 Public Works Ground Maintenance/Improvements Expense with a balance of \$67,887.30.

Chair: Shawn O'Neill

### **AGENDA ITEM #8826**

**Discussion with Action:** Amend Appendix A—Schedule of License, Permit and Application Fees, by adding a \$50 application fee for Qualified Catering Permit.

Chair: Shawn O'Neill

### **AGENDA ITEM #8827**

**Discussion with Action:** Convey foreclosed property identified as 55 WASHINGTON AV, parcel number 00312-00007-00013 to owners of record MCMAHON, PATRICK & LORI, for the total amount of \$8508.18 in outstanding taxes and accumulated interest, due on the effective date of conveyance, including FY18, FY19, AND FY20, taxes, plus any legal costs incurred by the Town of Old Orchard Beach.

Chair: Shawn O'Neill

### **AGENDA ITEM #8828**

**Discussion with Action:** Convey foreclosed property identified as 7 MACINTOSH LN, parcel number 00107-00003-01-M7 to owners of record MATTHEW CARLE/HEIRS OF, for the total amount of \$26,587.92 in outstanding taxes and accumulated interest, due on the effective date of conveyance, including FY21, FY22, FY23, FY24, FY25 AND FY26 taxes, plus any legal costs incurred by the Town of Old Orchard Beach.

Chair: Shawn O'Neill

### **AGENDA ITEM #8829**

**Discussion with Action:** Approve the Special Event Permit for Kate Boyd to hold her wedding on the beach at the end of York Street on September 13th, 2025, set-up to takedown 9 a.m. to 2:30 p.m.

Chair: Shawn O'Neill

### **AGENDA ITEM #8830**

**Discussion with Action:** Approve the Special Event Permit for the Ocean Park Association to hold dance night at their Recreational Building on August 9th, 2025, by allowing a food truck on Colby Avenue, closing the street between Clover to West Grand for the event from 5 p.m. to 9 p.m. for pedestrian safety.

Chair: Shawn O'Neill

### **AGENDA ITEM #8831**

**Discussion with Action:** Approve the Special Event Permit application from New England Parkinson's Ride for the annual NE Parkinson's Ride starting at the Ballpark. Set-up is September 4th from 11 a.m. to 3 p.m.; event at the Ballpark September 5th from 4 p.m. to 9 p.m.; the ride is on Saturday, September 6th, 2025, from 5 a.m. to 5 p.m.; takedown by Monday, September 8th, 10 p.m.

Chair: Shawn O'Neill

### **AGENDA ITEM #8832**

**Discussion with Action:** Renew the liquor license for Surfs Up LLC, Michael Harris and Matt Wolf, Surf 6 Restaurant, (306-2-9), 2 Cortland Avenue, m-s-v in a restaurant.

Chair: Shawn O'Neill

### **AGENDA ITEM #8833**

**Discussion with Action:** Renew the liquor license for Big Daddy's Bar and Grill Inc., Guy Loranger, (307-3-4), 13 Old Orchard Street, m-s-v in a restaurant.

Chair: Shawn O'Neill

### **AGENDA ITEM #8834**

**Discussion with Action:** Set the public hearing date of August 19th, 2025, to amend the Code of Ordinances, Chapter 42, Parks and Recreation, Section 42-256, Required, by adding that bonfires on the beach are prohibited unless co-sponsored by the Town.

Chair: Shawn O'Neill



## **AGENDA ITEM #8835**

**Discussion with Action:** Set a public hearing date of August 19th, 2025, to amend the Code of Ordinances, Chapter 54, Traffic and Vehicles, Section 54-187, Restrictions and Prohibitions, Atlantic Avenue, by designating one handicap space in front of the VFW, 76 Atlantic Avenue, (MBLU 312-14-2).

Chair: Shawn O'Neill

## **ADJOURNMENT**

Chair: Shawn O'Neill