



Town of Old Orchard Beach
Office of the Town Manager

1 Portland Ave, Old Orchard Beach, Maine

Phone: 207.937.5626

Web: www.oobmaine.com or

www.oobmaine.com/town-council

Regular Town Council Meeting Minutes

November 18th, 2025

I, Tim Fleury, Secretary to the Town Council of Old Orchard Beach, Maine, do hereby certify that the foregoing document consisting of 17 pages is a copy of the original minutes from the regular meeting of the Old Orchard Beach Town Council held on 11/18/2025.

Prepared By:	Tim Fleury
Approved By:	Old Orchard Beach Town Council
Approval Date:	12/9/2025

Respectfully
Submitted,

Tim Fleury
Town Council
Secretary



Town Council - Meeting Agenda

November 18, 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. All present

ACKNOWLEDGEMENTS:

Fire Department – Chief Gilboy – Captain Michael Baker and Lieutenant Nicki Tarbell Promotion Pinning, swearing in of, Christopher DuMais, and Kevin Giesow. Town Clerk Kim McLaughlin swore in all firefighters.

GOOD & WELFARE:

PRESENTATION:

ACCEPTANCE OF MINUTES:

Accept the minutes from the 10/21/2025 Regular Town Council Meeting.

Chair: Shawn O'Neill

Motion to accept: Councilor Tousignant
Second: Councilor Rague
Vote: 5-0

PUBLIC HEARING – LIQUOR LICENSE & APPROVALS:

23 Washington LLC, The Local, OOB, (309-1-5), 23 Washington Avenue, m-s-v
in a restaurant.

Chair: Shawn O'Neill

Chairman O'Neill opened the hearing at 6:40 pm.
Motion to accept: Councilor Tousignant
Second: Vice Chair Blow
Vote: 5-0
Chairman O'Neill closed the hearing at 6:41 pm.

PUBLIC HEARING – BUSINESS LICENSE & APPROVALS:

23 Washington, LLC, Aaron Gregory, The Local, OOB, (309-1-5), 23 Washington Avenue, victualers with prep and alcohol.

Anne Paterson, (323-9-5), 31 Temple Avenue, one (1) seasonal short-term rental.

Joel French, (303-2-1-9), 1 Saunders Avenue #9, one (1) year-round rental.

Mischelle McCormick, (210-2-53-2), 16 Smithwheel Road #2, one (1) year-round short-term rental.

CSI Associates, LLC, Meagan Achenbach, (205-7-9), 10 Imperial Street, two (2) year-round rentals.

Anne and David Marchant, (108-1-6-37), 131 Temple Avenue #37, one (1) year-round rental.

Karen Perriello, (310-6-1-52), 39 West Grand Avenue #52, one (1) year-round short-term rental.

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

George R. Cunningham, (316-4-1-2C), 1 Seacliff Avenue #2C, one (1) year-round rental.

Miguel Macosso, (403-4-17), 15 Poplar Street, one (1) year-round rental.

Robert Linardy, (206-11-11), 10 Fern Park Avenue, two (2) year-round rentals.

Katheryn and Scott Gibbons, (208-1-9-26), 23 Trinity Way, one (1) year-round short-term rental.

Maureen O. Duca, (305-4-1-401), 1 Cleaves Street #401, one (1) year-round short-term rental.

Fina Klein, Gratitude Massage and Wellness, C. Rose Wellness, (107-3-1-G1), 1 Granny Smith Court, massage therapist.

Ragged Edge LLC, Joseph Rosseau, Crosswinds Motel, (303-4-7), fourteen (14) year-round rentals.

Eternitas LLC, Centurion Property Management, (211-4-11), 137 Temple Avenue, thirty-two (32) year-round rentals.

Chair: Shawn O'Neill

Chairman O'Neill opened the hearing at 6:43pm.

Motion to accept: Vice Chair Blow

Second: Councilor Kelley

Vote: 5-0

Chairman O'Neill closed the hearing at 6:43pm.

TOWN MANAGER REPORT

NEW BUSINESS:

AGENDA ITEM #8891

Discussion with Action: Approve the quote from AAA Police Supply in the amount of \$10,570.00 for the purchase of ammunition and simunitions for the Police Department from account #20131-50501 Police Operating Supplies with a balance of \$37,565.60.

Chair: Shawn O'Neill

The pricing is Government contract pricing therefore making this a proprietary vendor.

The funds have been budgeted and were included as part of the fiscal 2026 budget process.

This ammunition is to fulfill the training needs for the police department to include full time and reserve officer firearms training as well as on duty carry ammunition.

Motion to accept: Councilor Kelley

Second: Vice Chair Blow

Vote: 5-0

Vice Chair Blow – questions on ammunition purchase differences from last year's \$24,000. What was done with the old weapons that are no longer used. Captain Ciampi – old weapons were traded in per the agreement with vendors. Old ammunition and a few weapons are retained for reserve officers. Can turn in old weapons based on fluctuating market conditions. Ammunition can be traded in with old firearms.

AGENDA ITEM #8892

Discussion with Action: Approve the quote from JWC Environmental for the purchase of a Wastewater grinder in the amount of \$13,759.22 from account #30181-50551 Sewer Reserve Fund Operating Equipment Expense with a balance of \$1,075,168.72.

Chair: Shawn O'Neill

This grinder is in place to protect the dewatering equipment. The existing grinder is approximately ten years old and is showing signs of wear from several recent repairs. Since it was not included in the project the department would like to replace it.

Motion to accept: Councilor Tousignant

Second: Councilor Rague

Vote: 5-0

AGENDA ITEM #8893

Discussion with Action: Approve the quote from Vortex Services for the Fall 2025 Pump Station cleaning in the amount of \$18,300 from account #20161-50342 Waste Pumping Expense with a balance of \$36,190.00.

Chair: Shawn O'Neill

The department budgets for Vortex to come in and clean out pump station wet wells and tanks at the facility two times a year. Price includes labor, truck and confined space team for a total of four days.

Motion to accept: Vice Chair Blow

Second: Councilor Rague

Vote: 5-0

AGENDA ITEM #8894

Discussion with Action: To approve the Purchase and Sale agreement between Multivision Investments, LLC and the Town of Old Orchard Beach for a certain parcel of land MBL 315-16-1, along Ocean Ave. in the amount of \$425,000 from the Unassigned Fund Balance with a balance \$13,382,169.44, and to authorize the Town Manager to sign the Purchase and Sale Agreement and documents required at closing.

Chair: Shawn O'Neill

This parcel is where the Town placed a mobile public bathroom trailer for approximately 5 years. The mobile trailer unfortunately did not work as intended because of excessive use. Since then, the Town has been putting portable bathrooms there through a lease agreement, while working on a more permanent solution for public bathrooms in this area. Councilor Tousignant took notice when this property became available. This property is ideal for a public bathroom and municipal parking lot. Based on the size of the lot we could fit approximately 30 – 32 public parking spaces and a public bathroom with a women's and men's bathroom plus a storage room for supplies. The Town could see a return on investment in approximately 5-6 years with the estimated annual parking revenue it can generate (\$70,000 - \$80,000). It will also provide municipal parking in the winter during parking bans. The Purchase and Sale Agreement was created by the Town's attorney with contingencies for clear title (which they have already started to work on) and an updated survey of the property.

Motion to accept: Vice Chair Blow

Second: Councilor Kelley

Vote: 5-0

AGENDA ITEM #8895

Discussion with Action: Accept an easement from Dominator Golf LLC for public pedestrian passage on and over the sidewalk as depicted on the plan entitled Wild Dunes Way and Ross Road, together with the right of the Town to construct, maintain and repair said sidewalks.

Chair: Shawn O'Neill

This is an opportunity to install sidewalks on Wild Dunes Way from the golf course maintenance facility (by Dirigo Extension) to Ross Road and continuing on Ross Road to Pond View Road. It also includes new sidewalks off of Magnolia Drive onto Cascade Road extending to Powder Horn campground (about 700'). This sidewalk project represents a strategic investment in accessibility and public safety and aligns with the Town's long-term goal of sidewalks on Ross Road. Once the sidewalks have been installed by the developer which must meet ME DOT requirements and Town ordinances, the Town will reimburse Section D&E, LLC for the Town's share in the amount of \$350,000.

This easement, along with the next agenda item, #8896, is needed to complete the sidewalk construction.

Motion to accept: Councilor Kelley

Second: Vice Chair Blow

Vote: 5-0

AGENDA ITEM #8896

Discussion with Action: Accept an easement from Dominator Golf LLC for public pedestrian passage on and over the sidewalk as depicted on the Plan entitled Long Cove Dr and Wild Dunes Way Sidewalk Easement, together with the right of the Town to construct, maintain and repair said sidewalks.

Chair: Shawn O'Neill

Motion to accept: Vice Chair Blow

Second: Councilor Rague

Vote: 5-0

AGENDA ITEM #8897

Discussion with Action: Amend Appendix A—Schedule of License, Permit and Application Fees, by updating the Towing Fee section.

Chair: Shawn O'Neill

The police department has been experiencing a growing issue with area tow companies meeting the towing needs for the town during winter storms, accidents, large events and seasonal time periods. This at times creates a significant delay in response time causing motorists and officers to be tied up for extended periods of time awaiting towing services.

The police department has spoken with several area police departments who are suffering from the same need for improved towing services for their municipalities. Several cities and towns are in the process of or, have already raised towing rates and storage fees to provide fair rates for the towing companies that service them regularly and possibly add incentive to other companies to service their municipalities.

Motion to accept: Councilor Tousignant

Second: Councilor Rague

Vote: 5-0

Deput Chief David Hemmingway – Through investigating area tow fees, the PD found OOB fees were lower than other area town. Aligning fees with Scarborough will bring OOB fees in line and adding additional tow fees not normally listed. This keeps fees transparent for what is being charged for tows

AGENDA ITEM #8898

Discussion with Action: The Chamber of Commerce has an approved Special Event Permit for their annual Car Show, for September 11th and 12th, 2026, approved March 4th, 2025. Request to move the dates to September 18th and 19th, 2026.

Chair: Shawn O'Neill

Motion to accept: Councilor Rague

Second: Councilor Kelley

Vote: 5-0

AGENDA ITEM #8899

Discussion with Action: Repeal and replace the General Assistance Ordinance.

Chair: Shawn O'Neill

This item for ordinance amendments is for the annual increase to the overall maximums, food maximums, and housing maximums for General Assistance, and is recommended by Maine Municipal Association and the State of Maine Department of Health and Human Services (DHHS).

Motion to accept: Vice Chair Blow

Second: Councilor Tousignant

Vote: 5-0

AGENDA ITEM #8900

Discussion with Action: Accept the resignation of Jay Kelley from the Planning Board.

Chair: Shawn O'Neill

Motion to accept: Vice Chair Blow

Second: Councilor Rague

Vote: 5-0

AGENDA ITEM #8901

Discussion with Action: Set the public hearing date of December 2nd, 2025, to amend the Code of Ordinances, Chapter 54, Traffic and Vehicles, Section 54-187 to establish three (3) parking spaces on Ross Road in front of MBL 102-2-10 for access to a carry-in boat launch on Mill Brook.

Chair: Shawn O'Neill

Motion to accept: Vice Chair Blow

Second: Councilor Rague

Vote: 5-0

ADJOURNMENT

Chair: Shawn O'Neill

Motion to adjourn @ 7:07pm: Councilor Kelley

Second: Vice Chair Blow

Vote: 5-0