



Town Council - Meeting Agenda

September 16th, 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:

ACKNOWLEDGEMENTS:

GOOD & WELFARE:

PRESENTATION:

Patricia Quinn, Executive Director of NNEPRA

ACCEPTANCE OF MINUTES:

Accept the minutes of the 9/2/2025 Regular Town Council Meeting.

Chair: Shawn O'Neill

PUBLIC HEARING – BUSINESS LICENSE & APPROVALS:

John DeBurro, (319-5-4-2), 17 Tunis Avenue #2, one (1) year-round short-term rental.

Jacqueline DeFrancesco, (305-4-1-203), 1 Cleaves Street #203, one (1) seasonal short-term rental.

Belinda Lynch, (322-8-9), 44 Maine Avenue, one (1) year-round rental.

Clementino and Silvana Palmeriello, (310-7-3), 62 West Grand Avenue, one (1) year-round rental.

Hannah Millstine, (210-1-3), 16 Ocean Park Road, one (1) year-round rental.

Gregory Damon, (312-6-3), 28 Fern Avenue, one (1) year-round short-term rental.

Ann and Brian Miller, (202-2-3-3A), 207 East Grand Avenue #3A, one (1) year-round rental.

Patrick Surette, (201-1-8-3C), 219 East Grand Avenue #3C, one (1) year-round short-term rental.

Chair: Shawn O'Neill

PUBLIC HEARING – SPECIAL AMUSEMENT PERMITS & APPROVALS:

GFB Scottish Pub, LLC, (205-3-1), 32-34 Old Orchard Street, DJ, karaoke, live music, inside, 12:00pm to 12:00am, Sunday through Saturday. (no change)

Port Georgia LLC, Lazy Days Restaurant, (206-31-19), 4 First Street, live music, trivia, open mic, 3:00pm to 11:00pm inside, Sunday through Saturday. (3 pm to 10pm outside and inside last year)

Chair: Shawn O'Neill

TOWN MANAGER REPORT

NEW BUSINESS:

AGENDA ITEM #8864

Discussion with Action: Change Charles Backus to an alternate position on the Conservation Commission, term to expire 12/31/2025; and change Mary Pat Donnellon from an alternate position to a regular position, term to expire 12/31/2027.

Chair: Shawn O'Neill

AGENDA ITEM #8865

Discussion with Action: Re-appoint Patrick Surette as warden and Martha Conlan and Sandra Jones as Deputy Wardens, terms to expire 10/01/26.

Chair: Shawn O'Neill

AGENDA ITEM #8866

Discussion with Action: Approve the bid from Casco Bay Ford for a 2026 Ford F-350 in the amount of \$49,985.00 and approve the quote from Messer Truck and Van for the aluminum flatbed and plow in the amount of \$18,569.51 for a total of \$68,554.51, to be funded by a lease purchase agreement through Maine Community Bank Leasing at 4.94% with annual payments for five (5) years in the amount of \$15,063.95 from account number 20197-50330 Lease Purchase Debt Service with a balance of \$426,708.91.

Chair: Shawn O'Neill

Council Information

Department: Wastewater

Meeting date: September 26, 2025

Subject: Flatbed Pickup purchase/lease

Commentary: In the FY26 budget development the council approved the purchase of a pickup with flatbed and plow. Bid requests were sent to Yankee Ford, Casco Bay Ford and Rowe Ford. Rowe Ford submitted a bid for an in stock 2025 Ford F-350 XLT while Casco Bay Ford submitted a bid for 2026 Ford F-350 XL that would need to be ordered. The vehicle will be expected to arrive in eight weeks. Separately a quote for \$18,569.51 for the flatbed and plow installed was submitted by Messer Truck and Van.

Information included: Bid on a 2026 F-350 XL from Casco Bay Ford for \$49,985.00, bid on a 2025 Ford F-350 XLT from Rowe Ford for \$54,012.14 and a quote from Messer Truck and Van for the flatbed and plow for \$18,569.51.

Recommendation: Approve the bid from Casco Bay Ford for \$49,985.00 and quote from Messer truck and Van for \$18,569.51 for a total of \$68,554.51.

Discussion with action:

Account #

Balance \$

Respectively submitted by,

Christopher White

Wastewater/Public Works Superintendent

Re: Bid Response

From Chris White <cwhite@oobmaine.com>
Date Mon 8/25/2025 12:18 PM
To Bob Berwick <bob@cascobayford.com>

Bob,

Is this truck on the lot or would it be ordered? 8 weeks out

Thanks

From: Bob Berwick <bob@cascobayford.com>
Sent: Monday, August 25, 2025 12:15 PM
To: Chris White <cwhite@oobmaine.com>
Subject: Bid Response

Hi Chris,

Please accept this as Casco Bay Ford's response to you request for Bids for a Ford F-350 four-wheel drive pick-up truck. Please see the attached specs for details. All specifications you provided are met or exceeded.

Vehicle proposed 2026 Ford F-350 4x4 regular cab.

Delivered price \$49,985.00

Please feel free to contact me if you have any questions.

Sincerely,

Bob.

Bob Berwick
Commercial Sales Manager

E: bob@cascobayford.com
P: (207) 846-5577
F: (207) 846-0518
DIRECT (207)295-7236
A: 1213 US Rt-1, Yarmouth, ME, 04096



CONFIDENTIALITY NOTICE: The contents of this email message and any attachments are intended solely for the addressee(s) and may contain confidential and/or privileged information and may be legally protected from disclosure. If you are not the intended recipient of this message or their agent, or if this message has been addressed to you in error, please immediately alert the sender by reply email and then delete this message and any attachments. If you are not the intended recipient, you are hereby notified that any use, dissemination, copying, or storage of this message or its attachments is strictly prohibited



Memories Start Here

Town Of Old Orchard Beach
1 Portland Ave, Old Orchard Beach, ME 04064
207.934.4416
cwhite@oobmaine.com
www.oobmaine.com

ATTN: Ford truck dealer

Hello,

The Town of Old Orchard Beach is accepting bids for a 2024 or 2025 Ford F-350 four-wheel drive regular cab truck. I've included a copy of the vehicle configuration summary as a guide. Bids will be accepted until August 26 at 3:00 pm. Bids can be submitted via email or US mail. Bids will be presented at the September 2 town council meeting. Please contact Chris White at (207) 934-4416 or cwhite@oobmaine.com.

Closing

Christopher White

OOB Wastewater Director

Configuration Summary

Vehicle Configuration 2

Vehicle Configuration^{S2}

Model	Super Duty
Bodystyle	Super Duty Pickup F350 Regular Cab
Engine	6.8L 2V DEVCT NA PFI V8 Gas Engine
Bodystyle	F-350
Mirrors	Manually telescoping/folding trailer tow with power/heated glass, heated convex spotter mirror, integrated clearance lamps /turn signals
Cab	Regular Cab
Tires	LT275/65Rx18E BSW A/S Tires
Rear Axle Ratio	3.73 Non-Limited Slip Axle Ratio
Drive	4X4
Material	Cloth 40/20/40 Split Bench with Center Armrest, Cupholder and Storage Seats
Rear Wheels	SRW
Secondary Color	Less Secondary Color
Packages	Power Equipment Group, Snow Plow Prep Package, 360-Degree Camera Package, Fixed 10,000 lb. GVWR Package
Wheels	18" Argent Painted Steel Wheels with Painted Hub Cover/Center Ornament
Series	XL
Body Paint	Oxford White
Options	Jack - 3 Ton Mechanical, Doorlocks with backlit switches, 29 Gallon Mid Ship, Daytime Running Lamps, Bumpers - front & rear, black painted, Pre-Collision Assist [®] with Automatic Emergency Brakeing (AEB), Grille - Black Painted, Tailgate -- removable with power lock, black handle, 190 Amp Alternator on Gas Engines and 250 Amp Alternator on Diesel Engines, Spare Tire, Wheel Carrier and Jack, Reverse Sensing System
Box Length	8' Box

Pricing Summary

Vehicles

Base MSRP ^{S1} per vehicle	\$49,395
Options ^{S4} and Accessories ^{S8}	\$1,500
Destination Charges ^{S17}	\$2,095
Total MSRP ^{S16} per vehicle	\$52,990
Quantity	1
Estimated Net Price	\$52,990

Subscriptions

All subscriptions	\$0/mo
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Options	8" LCD Capacitive Touchscreen with Swipe Capability, Air conditioning -- Single-Zone, Manual, Individual Tire Pressure Monitoring System (TPMS), Automated Emergency Braking (AEB) Removal, SecurILock® Passive Anti-Theft System, Cruise Control, Less Power Converter, Carpet Delete, 68AH 750 CCA grp65 AGM Battery
Audio	FordPass Connect™ 5G Wi-Fi Modem, SYNC® 4
Color	Medium Dark Slate
Wheelbase	142"
Transmission	TorqShift®-G Ten-Speed automatic with Selectable Drive
Radio Type	AM/FM Stereo with MP3 Player

Vehicle Technical Specifications *

Base Curb Weight	6228 lbs
GCWR	21000 lbs
GVWR	10900 lbs
Max Payload	4672 lbs
Seating Capacity	3 seats

*The specification data listed herein is estimated and provided solely for reference purposes. Please check with your local dealer for more precise data.

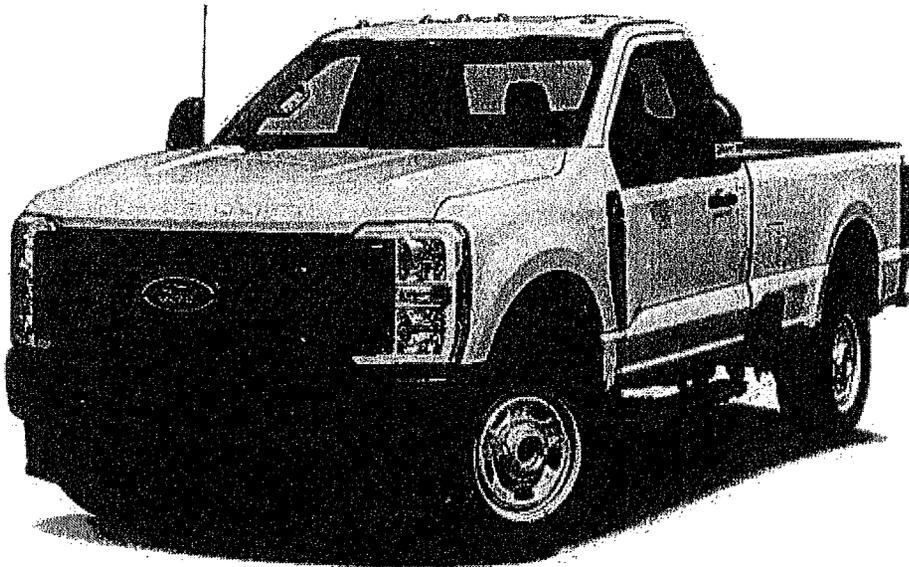
Subscriptions

Ford Pro™ Telematics Essentials ²	\$0/mo	Qty 1	Included
Ford Security Package	\$0/mo	Qty 1	Included

Prepared for: Chris White, Town Of Old Orchard Beach

2026 F-350 4x4 SD Regular Cab 8' box 142" WB SRW XL (F3B)

Price Level: 625



Client Proposal

Prepared by:

Bob Berwick

Office: 207-295-7238

Email: bob@CASCOBAYFORD.COM

Quote ID: 08252025-1

Date: 08/25/2025



Casco Bay Ford | 1213 Route 1, Yarmouth, Maine, 040966982

Office: 207-846-5577

Prepared for: Chris White

Town Of Old Orchard Beach

Prepared by: Bob Berwick

08/25/2025

Casco Bay Ford | 1213 Route 1 Yarmouth Maine | 040966982



2026 F-350 4x4 SD Regular Cab 8' box 142" WB SRW XL (F3B)

Price Level: 625 | Quote ID: 08252025-1

Chris White, Town Of Old Orchard Beach

Re: Quote ID 08252025-1 08/25/2025

Dear Chris,

Thank you very much for your interest in acquiring a vehicle from our dealership. We concur that your interest is well deserved. We hope that an outstanding product lineup and our dedication to customer service will enhance your ownership experience should you decide to buy a vehicle from us.

Attached, please find additional information that I hope will assist you in making a more informed decision. Please feel free to contact me at any time as I would truly appreciate the opportunity to be of service to you.

Sincerely,

Bob Berwick

Commercial /Fleet Sales Manager

207-295-7238

bob@CASCOBAYFORD.COM

Prepared for: Chris White

Town Of Old Orchard Beach

Prepared by: Bob Berwick

08/25/2025



Casco Bay Ford | 1213 Route 1 Yarmouth Maine | 040966982

2026 F-350 4x4 SD Regular Cab 8' box 142" WB SRW XL (F3B)

Price Level: 625 | Quote ID: 08252025-1

As Configured Vehicle (cont'd)

Code	Description	MSRP
Seats & Seat Trim		
1	Cloth 40/20/40 Split Bench Seat <i>Includes center armrest, cupholder, storage and driver's side manual lumbar.</i>	\$100.00
Other Options		
142WB	142" Wheelbase	STD
PAINT	Monotone Paint Application	STD
STDRD	Radio: AM/FM Stereo w/MP3 Player <i>Includes 4 speakers.</i>	Included
	<i>Includes:</i> - Ford Connectivity Package (1-Year Included) <i>Includes unlimited Wi-Fi hotspot. Included for one-year from warranty start date. Requires activation via Ford app with credit card authorization; customer may cancel at any time. Evolving technology/cellular networks/vehicle capability may limit functionality and prevent operation of connected features. Ford may temporarily slow data speeds if such data usage reaches or exceeds 50GB within a billing cycle or due to network limitations. If a customer uses more than 50% of their data usage in a roaming country during a 60-day period, Ford may remove or limit the customer's data plan.</i> - SYNC 4 <i>Includes 8" LCD capacitive touchscreen with swipe capability, wireless phone connection, cloud connected, AppLink with app catalog, 911 Assist, Apple CarPlay and Android Auto compatibility, and digital owner's manual.</i>	
473	Snow Plow Prep Package Requires 250 Amp Alternator (67E) or 410 Amp Dual Alternator (67B) when ordered with Upfitter Switches (66S) and 120V/400W Outlet (43C). <i>Includes computer selected springs for snowplow application and tailgate delete cap kit. Note: restrictions apply; see supplemental reference or body builders layout book for details. May result in deterioration of ride quality when vehicle is not equipped with snowplow. Dual battery (86M) recommended with 6.8L or 7.3L gasoline engines; see body builders layout book for details.</i>	\$350.00
874	360-Degree Camera Package <i>Includes wired auxiliary trailer camera compatibility.</i>	\$1,150.00
	<i>Includes:</i> - 360-Degree Camera <i>Includes picture in picture capability.</i> - BLIS w/Cross-Traffic Alert <i>Includes trailer coverage.</i> - LED Center High-Mounted Stop Lamp (CHMSL) Camera <i>Includes LED center high-mounted stop lamp (CHMSL).</i> - Rear Parking Sensors <i>Includes reverse brake assist.</i>	
96D	XL Driver Assist Package <i>Includes:</i> - Automatic High Beam - Pre-Collision Assist <i>Includes Automatic Emergency Braking (AEB) and forward collision warning.</i>	\$730.00

Prices and content availability as shown are subject to change and should be treated as estimates only. Actual base vehicle, package and option pricing may vary from this estimate because of special local pricing, availability or pricing adjustments not reflected in the dealer's computer system. See salesperson for the most current information.

Prepared for: Chris White

Town Of Old Orchard Beach

Prepared by: Bob Berwick

08/25/2025



Casco Bay Ford | 1213 Route 1 Yarmouth Maine | 040966982

2026 F-350 4x4 SD Regular Cab 8' box 142" WB SRW XL (F3B)

Price Level: 625 | Quote ID: 08252025-1

As Configured Vehicle (cont'd)

Code	Description	MSRP
86M	Dual AGM 68 AH Battery	\$210.00
67B	410 Amp Dual Alternators <i>Includes 250 Amp + 160 Amp.</i>	\$215.00
66S	Upfitter Switches (6) <i>Located in overhead console.</i>	\$250.00

Fleet Options

WARANT	Fleet Customer Powertrain Limited Warranty	N/C
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Requires valid FIN code.

Ford is increasing the 5-year 60,000-mile limited powertrain warranty to 5-years, 100,000 miles. Only Fleet purchasers with a valid Fleet Identification Number (FIN code) will receive the extended warranty. When the sale is entered into the sales reporting system with a sales type fleet along with a valid FIN code, the warranty extension will automatically be added to the vehicle. The extension will stay with the vehicle even if it is subsequently sold to a non-fleet customer before the expiration. This extension applies to both gas and diesel powertrains. Dealers can check for the warranty extension on eligible fleet vehicles in OASIS. Please refer to the Warranty and Policy Manual section 3.13.00 Gas Engine Commercial Warranty. This change will also be reflected in the printed Warranty Guided distributed with the purchase of every new vehicle.

Emissions

425	50-State Emissions System	STD
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Exterior Color

Z1_01	Oxford White	N/C
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Interior Color

1S_06	Medium Dark Slate w/Cloth 40/20/40 Split Bench Seat	N/C
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SUBTOTAL	\$52,775.00
Destination Charge	\$2,195.00
TOTAL	\$54,970.00

Prices and content availability as shown are subject to change and should be treated as estimates only. Actual base vehicle, package and option pricing may vary from this estimate because of special local pricing, availability or pricing adjustments not reflected in the dealer's computer system. See salesperson for the most current information.

F350 ROWE BID

From Lillian MacPherson <Imacpherson@roweford.com>

Date Mon 8/18/2025 2:03 PM

To Chris White <cwhite@oobmaine.com>

 2 attachments (2 MB)

OOB Pricing.pdf; OOB Sticker.pdf;

Good Afternoon Chris,

Attached is the window sticker and pricing for the in-stock truck that is the closest match to the truck spec you sent over. This one is missing the 360 camera and has the 410 Alternator versus the 190. It is an XLT versus a XL as well.

Lily MacPherson
Rowe Westbrook
Commercial Account Manager
(D) 207-856-7495
(C) 207-572-9830

Chris White
 1 Portland Ave
 Old Orchard Beach, ME 04064
 H: (207) 934-4416

Rowe Westbrook



Stock # 254440

2025 Ford Super Duty F-350 SRW, Body Type: Regular Cab Pickup
 Color: Oxford White, 6 Miles VIN:1FTRF3BA6SED64457

Cash

	Balance Due
\$0	\$54,012

MSRP/Retail	\$57,545.00
Rowe Discount	\$4,065.86
Selling Price	\$53,479.14
Doc Fee	\$499.00
Government Fees	\$34.00
Total Balance Due	\$54,012.14

Customer Signature

Date

Manager Signature

Date

Payment and terms quoted above are contingent upon approval of credit. The final terms of your loan may differ depending upon the actual terms of the financial institutions acceptance and are negotiable. I request that this offer be submitted to dealer for acceptance. I understand that all sales are contingent on credit approval by the financial institution. I certify that I am at least 18 years old.

IFD KTP-003215 ME 9-NORMAL, NB, 003215, SE061 16179

CERT CERT CERT TRD RAM FUMI FAMES BOON EXFI ROTADATI

029619 775/921 1FTRF3BA6 SED64457 NB

VEHICLE DESCRIPTION
SUPER DUTY
 2025 F350 SRW 4X4 REG CAB
 ALT 142" WB STYLESIDE
 6.8L DEVCT NA PFI V8 ENGINE
 10-SPEED AUTO TORQSHIFT-G

EXTERIOR
 OXFORD WHITE

INTERIOR
 MEDIUM DARK SLATE CLOTH

SE D64457

California Air Resources Board

Environmental Performance

These ratings are not directly comparable to the U.S. EPA/DOT light-duty vehicle label ratings. For information on how to compare, please see www.arb.ca.gov/ep_label.

Protect the environment. Choose vehicles with higher ratings:

Greenhouse Gas Rating (tailpipe only) **Smog Rating** (tailpipe only)

A+ Cleaner **D** Cleaner

STANDARD EQUIPMENT INCLUDED AT NO EXTRA CHARGE

EXTERIOR	INTERIOR	FUNCTIONAL	SAFETY/SECURITY
<ul style="list-style-type: none"> FOG LAMPS HEAD LAMPS - AUTO HIGH BEAM HEAD LAMPS - AUTOLAMP (ON/OFF) TOW HOOKS TRAILER BRAKE CONTROLLER TRAILER SWAY CONTROL TRAILER TOW MIRRORS 	<ul style="list-style-type: none"> 12V OUTLET 1 TOUCH UP/DOWN DR/PASS WIN AIR COND, MANUAL FRONT CLOTH SUN VISORS CLOTH SEATS W/8-WAY PWR DRV OUTSIDE TEMP DISPLAY PARTICULATE AIR FILTER POWER LOCKS AND WINDOWS STEERING/TILT/TELESCOPE CRUISE & AUDIO CONTROLS UPPER GLOVEBOX STORAGE 	<ul style="list-style-type: none"> FORDPASS™ CONNECT 60WIFI HOTSPOT TELEMATICS MODEM HILL START ASSIST MONO BEAM COIL SPRINGS FR SUSPENSION W/STAB BAR PRE-COLLISION ASSIST W/AEB REAR VIEW CAMERA REMOTE KEYLESS ENTRY SYNC®4 	<ul style="list-style-type: none"> ADVANCETRAC™ WITH RSC® AIRBAGS - SAFETY CANOPY® BELT-MINDER CHIME DRIVER/PASSENGER AIR BAGS SECURE PKG 1 YR INCLUDED SOS POST-CRASH ALERT SVCS™

INCLUDED ON THIS VEHICLE	(MSRP)	PRICE INFORMATION	(MSRP)
OPTIONAL EQUIPMENT/OTHER PREFERRED EQUIPMENT PKG.013A 10-SPEED AUTO TORQSHIFT-G LTZ75/79R18E BSW ALL TERRAIN 3.73 ELECTRONIC-LOCKING AXLE FRONT LICENSE PLATE BRACKET PLATFORM RUNNING BOARDS 11400# GVWR PACKAGE 50 STATE EMISSIONS BACKGLASS DEFOG SNOW PLOW PREP PACKAGE POWERSCOPE TRAILER TOW MIRROR ROOF CLEARANCE LIGHTS JACK UPFITTER SWITCHES 410 AMP DUAL ALTERNATOR TOUGH BED SPRAY IN BEDLINER DUAL BATTERY	NO CHARGE 295.00 430.00 NO CHARGE 320.00 NO CHARGE 60.00 250.00 280.00 95.00 230.00 115.00 695.00 210.00	BASE PRICE TOTAL OPTIONS/OTHER TOTAL VEHICLE & OPTIONS/OTHER DESTINATION & DELIVERY	\$52,800.00 2,850.00 55,450.00 2,095.00

Vehicle emissions are a primary contributor to climate change and smog. Ratings are determined by the California Air Resources Board based on this vehicle's measured emissions.



The FordPass™ Connect modern is active and sending vehicle data (e.g., diagnostics) to Ford.* See in-vehicle settings for connectivity options.

*Based on 1977-2024 CY total sales.
 **FordPass Connect (optional on select vehicles), the FordPass App and connectivity of Connected Services are required for remote features (see FordPass Terms for details). Connected Service and features depends on compatible AT&T network availability. Evolving technology, cellular networks/Vehicle capability may limit functionality and prevent operation of connected features. Connected service requires Wi-Fi hotspot.

FORD PROTECT™

Insist on Ford Protect! The only extended service plan fully backed by Ford and honored at every Ford dealership in the U.S., Canada and Mexico. See your Ford dealer or visit www.FordOwner.com.

RAMP ONE	RA8F	TOTAL MSRP \$67,545.00 Whether you decide to lease or finance your vehicle, you'll find the choices that are right for you. See your dealer for details or visit www.ford.com/finance . SE061 N RB 2X 530 003215 05 06 25
RAMP TWO	RAIL ITEM #: 11-4903 O/T 2	

This label is affixed pursuant to the Federal Automobile Information Disclosure Act. Gasoline, License, and Title Fees, State and Local taxes are not included. Dealer installed options or accessories are not included unless listed above.

1FTRF3BA6SED64457

WARNING: Operating, servicing and maintaining a passenger vehicle, pickup truck, van, or off-road vehicle can expose you to chemicals including engine exhaust, carbon monoxide, phthalates, and lead, which are known to the State of California to cause cancer and birth defects or other reproductive harm. To minimize exposure, avoid breathing exhaust, do not idle the engine except as necessary, service your vehicle in a well-ventilated area and wear gloves or wash your hands frequently when servicing your vehicle. For more information go to www.P65Warnings.ca.gov/passenger-vehicle.

SCAN OR TEXT #FORD457 TO 40202

Map & Data rates may apply. Text HELP for help.

www.ford.com/next/privacy-statement



Messer Truck and Van
 170 Warren Ave.
 Westbrook, ME 04092
 207-854-9751
 info@messerbuilt.com
 messerbuilt.com

Quote

Date	Quote #
8/28/2025	14829

Quote valid for 30 days.

Name / Address
Town of Old Orchard Beach-Waste Water 1 Portland Ave Old Orchard Beach, ME 04064

Attention	Terms	P.O. Number	Acct. Rep	Sales Rep	
Chris	Net 30		DG	Dana	
Description			Qty	U/M	Total
Modern vehicle electrical systems sometimes require a re-flash of the vehicles computer after a body and lighting is installed. This varies by make, model and trim level and is done by the dealer. This service is typically about \$300.			1	ea	0.00
BLADE ASSY, 8FT 6IN, XV2 SS,LED LIGHTS,INSTALLED			1	ea	11,119.51
Option only (not included in price) Maxon liftgate 1600LB 37" aluminum platform installed add \$6450.00 TOWING WILL BE A ISSUE					

We will build your work truck or van in accordance with the above specifications, in addition to federal safety guidelines. Please note: vehicle computer systems may require reprogramming after an upfit is complete. This is only done by dealerships and can vary by make, model, trim, and type of upfit. Alternations, changes, or if reprogramming is required will result in additional costs. Our workers are covered by worker's compensation insurance.

Sales Tax (0.0%)	\$0.00
Total	\$18,569.51

Due to large increases in credit card processing fees, Messer would appreciate it if you would kindly keep credit card purchases to less than \$5,000.00. Checks, Cash or ACH wire are gladly accepted.

Acceptance of Proposal - Sign and Return _____



Messer Truck and Van
 170 Warren Ave.
 Westbrook, ME 04092
 207-854-9751
 info@messerbuilt.com
 messerbuilt.com

Quote

Date	Quote #
8/28/2025	14829

Quote valid for 30 days.

Name / Address				
Town of Old Orchard Beach-Waste Water 1 Portland Ave Old Orchard Beach, ME 04064				
Attention	Terms	P.O. Number	Acct. Rep	Sales Rep
Chris	Net 30		DG	Dana
Description			Qty	U/M
Alcom Aluminum Flatbed Model AL08485			1	ea
Price includes Removal of pickup bed Installation on 56" CA Ford pickup 102" Long 84" Wide All aluminum construction 12" O/C Crossmembers Rub rail and stake pockets on the sides 3" Box tube long sills Extruded aluminum decking Fully enclosed wiring system Recessed LED lighting Limited lifetime warranty 40" Integrated headboard with an accessory track all the way around Receiver hitch with 7 way rv plug 15" Mini light bar mounted on headboard wire to a switch Mud flaps Backup alarm				7,450.00

Due to large increases in credit card processing fees, Messer would appreciate it if you would kindly keep credit card purchases to less than \$5,000.00. Checks, Cash or ACH wire are gladly accepted.

AGENDA ITEM #8867

Discussion with Action: To approve the proposal from Resource Management Inc., in an amount not to exceed \$53,386.64, for the purchase of three (3) roll off containers to be used at the Waste Water Treatment Plant for bio-solids disposal, from account number 20161- 50340 Waste Tipping Disposal with a balance of \$203,319.89.

Chair: Shawn O'Neill



Durabac Inc.
 22, chemin Milton
 GRANBY, QC, J2J 0P2
 Phone : 450 378-1723 Fax : 450 378-1720
 www.durabac.net

Quote

Date	Nbr
24/07/2025	53259

CUSTOMER NO. : 009221
 RESOURCE MANAGEMENT INC.
 1171 NH ROUTE175
 HOLDERNESS, NH, 03245
 USA
 Phone : 603 536-8900 Fax :
 Contact : PETER BURNHAM

SHIP TO :
 SAME

FOB	CARRIER	CUSTOMER ORDER
DESTINATION	-CUSTOMER-	

FEDERAL TAX	PROVINCIAL TAX	PAYMENT TERMS	SALES REP.
131132631RT0001	1010614844TQ0002	BEFORE SHIPMENT	Justin Charbonneau

NOTE : **DRAWINGS FOR CUSTOMER APPROVAL PRE PRODUCTION**
CUSTOMS & DUTY FEES TBD BASED ON FINAL ORDER: PAID BY THE CUSTOMER

QTY	PRODUCT	DESCRIPTION	UOM	PRICE	DISC.	AMOUNT
3	BROE-2087-STD	<p>STURDY WATERTIGHT OPEN TOP ROLL-OFF CONTAINER, 38 CU YD APPROX CAP SPECIFICATIONS: Construction in accordance with ANZI Z245.60-2008 standards</p> <p>Dimensions: inner - 20' long x 7' high, outer: 8' wide Approx. weight: 6,870 lbs</p> <p>Walls: 10 GA steel with angled bottom on front wall Vertical reinforcements: rounded 12 GA steel side posts, diameter 8 1/4" wide, with diameter 3/4" drain holes (+ - 22" space between posts) Push guides: C6 @ 8.2 Rear reinforcements: 3" x 5" x 3/16" with bottom wall reinforcements Upper frame: 3" x 4" x 3/16" Outside ladder: on driver's side wall, near the front Tarp fastening rail: (2) rails (1/side)</p> <p>Floor: 3/16" steel with C3 @ 4.1 cross members (16" c/c) Main rails: 6" x 2" x 1/4" Ground rollers: (4) diameter 8" x 10" long (2-core) Lead-in rollers: (2) diameter 4" x 6" long Cable hook: 1 1/4", "J" style</p> <p>Rear door: Barn style, 3/16" tubular construction Rear door hinges: (3) sturdy Rear door latch and alignment system: 1/2" with "V" guides Security chain: 3/8"</p> <p>SEALING SYSTEM: DURASEAL 2" "P" shaped gasket, stainless steel rivets and (3) stainless steel flat bars Door locking system with ratchet tensioner and (3) hooks « Andy style » bottom door tightening system with (2) ratchet tensioners and eccentric pins Watertight continuous welding Penetrating liquid leak test</p> <p>FINISH: Degreasing of the surfaces and a complete high pressure steam wash</p>	UN	8,104.18		24,312.54



Durabac Inc.
 22, chemin Milton
 GRANBY, QC, J2J 0P2
 Phone : 450 378-1723 Fax : 450 378-1720
 www.durabac.net

Quote

Date	Nbr
24/07/2025	53259

CUSTOMER NO. : 009221
 RESOURCE MANAGEMENT INC.
 1171 NH ROUTE175
 HOLDERNESS, NH, 03245
 USA
 Phone : 603 536-8900 Fax :
 Contact : PETER BURNHAM

SHIP TO :
 SAME

FOB	CARRIER	CUSTOMER ORDER
DESTINATION	-CUSTOMER-	

FEDERAL TAX	PROVINCIAL TAX	PAYMENT TERMS	SALES REP.
131132631RT0001	1010614844TQ0002	BEFORE SHIPMENT	Justin Charbonneau

QTY	PRODUCT	DESCRIPTION	UOM	PRICE	DISC.	AMOUNT
6	OP-BROE-B	(1) Coat of industrial primer (interior, exterior and under the container) (2) Coats of industrial enamel (exterior sides) Color: customer's choice Ø3" LIQUID OUTLET WITH CAPS Location: lower rear door 1/side	UN	112.00		672.00
3	OP-BROE-A	(4) TAGBOARD PLACARD HOLDER (1 PER SIDE)	UN	138.00		414.00
3	OP-BROE-C	HMW 1/4" FLOOR LINER + FRONT & SIDES @ 24" HIGH AND DOOR FULL HEIGHT 7'	UN	4,355.26		13,065.78
3	OP-BRO-A	REPLACE (2) 8" X 10" 2-CORE REAR ROLLERS BY (2) HEAVY DUTY 8" X 10" 3-CORE REAR ROLLERS	UN	96.00		288.00
3	OP-BRO-570	UNDERFLOOR ENAMEL PAINT FOR BRO-208X COST VARIES BY PAINT COLOR AND IS BASED ON A BRO- 208X ROLLOFF CONTAINER	UN	456.38		1,369.14
3	**COULEUR	COLOR: GREEN (COLOR CODE:456-823)	UN	0.00		0.00
1	TRANSPORT	PICK UP BY CUSTOMER CUSTOMS/DUTY FEES AND TARIFFS IF APPLICABLE ARE UNDER CUSTOMER'S RESPONSIBILITY	UN	0.00		0.00



Durabac Inc.
 22, chemin Milton
 GRANBY, QC, J2J 0P2
 Phone : 450 378-1723 Fax : 450 378-1720
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Quote

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SHIP TO :
 SAME

FOB	CARRIER	CUSTOMER ORDER
DESTINATION	-CUSTOMER-	

FEDERAL TAX	PROVINCIAL TAX	PAYMENT TERMS	SALES REP.
131132631RT0001	1010614844TQ0002	BEFORE SHIPMENT	Justin Charbonneau

QTY	PRODUCT	DESCRIPTION	UOM	PRICE	DISC.	AMOUNT

The customer acknowledges that all goods sold remain the entire property of Durabac Inc. until full payment. A service charge of 2% per month will be added to any overdue account. Maximum applicable for credit card payments. Due to unforeseeable and significant fluctuations in the price of steel, please note that the prices submitted will be confirmed only upon approval of the order by the customer. No return of merchandise accepted without prior approval by Durabac Inc.

FREIGHT :	0.00
SUBTOTAL :	40,121.46
TOTAL (USD) :	40,121.46

Accepted By :

_____ Print name

_____ Date _____ Signature

Your order # :



506 New Brooklyn Road, Williamstown, NJ,
08094

WQ-10358412

Sell To:

Contact Name	Kenny Blow	Ship To Name	American Canvas
Bill To Name	Town of Old Orchard Beach	Ship To	63 Route 125 Suite 1
Bill To	1 Portland Ave Old Orchard Beach, ME 04064 USA		Kingston, NH 03848 USA
Email	kenny@seacoastrv.com	Quick Ship	
Phone	(207) 937-5626		
Mobile	(207) 229-0800		

Quote Information

Salesperson	Bill Morin	Expiration Date	9/12/2025
Salesperson Email	bmorin@wastequip.com	Quote Number	WQ-10358412
Salesperson Phone	(603) 498-4401		Please Reference Quote Number on all Purchase Orders

Product	Product Description	Description	Quantity	Sales Price	Total Price
Special ROC - NJ (See Details for Product Information)	Special ROC - NJ (See Details for Product Information)	38OT20HDGD 38 yards, 20' long, 84" side height, 88" inside width, 96" outside width, heavy duty open top cable pick up container, 1/4" floor and main rails, 3/16" top tube, door frame and door inserts, floor channel on 16" centerlines, 10 gauge body, 3" x 5" X 12 gauge side posts on 24" centerlines, 4" X 6" bullnose rollers, four 8" X8" XXHD wheels, aluminum placards on each side, 3" drain nipple with cap installed lower side of rear door, camlock door latch, 2 tarp rails per side location to be specified, three HD door hinges, ladder installed bulkhead driver side four rungs and hand hold, 3/8" crash plate installed on bulkhead,	3.00	\$10,300.00	\$30,900.00
Container - NJ - ROC208	Side Upgrade - 7 ga inside gussets (Rectangle Only)		3.00	\$630.00	\$1,890.00
Container - NJ - ROC007	Door Upgrade - Sealed Door 63" to 84" High Slotted Hinge with Chains, includes 2 center door ratchets	Three sided gasketed door with triple pole neoprene gasketing material, ratchet style slammer camlock latch, two vertical binders on door, slotted hinges with ratchet binder with V chain hinge side, standard water testing,	3.00	\$2,226.00	\$6,678.00
Special ROC - NJ (See Details for Product Information)	Special ROC - NJ (See Details for Product Information)	UHMW 1/4" plastic lining installed inside container floor, bulkhead, door and sides up 24" installed by American Canvas	3.00	\$4,500.00	\$13,500.00

Payment Terms	Net 30 Days if credit has been established	Subtotal	\$52,968.00
Shipping Terms	FOB Origin	Shipping	\$3,000.00
		Tax	\$0.00
		Grand Total	\$55,968.00



506 New Brooklyn Road, Williamstown, NJ,
08094
WQ-10358412

Special Instructions

Special Instructions Color to be Determined two coats of topcoat
Ship on one full and one partial truckload to Kingston NH three containers \$ 3000
Customer to pick up container at American Canvas location in Kingston NH

Shipping Details

Estimated Lead Time 6-8 weeks ARO

Additional Information

Additional Terms Our Quote serves as an offer to provide Products and/or services at the quantities and prices shown and is a good faith estimate, based on our understanding of your needs. By signing below, you indicate your acceptance of our offer which is expressly subject to the Wastequip Terms & Conditions of Sale ("Wastequip's Terms") located at: <https://www.wastequip.com/terms-conditions-sale>, as of the date set forth in Section 1(b) of the WQ T&C, which are made a part of this Quote. Wastequip's Terms may be updated from time to time and are available by hard copy upon request. Any changes or deviations to the terms of this Quote, including any different terms in an Order submitted by you, must be agreed upon in writing by both parties.

Additional Information Pricing is based on your acceptance prior to the expiration of this Quote, including product specifications, quantities, and timing. Any differences to your Order may result in different pricing, freight or other costs. Due to volatility in petrochemical, steel and related Product material markets, actual prices and freight, are subject to change. We reserve the right, by providing notice to you at any time before beginning Product manufacturing, to increase the price of the Product(s) to reflect any increase in the cost to us which is due to any factor beyond our control (such as, without limitation, any increase in the costs of labor, materials, or other costs of manufacture or supply). Unless otherwise stated, materials and container sizes indicated on sales literature, invoices, price lists, quotations and delivery tickets are nominal sizes and representations – actual volume, Products and materials are subject to manufacturing and commercial variation and Wastequip's practices, and may vary from nominal sizes and materials. All prices are in US dollars; this Quote may not include all applicable taxes, brokerage fees or duties. If customer is not tax exempt, final tax calculations are subject to change. Pursuant to California Section 26275 of the Health and Safety Code, certain trash receptacles and storage containers must be marked with reflectors. Customers must disclose if such receptacles and containers are intended for use in California – if not disclosed, the receptacles and containers are not intended for use in California.

Signatures

Accepted By: _____

Company Name: _____

Date: _____

Purchase Order: _____

Please Reference Quote Number on all Purchase Orders

**Does not meet
RMI's required
specification**



239 Walton Road | Seabrook, NH 03874

sales@plumcreeket.com

855.223.5859

PRICE QUOTE

Resource Management Incorporated

08/08/2025

PLUM Rectangle Roll-Off w/ Sludge Package

Quantity	Capacity	Size (LxWxH)	Price Each	Price Extended
3	40 Cu Yd – Standard Series	22' x 7.5' x 78"	\$8,800.00	\$26,400.00
Total			\$8,800.00	\$26,400.00

Estimated lead time 7-8 weeks.

Standard Rectangle Series Specifications

- Floor: 3/16" Steel Sheets
- Walls: 10 Gage Steel Sheets
- Main Rails: 6 x 2 x 3/16" Tubing
- Top Rails: 3 x 4 x 1/8 Tubing
- Floor Channel on 18" Centers
- Vertical Posts 3" Structural Channel on 18" Centers
- Sliding Hinge Assembly w/ Full Door Seal & 1 Ratchet Binder

Thank you!

Dave Conceison

Plum Creek Environmental
(207) 899.9187 Mobile

**STURDY WATERTIGHT OPEN TOP ROLL-OFF CONTAINER,
38CU YD APPROX CAP SPECIFICATIONS:**

Construction in accordance with ANZI Z245.60-2008 standards

Dimensions: inner - 20' long x 7' high, outer: 8' wide
Approx. weight: 6,870 lbs

Walls: 10 GA steel with angled bottom on front wall
Vertical reinforcements: rounded 12 GA steel side posts,
diameter 8 1/4" wide, with diameter 3/4" drain holes (+ -22" space between posts)
Push guides: C6 @ 8.2
Rear reinforcements: 3" x 5" x 3/16" with bottom wall reinforcements
Upper frame: 3" x 4" x 3/16"
Outside ladder: on driver's side wall, near the front
Tarp fastening rail: (2) rails (1/side)

Floor: 3/16" steel with C3 @ 4.1 cross members (16" c/c)
Main rails: 6" x 2" x 1/4"
Ground rollers: (4) diameter 8" x 10" long (2-core)
Lead-in rollers: (2) diameter 4" x 6" long
Cable hook: 1 1/4", "J" style

Rear door: Barn style, 3/16" tubular construction
Rear door hinges: (3) sturdy
Rear door latch and alignment system: 1/2" with "V" guides
Security chain: 3/8"

SEALING SYSTEM:

DURASEAL 2" "P" shaped gasket, stainless steel rivets and (3) stainless steel flat bars
Door locking system with ratchet tensioner and (3) hooks
« Andy style » bottom door tightening system with (2)
ratchet tensioners and eccentric pins
Watertight continuous welding
Penetrating liquid leak test

FINISH:

Degreasing of the surfaces and a complete high pressure steam wash
(1) Coat of industrial primer (interior, exterior and under the container)
(2) Coats of industrial enamel (exterior sides)
Color: customer's choice
Ø3" LIQUID OUTLET WITH CAPS
Location: lower rear door 1/side

(4) TAGBOARD PLACARD HOLDER (1 PER SIDE)

HMW 1/4" FLOOR LINER + FRONT & SIDES & DOOR @ 24" HIGH

REPLACE (2) 8" X 10" 2-CORE REAR ROLLERS BY (2) HEAVYDUTY 8" X 10" 3-CORE REAR ROLLERS

UNDERFLOOR ENAMEL PAINT FOR BRO-208X

COST VARIES BY PAINT COLOR AND IS BASED ON A BRO-208X ROLLOFF CONTAINER

AGENDA ITEM #8868

Discussion with Action: Authorize the Town Manager to enter into MOA with York County Government for the purpose of accessing the 2025 Maine Public Safety Health and Wellness Reimbursement Fund.

Chair: Shawn O'Neill

Memorandum of Agreement (MOA)

2025 Maine Public Safety Health and Wellness Reimbursement Fund

This Memorandum of Agreement (MOA) is entered into between York County Government (County) and _____ (Agency).

Purpose:

To define the terms of agreement between the County of York (County) and the Agency listed above by which the County agrees to use grant funding to provide Comprehensive Diagnostic Screening, an Advanced Lipid Panel, and a Stress Echocardiogram as contracted by United Diagnostic Services, LLC. Services are being provided in a Tiered system to eligible first responders whose agency has entered this MOA.

1. Term of Agreement:

This agreement is for the duration of the 2025 Maine Public Safety Health and Wellness Reimbursement Fund (RFA: 20253038). It is anticipated to be closed by the end of FY26.

2. Services Provided:

The County will contract with United Diagnostic Services, LLC to provide medical screenings (“wellness screenings”) for the following:

- a) Comprehensive Diagnostic Screening includes Echocardiogram and 9 additional body parts: Thyroid, Aorta, Liver, Gall Bladder, Spleen, Bladder, Kidney, Carotid Artery, and Testes/Pelvis
- b) Bloodwork - Advanced LipidPanel (ApoB, Lp(a), Lp-PLA2) and PSA
- c) Stress Echocardiogram, which includes lives imaging of the heart and cardiologist-supervised interpretation.

This program is designed for early detection, prevention, and actionable insights, making it the most comprehensive and practical choice for agencies while delivering the most impact for the cost. The County will not be liable for any subsequent care resulting from these screenings.

Three locations geographically spread out in York County will be chosen based on agency participation. The time window for participation will be limited by the availability of UDS Diagnostic Services, LLC; anticipated to be October 2025. The program administrator will notify each participating agency head when and where services will be provided. Participants in this program will need to self-register with USD Diagnostic Services, LLC.

3. Participation:

Based on cost estimates, we anticipate 384 first responders undergoing wellness screenings before accruing a cost outside of the grant. Based on the limited numbers, agencies will submit a ranked list of individuals using a tiered system no later than September 30, 2025. The program administrator will notify the department head which tier of public safety professionals are eligible for the wellness screenings. Participating public safety professionals must be employed by the submitting agency and fall into one of the tiered categories below.

Tier 1: Individuals over 40 years of age, employed as a firefighter, police officer, correctional officer, EMS worker or dispatcher, with a minimum of 10 years of service at the time of enrollment.

Tier 2: Individuals over 35 years of age, employed as a firefighter, police officer, correctional officer, EMS worker or dispatcher, with a minimum of 10 years of service at the time of enrollment.

Tier 3: Individuals over 35 years of age, employed as a firefighter, police officer, correctional officer, EMS worker or dispatcher, with a minimum of 5 years of service at the time of enrollment.

Tier 4: Individuals over 30 years of age, employed as a firefighter, police officer, correctional officer, EMS worker or Dispatcher.

In the event we do not have enough participants to deplete the grant monies, the program administrator will re-evaluate and open the program to other interested public safety professionals.

The program administrator has the right to verify the eligibility of any public safety professional. In the event of participant dispute of eligibility, the program administrator will be the final decision maker. In the event the ineligibility status is found after the wellness screening, the agency is responsible for the cost of the complete wellness screening.

Agencies should not have duplicate names of personnel and will coordinate with one another for primary sponsorship of employment for grant purposes.

4. Financial Obligation:

This program is a reimbursement-based grant. The County will pay the upfront costs of UDS Services, LLC and apply for financial reimbursement from the state. In the likely event the costs exceed grant funding, all participating agencies will be invoiced a percentage of the overage by York County Government. The amount invoiced will be based on the percentage of participants the agency sends for wellness screenings. For example, the Wells Fire Department sends 15 individuals for wellness screenings of the 400 total participants (3.75%). Thus the Wells Fire

Department would then be responsible for 3.75% of the cost of these services not covered by the grant.

Applicant

Signature: Gregory Z
Title: County Manager
Name: Gregory Zinser
Department: York County Government

Date: 8/11/25

Partners

Signature: _____

Date: _____

Title: _____

Name: _____

Department: _____

AGENDA ITEM #8869

Discussion with Action: Authorize the Town Manager to apply for the FEMA Hazard Mitigation Assistance Program grant with an award of up to \$467,544.84 total with a local match not to exceed \$116,886.21 to be funded by in-kind staff hours and municipal funds.

Chair: Shawn O'Neill



Memories Start Here

Town Of Old Orchard Beach
1 Portland Ave, Old Orchard Beach, ME 04064
207.937.5626
www.oobmaine.com

LOCAL MATCH COMMITMENT LETTER

09-09-2025

To: FEMA Hazard Mitigation Grant Program

From: Diana H. Asanza, Town Manager

RE: Hazard Mitigation Grant Program Sub-Application Local Match Commitment Letter

Dear State Hazard Mitigation Officer:

As part of the Hazard Mitigation Assistance Program process, a local match funding commitment is required. This letter serves as the Town of Old Orchard Beach's commitment to meet the local match fund requirements for the HMGP allocation being submitted by the York County Emergency Management Agency under DR-4764.

Source of Non-Federal Match Commitment Funds:

- Local Agency Funding
- Other Agency Funding
- Private Nonprofit Funding
- State Agency Funding

Name of Non-Federal Match Commitment Funding Source:

Municipal Funds (cash), Administration, and Force Account labor

Funding Type:

Municipal funds (cash): Town of Old Orchard Beach

Force account labor: Town of Old Orchard Beach

Administration: Town of Old Orchard Beach

Combination of three sources to total required match.

Funds Availability Date:

11/1/2025 For all match sources

In-kind Activities Narrative:

The HMGP grant local match requirement will include municipal funds, and in-kind work such as:

- Administrative work performed by employees on the project.
- Public Works – when construction and sand is being hauled in – the labor for traffic control, assisting with snow fencing on dunes, cost of equipment used, etc.
- Fire Police for traffic control.
- Town office space for construction meetings.
- Town engineer or Code Enforcement inspections and monitoring.
- Volunteers for dune grass planting.

Requested Federal Share (75%): \$ 350,658.63

Local Match Commitment (25%): \$ 116,886.21

We understand that in order for match to be accepted, it must be allowable, reasonable, allocable, consistently applied, necessary to accomplish the projects objectives, and included in the approved budget. We are aware that appropriate documentation is required to record the cost match being provided. The records of municipal funds and in-kind contributions, including volunteer time, will be documented including:

- Sign-in/Time sheets
- Detailed description of contributed item or service
- Estimated value of contribution, how value was determined, who made the determination
- Rates for staffing, equipment or usage, supplies, etc.



We are aware that none of the cash or third-party in-kind contributions can be paid from a federally funded source (including salaries) or currently being utilized as a cost match toward another federal grant. We look forward to completing the Old Orchard Beach Pier Dune Restoration Project.

If additional federal funds are requested, an additional local match commitment letter will be required.

Please contact me with any questions.

Sincerely,

Diana Asanza

Town Manager, Town of Old Orchard Beach

207-937-5626

dasanza@oobmaine.com



AGENDA ITEM #8870

Discussion with Action: Shall the Town consider a request from Daily Double Enterprises LLC, to accept title and to accept and establish as town ways those developed portions of Blueberry Lane and Honeysuckle Drive together with all rights appurtenant thereto and all improvements situated therein or thereon, including, without limitation, any and all catch basins and drainage piping, guardrails, hydrants, curbing, street signs, sewer, and sidewalks (excepting snow removal) within the right-of-way, shown on a plan entitled “Sawgrass Subdivision, Amended Subdivision Plan” prepared by Atlantic Resources Consultants, last dated August 29, 2022, and a request from Johnathan N. Mazzaro and Jenifer P. Mazzaro to accept an easement and to accept a right and easement for the purposes of pedestrian and vehicle access, and the maintenance of roadway and utilities, running from the Northwest corner of Honeysuckle Drive over the northeast corner of a portion of Grantor’s property identified as MBL: 105A-1-L13, as described in the Access and Utilities Easement Deed from Johnathan N. Mazzaro and Jenifer P. Mazzaro to the Town of Old Orchard Beach, Maine, dated,

-----.

Chair: Shawn O’Neill

**TO: Old Orchard Beach Town Council
Diana Asanza, Town Manager
Tim Fleury, Executive Assistant**

FROM: Planning Staff

SUBJECT: Sawgrass (Blueberry Ln., Honeysuckle Dr) Public Acceptance

DATE: 2 September 2025

At the 2 September meeting, Council will host a public hearing as part of their consideration of a request to accept Blueberry Ln and Honeysuckle Dr. In addition to both roads and their right-of-way, the applicant is requesting public acceptance of catch basins and drainage piping within the right-of-way, guardrails, hydrants, curbing, street signs, sewer, and sidewalks (excepting snow removal). Also, there's a small portion of Honeysuckle Dr located outside of the right-of-way and on Jonathan N. Mazzaro and Jennifer P. Mazzaro property. Rights to this property are granted through an easement deed. Below is a breakdown of the acceptance proposal and a few miscellaneous comments.

What does the Applicant Request the Town Accept and Not Accept?

As you may recall there are two deeds associated with this proposal. The primary deed is a warranty deed from Daily Double Enterprises LLC which conveys the bulk of land, road and infrastructure. The other deed is an easement deed from the Mazzaro's that conveys a small portion of Honeysuckle Dr. Below is a list of items proposed for acceptance in each deed as well as items excluded from acceptance.

Daily Double Enterprises LLC warranty deed proposes to grant the following to the town:

- Blueberry and Honeysuckle roads and their right-of-way
- Maintenance, snow removal, replacement of Blueberry and Honeysuckle road surfaces
- Guardrails
- Hydrants
- Curbing
- Street signs
- Sewer
- Catch basins and associated drainage piping in or under the right-of-way
- Sidewalks- town will have a public easement and maintain but will not provide snow removal services

Jonathan N. Mazzaro and Jennifer P. Mazzaro easement deed proposes to grant the following to the town:

- The right to construct, maintain, install, repair, replace, and operate the roadway and utilities within the triangle shaped easement area.

Excluded from acceptance. The following is excluded from public acceptance:

- Stormwater systems outside the right-of-way
- All electrical systems
- Fixtures
- Lighting electricity costs
- Sewer outside the right-of-way
- Gas
- Trees
- Mailboxes and snow removal around the mailboxes,
- Common parking areas
- Retaining walls

- Sidewalk snow removal

Miscellaneous Comments

- Public hearing notices were mailed to each property owner in Sawgrass.
- Regarding the indemnification provision in the Mazzaro's easement deed, we checked with the town's insurance provider and they are fine with the provision.
- As I understand, town staff do not want a barrier across Honeysuckle Dr because this will be a public road. If Council agrees, it's important for the Sawgrass Community members to be aware that the barrier must be removed and cannot be reinstalled. To replace the gate, a sign stating something like "authorized vehicles only" could be installed. If the gate is not removed, Community members should work with public works and public safety to ensure they have full access to Honeysuckle Dr.
- Applicant update on the following:
 - * Install street sign at intersection of Blueberry and Honeysuckle
 - * Install Street sign at Blueberry and Long Cove
 - * In parking lot off Blueberry, install no parking sign and markers on the space closest to the Wild Dunes Way intersection
 - * Hydrant must be painted high visibility yellow
- It is important for the applicant to continue submission of annual post construction stormwater management reports.
- The easement deed, 1st paragraph, 6th sentence states Honeysuckle Lane. I recommend Lane is changed to Drive. Also, I recommend the plan reference is the same plan reference in the Daily Double Enterprises deed.

Next Steps

At a meeting following the public hearing, Council is tasked with deciding on the acceptance proposal. Before a final decision is made, Council should determine what will be included with public acceptance and what will not. If Council recommends changes to the deed language, the deed should be amended by the applicant before Council votes. A one page checklist to help you identify what the town will/will not accept was included in Council's 19 August meeting packet. It may be helpful to use this during your meeting. If you do, please keep in mind what the applicant is proposing for public acceptance.

When stating a motion for a final vote on acceptance, please be sure the motion recognizes the warranty and easements deeds.

★ Revised EASEMENT DEED (8.26.2025)
DRAFT

(space above is reserved for recording information)

ACCESS AND UTILITIES EASEMENT

KNOW ALL PERSONS BY THESE PRESENTS that **Jonathan N. Mazzaro and Jennifer P. Mazzaro**, with mailing address of 1 Honeysuckle Dr., Old Orchard Beach, ME 04064 ("GRANTOR"), does hereby ~~release grants~~ to **TOWN OF OLD ORCHARD BEACH**, ME, a body corporate and politic and Maine municipal corporation, with an address of 1 Portland, Avenue, Old Orchard Beach, Maine, 04064 ("GRANTEE"), for consideration paid, the receipt of which is hereby acknowledged, ~~does hereby RELEASE to Town of Old Orchard Beach (GRANTEE), a right of way and easement~~ for the purposes of pedestrian and vehicular access, and the maintenance of roadway and utilities, running from the Northwest corner of Honeysuckle ~~Drive Lane~~ over the northeast corner of a portion of Grantor's property identified as Lot -L13 —, on Tax Map -105A — [Parcel ID 105A-1-L13] now on file with the Old Orchard Beach Assessor's Office, and more particularly described as a portion of [Lot 13 (formerly Lot 15 on the prior Plan of Sawgrass Subdivision recorded in Plan Book 392, Page 44) as depicted upon the plan entitled "Sawgrass Subdivision, Amended Subdivision Plan" dated January 28, 2015, as revised through September 20, 2019, and recorded October 11, 2019 in the York County Registry of Deeds in Plan Book 404, Page 37, to which plan and the record thereof reference is made for a more particular description] to Wild Dunes Drive- ("the Easement Area"). The Easement Area shall not be relocated, enlarged, reconfigured or modified in any manner (other than routine paving and resurfacing) by Grantee without the Grantor's prior written consent.

This Easement Area is approximately 258 square feet and includes the right to construct, maintain, install repair, replace and operate and keep up the roadway and utilities located within the Easement Area. It is that area of As-Built roadway that deviates from the original September 2019 Sawgrass Subdivision plans recorded in the York County Registry Book of Deeds noted above.

The Easement Area specifically is defined by; commencing at northeast corner of the Grantor's lot: proceeding northwest for 11.94' along S84° 45' 11", then turning southeast for 45.34' along N11° 45' 22", then returning northeast for 43.28' along N6° 25' 59" to starting corner, such portion being the shaded area identified as the Easement Area on the plan attached hereto as Exhibit A.

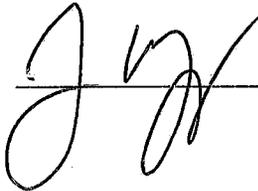
Grantor, and its successors and assigns shall have the right, in common with Grantee to cross and access the right of way granted herein from time to time, provided however that such use shall not ~~unreasonably~~ interfere with Grantee's rights. Grantee shall keep and maintain the roadway and Easement Area in good order and repair, such maintenance being the sole responsibility of Grantee.

Grantee and their successors and assigns, agree to indemnify and hold harmless Grantor and its successors and assigns, from and against any and all damages, liabilities, losses, expenses, claims and suits (including the cost of defending the same or enforcing this indemnity or Easement, including reasonable attorneys' fees) incurred, threatened or suffered by Grantor, its successors and assigns in consequence of either bodily injury to any person (including death) or damage to any property arising out of, or in connection with, the use of the Easement granted to Grantee their successors and assigns, and/or the exercise by Grantee, their successors and assigns, of the rights granted by this Easement or the breach or violation of the terms hereof. Grantee, its successors and assigns shall be exclusively responsible for all acts or costs required to maintain the Easement Area.

TO HAVE AND TO HOLD the same, together with all the privileges and appurtenances thereunto belonging, to the parties, their successors and assigns forever

IN WITNESS WHEREOF, Grantor has caused this instrument to be executed as of the day and year first written above.

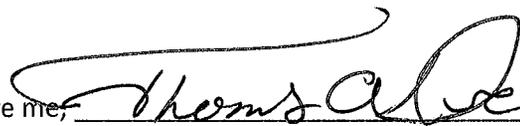
Jonathan N. Mazzaro and Jennifer P. Mazzaro

 _____ By:  _____

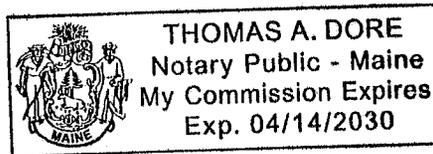
STATE OF MAINE

York, ss August 26th, 2025

Personally appeared the above named **Jonathan N. Mazzaro and Jennifer P. Mazzaro**, and acknowledged the foregoing instrument to be her free act and deed in her said capacity and the free act and deed of said Town.

Before me,  _____

Notary Public/Maine Attorney-At-Law

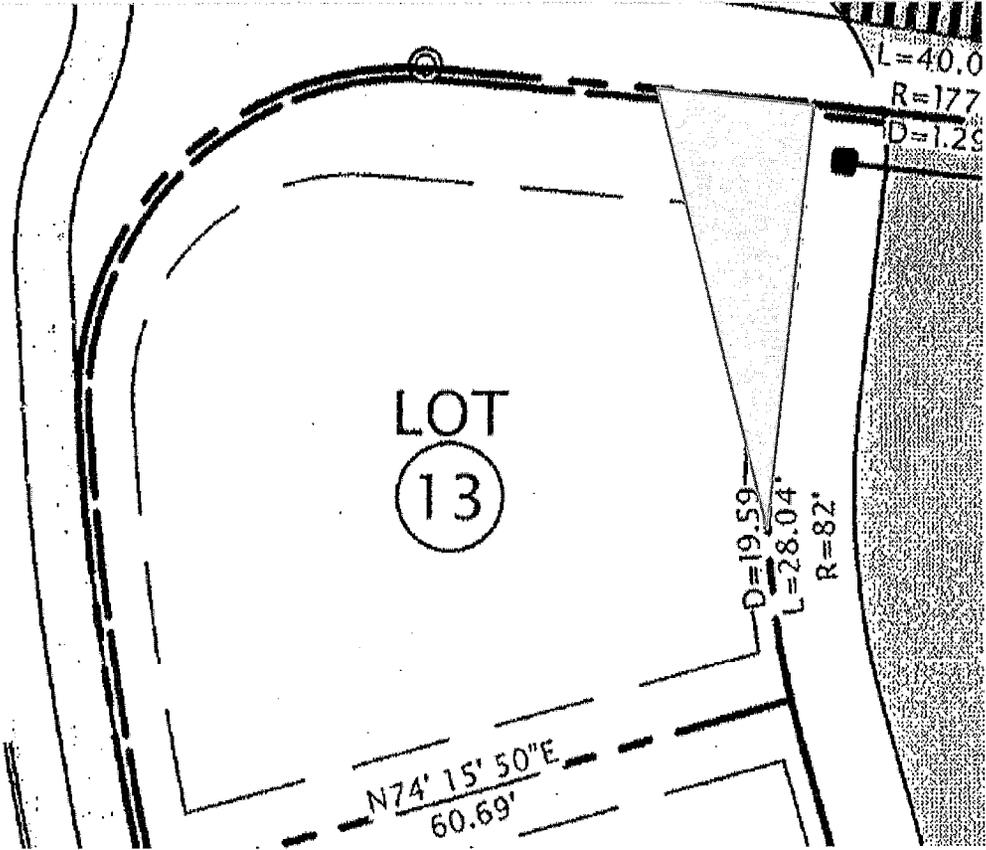


Print Name

Thomas A. Dore

My Commission Expires _____

Exhibit A



AGENDA ITEM #8871

Discussion with Action: Approve the Special Event Permit application for Special Olympics to hold their annual Lobster Dip on Thursday, January 1st, 2026 from 7am to when the “Dip” takes place at noon; clean up by 1pm. Parking allowed on one side of West Grand Avenue; two police officers required. Applicant must confirm and coordinate with the OOB Fire Department the following: that the Major Medical Emergency Response Team and the Maine State Police Dive Team will be available; and availability of on duty crews transport-incident dependent. Insurance, listing the Town of Old Orchard Beach as additionally insured, to be provided one month prior to the event.

Chair: Shawn O’Neill

APPLICATION INFORMATION

PLEASE SUBMIT A **COMPLETE** APPLICATION A MINIMUM OF **30 CALENDAR DAYS** PRIOR TO THE EVENT.

1. Name of applicant Caroline Cole, Special Olympics Maine
Address of applicant 525 Main Street, South Portland, ME, 04106
City State Zip
Phone number of applicant (207) 879-0489 Fax (1) 888-490-0672
Cell phone (207) 299-0792 E-mail carolinec@80

On whose behalf is this event being conducted? (Organization, Firm, Corporation, if applicable)

Special Olympics Maine

Website address (if an Organization, Firm or Corporation) SONaine.org

Type of Event:

- Festival/Fair
- Race/Walk/Bike Ride
- Concert
- Parade/March
- Other – Please specify

Charity fundraiser

2. Event Description (name all vendors who will provide entertainment and the type of entertainment provided)

In front of the Brunswick, plunge into water on NY day raising funds for Special Olympics

Will you be using tents? YES NO

If yes, list size of tent and supplier, as well as what portion of the event will be taking place under the tent (i.e. cooking, sales, picnic tables, chairs, etc), and how the tent will be secured.

10 x 20' tents secured by metal stakes in ground

Will you be using staging? YES NO

If yes, the following items will be used at the event (Please mark all that apply):

- Amplified Music Bleacher(s) Dance Floor(s) Live Entertainment
 Loud Speaker(s) Microphone(s) Stadium(s) Stage(s)

Other: _____

Note: If any of the above items will be used, please indicate their location on your attached Site Plan/Map. Use of the above items may require the Event Organizer to meet ADA regulations.

On beach in front of the Brunswick

3. Chairperson and/or responsible party for the event, if other than above:
(Include information how this person may be contacted at any time during the event).

Name _____ Work Phone (____) _____

Address _____
City State Zip

Cell phone (____) _____ Fax (____) _____

E-mail _____

4. SET-UP Date for Event ^{1/1/2020} Thursday Day of Week 7am from 8am to _____

Date of Event 1/1/20 Day of Week Thurs from 9am to 1PM

Date of Event _____ Day of Week _____ from _____ to _____

Date of Event _____ Day of Week _____ from _____ to _____

Date of Event _____ Day of Week _____ from _____ to _____

TAKE-DOWN date _____ Day of Week _____ from _____ to _____

RAIN DATE(s) _____ Times _____

(if rain date listed, insurance must list rain date)

5. Location of the Event Beach in front of the Brunswick
(if applicable, a map or diagram showing the area to be used, or parade route)

6. The estimated number of participants in the event

_____ 0-150; _____ 150-500; 500-1000; _____ 1,000+

7. If a parade or public gathering, will it occupy any or all of the roadway involved or to be traversed? (if yes, explain). Use extra sheet of paper to describe exact route of parade, including any water stops.

NA

8. Will the sale of food and/or beverages occur at the event? NO If yes, describe the commodities to be sold.

- Alcoholic Beverages (only at Ballpark, using Ballpark Licensee) Pot Luck Items
- Professional Catering Non-Profit Food Vendors Retail Food Vendors

9. Will there be merchandise sold at the event? YES NO

Description of merchandise Branded clothing

10. Is the event a Charitable event? YES NO

Is this event co-sponsored by the Town of Old Orchard Beach? YES NO

If this event a Regional School Unit #23 event? Yes NO

(The request for a waiver can only be requested if the event is a RSU #23 event or sponsored or co-sponsored by the Town of Old Orchard Beach).

11. If the event is charitable, name the beneficiary of the proceeds from the event:

Special Olympics Name

12. List any Event Sponsors:

Will admission be charged for the event? YES NO

Will participants be charged for parking? YES NO

13. Has this event been held previously in Old Orchard Beach?

YES (if yes, please list dates): New Years Day each year
 NO

14. What is the applicant doing to ensure the event will not endanger the public safety or disturb the peace? Describe your plans for security at your event, including crowd control (attach additional sheets if necessary). Security plan will need final approval by the Old Orchard Beach Police Department and they have final say in appropriate number and type of security personnel required. Must include at least one Old Orchard Beach Police Officer, if security is required. Costs associated with security are the sole responsibility of the event organizer.

Please describe your security plan (including your plans for controlling ingress/egress of all persons, vehicles, equipment, and Emergency Medical Services) :

Hire OOB police, volunteers for parking & crowd control. Maine Dive team for safety

Additional Uniformed presence provided by: Off-Duty Police Officers; Private Security; Volunteers

Times: 10 - 2pm How many? 2 officers, multiple volunteers

If you have already made contact with someone about security, provide the contact name and number:

Name: _____ Phone Number: _____

Please list any items that will be left overnight. If equipment will be left on-site overnight, provide details for personal property safety and security of site: (Note that the event organizer is solely responsible for items left on the property. The Town assumes no responsibility for items of personal property at the location at any time)

NA

Will audible devices be used at this event? YES NO

If yes, what type of devices will be used? What time will they be used? (Decibel level limits are in Chapter 26 of the Code of Ordinances).

Speakers, microphones, volunteer

Volume consistent with past years

Where will the event attendees/participants park? Brunswick, surrounding
roads.

Will a shuttle service be provided from parking areas to the event site? YES NO

If yes, please describe shuttle plan, and name of company provided service:

Will you require special parking (RV's, trailers, trucks)? YES NO

If yes, give details: _____

15. Describe your plans for waste disposal at your event. What arrangements have you made for removal and disposal of trash generated by your event? Please supply details of numbers and type of containers and supplier of containers that will be used. (Attach additional sheets if necessary) Costs associated with waste disposal are the sole responsibility of the event organizer. Disposal in Town trash receptacles is NOT an accepted means of disposal, and is prohibited.

The Brunswick provides trash disposal.

Is the use of barricades necessary/requested for this event? NO

If yes, number needed and location _____

Will it be necessary to cover street and/or parking signs for this event, or place no parking signs?

YES NO If yes, please describe:

OOB Public Works has assisted in the
past

Is any other public works assistance needed? NO

If using First Street or Memorial Park Parking Lot, has the applicant reserved two spaces for Amtrak Parking? _____.

16. Will there be any use of fire (i.e. tiki torches, grills, barbecues, bonfires, etc?) For Bonfires, the pit/bonfire must be pre-approved for use by the Fire Department; the wood to be burned has no paint or nails; the portable pit or bonfire can be removed or filled in after the event leaving no residue or noticeable impact; a small water extinguisher and shovel are present; at least one adult be assigned to "keep fire watch" at all times. **Note a burn permit must also be obtained from the Fire Department for the date specified on the date of the event. The Fire Department will issue a permit based on class day as listed by the Maine Forest Service. Permission may be refused or revoked if the Maine State Forestry Commission (governing body) declares a "Red Flag" day on which NO open fires may be allowed in our zone. A \$100 cash deposit is required for all fires to be returned to the applicant if the area is cleaned to the satisfaction of the public works department and/or fire department.**
____ YES ____ NO

If yes, explain: NO

17. Describe your plans for all signage and/or decorations for the event. Please include type of signage to be used, and description of verbiage being posted on signage.

A. frame signs (check-in), flags (SO-Maine branded)

Will this event be posting a banner on public property? ~~YES~~ X NO

If yes, please list requested dates, dimensions of banner, wording on banner, and location (no more than two weeks prior to the event):

18. Alcohol is not allowed on public property, except as outlined in the liquor license for the Ballpark. If this is a Ballpark event, will there be alcohol available for consumption? Note, if alcohol is being served, the Town requires additional Liquor Liability Insurance (**minimum \$2,000,000, listing Town of Old Orchard Beach as additionally insured**): ____ YES ✓ NO

Will the alcohol be: _____ Sold; _____ Given away; _____ Both

Describe the type of alcohol to be served, times consumption will be allowed, and plans for controlling consumption:

19. If this is a Ballpark Event, have you signed an agreement with the Ballpark Commission for use of the Ballpark? _____ Yes, it's attached _____ No

20. Will the event involve professional fireworks? _____ YES NO

Consumer Fireworks are prohibited. If professional fireworks are requested, what is the name of the Pyrotechnics Company? _____

(If fireworks are requested, the Fire Chief or his designee must approve of the site prior to the application being submitted to the Town Council for consideration. The Pyrotechnics Company must submit the approval the Maine State Fire Marshal's Office at least one week prior to the event, and the event sponsor's insurance must list that fireworks are occurring).

What time/date will the fireworks display occur? _____

21. Will there be any kind of animals at this event? (e.g. petting zoo, pony rides, etc.) ___ YES NO

If so, please indicate the location of the animals on the Site Plan/Map.

22. Piping Plovers are state and federally protected birds that nest on beaches. There are mandatory beach management guidelines from April 1st through August 31st of each year. Will this event occur on the beach? YES _____ NO

If yes, you must contact the Public Works Department at 207-934-2250, approximately one week prior to the event. In the event there are any active piping plover nests in the vicinity of your event, you may have to move your event farther down the beach, or request permission to change the date of your event.

Piping Plover Essential Habitat: The Maine Department of Inland Fisheries and Wildlife (MDIFW) has designated two areas on Old Orchard Beach as "Essential Habitat" for nesting piping plovers. By statute, a state agency or municipal government shall not permit, license, fund, or carry out projects that will significantly alter an Essential Habitat or violate protection guidelines adopted by MDIFW. This rule is not a prohibition of all projects within areas designated as Essential Habitat. ***However, projects must be reviewed by MDIFW before Town approval.***

If the event is located partly or wholly within a mapped Essential Habitat the applicant will need to coordinate with municipal staff to submit a "Request for Project Evaluation" to MDIFW. MDIFW will evaluate the final project proposal per review standards established for Essential Habitats and determine if the project would significantly alter the habitat or violate protection guidelines.

The applicant is encouraged to obtain MDIFW guidance during project planning and design. Early involvement of MDIFW will help to minimize or avoid potential conflicts, facilitate cooperation between all parties, and enable quick turnarounds on project evaluations.

23. Certificate of Insurance and Additional Insured Endorsement page must be provided to the Town of Old Orchard Beach Town Clerk's Office 30 days prior to the event date. The applicant shall at its own cost and expense furnish a policy or policies for property damage or bodily injury in the amount of at least \$500,000. The Town of Old Orchard Beach **MUST** be listed as an Additional Named Insured.

_____ Yes, it has been provided with the application; No, it will be provided at least 30 days prior to the event.

24. Is the applicant requesting the use of the RSU #23 school property (schools, parking lots, playing fields)? _____ YES _____ NO. If yes, has the applicant received approval from RSU #23 or the date the applicant will receive approval?

10. The facility/area is provided in an "as is" condition. The event organization assumes all responsibility for the security and safety of all participants and spectators of the event.
11. I understand that the Town of Old Orchard Beach has no responsibility for equipment and/or items of personal property at the location at any time.
12. Any misrepresentation or deviation from the final permit conditions will result in immediate revocation of the permit and halting of the event.
13. Events are considered rain/shine. Refunds are not issued if the event does not occur.
14. The permit does not authorize alcohol on any public property, including, but not limited to the beach, Memorial Park, streets and sidewalks.
15. Consumer Fireworks are illegal in Old Orchard Beach.

I have read and understand the Special Events Permit Agreement terms and conditions and I agree to be bound by said terms and conditions. I certify that the information I provided is accurate to the best of my knowledge.

Signature: Caroline Cole Date: 8/26/25
(authorized representative)

Print name: Caroline Cole

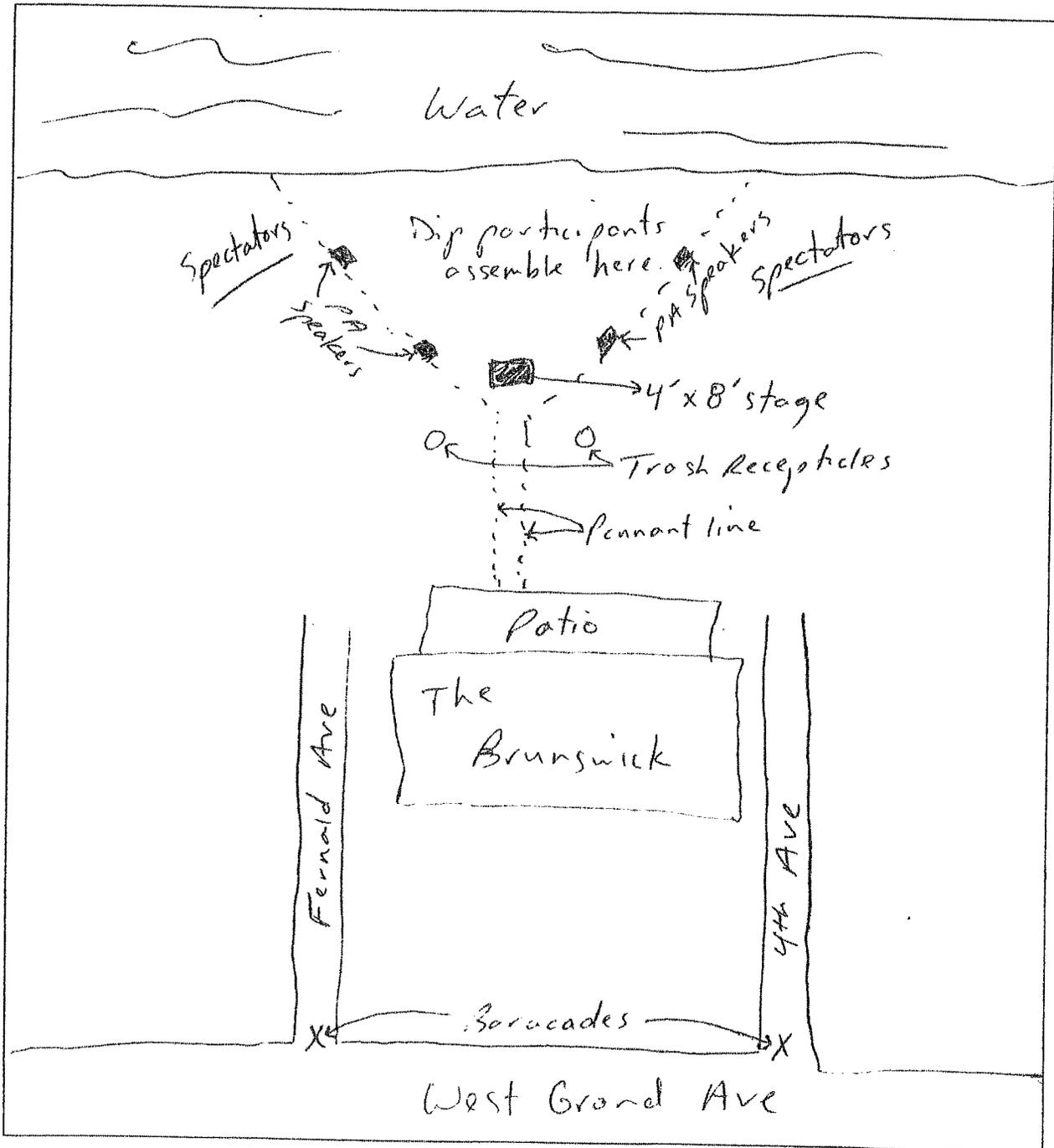
Print Organization Name (if applicable): Special Olympics Maine

SITE PLAN SKETCH OF SPECIAL EVENT (Completed by Event Coordinator)
In the space below, please provide the following information. Attach a separate map if necessary.

General Map of Location
Event Coordinator's Booth
Tents/Stages/Grandstands
Porta Potties/Rest Rooms

Vendor Locations
Garbage Cans
Water Sources

Street Closures/Parking Information
Water/Electricity Sources
Loudspeakers



MISCELLANEOUS PAYMENT RECPT#: 668361
TOWN OF OLD ORCHARD BEACH
1 PORTLAND AVE.

OLD ORCHARD BEACH, ME 04064

DATE: 09/09/25 TIME: 09:46:50
CLERK: clopresti DEPT:
CUSTOMER#:

COMMENT: SPEC EVENT PERMIT

CHG: TCREC TOWN CLERK RECE 50.00

AMOUNT PAID: 50.00

PAID BY: SPECIAL OLYMPICS MAI
PAYMENT METH: CHECK
 28687

REFERENCE: SPECIAL OLYM

AMT TENDERED: 50.00
AMT APPLIED: 50.00
CHANGE: .00

AGENDA ITEM #8872

Discussion with Action: Renew the liquor license for GFB Scottish Pub, LLC, Kelly and Robert Greenlaw, GFB Scottish Pub, (205-3-1), 32-34 Old Orchard Street, m-s-v in a lounge.

Chair: Shawn O'Neill

AGENDA ITEM #8873

Discussion with Action: Port Georgia LLC, David and Eric Begin, Lazy Days Restaurant, (206-31-19), 4 First Street, m-s-v in a restaurant.

Chair: Shawn O'Neill

ADJOURNMENT

Chair: Shawn O'Neill