



Town of Old Orchard Beach
Office of the Town Manager

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Town Council Workshop 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 7 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:	

Respectfully
Submitted,

Tim Fleury
Town Council
Secretary



Town Council – Workshop Agenda

November 18, 2025

Immediately Following the Regular Town Meeting
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.)*

The Town Council is holding a Workshop immediately following the Regular Town Council meeting to discuss Ballpark lighting capital improvements.

Chair: Shawn O'Neill

Chairman O'Neill opened the workshop at 7:13 pm and handed it off to Town Manager Asanza. The Town Manager introduced Jason Webber, Recreation Director. Mr. Webber presented the history of the Recreation/Ballpark partnership and a breakdown of the proposed lighting upgrades.

The Council, Town Manager, Recreation Department, and the Finance Director discussed the options presented.

Recreation Director Jason Webber presented the following:

Good evening everyone, and thank you for giving us the time tonight. First, on behalf of the entire Recreation Department, I want to sincerely thank

the Town Manager and the Town Council for your continued support. Your commitment to our department allows us to deliver quality-of-life programming and community events to the citizens of Old Orchard Beach every single day. We truly appreciate it.

Tonight, I want to walk you through where we started, what we've accomplished together, and why replacing our 40-year-old stadium lights is not just a facilities upgrade—it's an investment in our town's future.

Where We Started

When the decision was made to move the Recreation Administration Team into the leadership role at the Ballpark, none of us stepped into that lightly. We knew the history, the challenges, and the responsibility that came with it. But with the guidance of the Town Manager, the Council, our volunteers, and our staff, we have accomplished more in the last few years than anyone thought possible.

The Ballpark is not just a baseball venue or a concert venue—it is a daily community resource.

Every day you'll find:

- Residents walking their dogs
- Families in the community garden
- Kids at the skatepark
- Our childcare programs
- Aging adult programs
- Trails used by residents year-round
- Food pantry support
- Loan closet storage
- Toys for Tots
- Free helmet giveaways with the "Head Your Brain" Foundation

The Ballpark is woven into the fabric of this community.

Financial Responsibility

Before Recreation took over, the Town Council had to pull about \$20,000–\$25,000 each year from the undesignated fund just to balance the Ballpark budget.

Since we took over in 2022, you have not had to do that once.

We have absorbed the operations, been fiscally responsible, and ensured the Ballpark finishes in the positives every year.

Instead of funding deficits, you have been able to invest CIP money into real improvements—improvements that benefit residents, visitors, youth, seniors, families, leagues, and community groups.

I provided a list tonight detailing those CIP improvements, and next to it, a list of over \$300,000 worth of projects we completed using only our special revenue funds, with no impact on the general operating budget.

That is the definition of responsible stewardship.

Why the Lights Matter

Our current stadium lights are 40 years old, outdated, inefficient, costly to maintain, and nowhere near modern standards for baseball visibility or event safety.

Last year alone we hosted:

- 224 baseball games
- 155 day games
- 69 night games
- 10 tournaments
- 8 concerts

- The New England Parkinson Ride, one of the largest charity rides in Maine

New lights will not only improve what we already do—they will allow us to expand what we do:

- More night games
- More tournaments
- More community events
- Safer visibility for players and fans
- Greater revenue potential
- Better flexibility for scheduling

Without reliable lights, we lose tournaments, we lose rentals, and we lose revenue.

In 2022, baseball field rentals brought in \$30,000.

This year, we are projected to hit \$60,000—a 100% increase, and the demand is still growing.

We already have scheduled for 2026:

- 100 night games
- 180 day games
- 11 tournaments

This growth is sustainable only with new lighting.

Future Partnerships

We are also excited about the proposal from The Players League (formerly GNCBL). They want to make OOB Ballpark the home of all four teams in the league with:

- 36 regular-season games
- An All-Star Game
- Playoffs
- Doubleheaders (one for players only, one open to the public)
- \$300 concession guarantee
- Long-term office space
- \$10,000 per year investment (we would like to negotiate closer to \$12,000)

This is a long-term partnership opportunity—but again, it requires dependable lighting.

The LED Lighting Proposal

Musco Lighting—industry leader—has quoted the following options for equipment (materials only):

- Option 1 (B1 Pole): \$90,000
- Option 2 (A1, A2, B1 Poles): \$240,000
- Option 3 (A1, A2, B1, C1, C2 Poles): \$325,000

System Electrical Services provided installation options:

- Option 1: \$40,500
- Option 2: \$116,800
- Option 3: \$191,380
- Rock adder (per location): \$9,800

If we completed this one pole at a time over several years, the total project cost would be \$652,500. If we complete the full project at once, it is \$526,180—a savings of \$126,320 to the taxpayers.

This system includes:

- Guaranteed light levels
- 25-year warranty covering all maintenance
- Remote control and monitoring

- Factory-aimed, factory-assembled lighting
- State-of-the-art glare control and BallTracker technology

This is not just lights. This is a 25-year investment in safety, visibility, efficiency, and community growth.

The Ballpark is part of who we are in Old Orchard Beach. It holds memories, traditions, championships, concerts, charity events, and thousands of moments that define community life here. With these new lights, our staff is already envisioning expanded programming, new events, more night games, and a facility truly built for the next generation. This project marks the start of the future for the Ballpark property. No matter what direction the Council and community choose moving forward, one thing is certain: There will always be a field. There will always be lights. And this place will always serve the people of Old Orchard Beach.

We look forward to continuing this conversation with all of you, and with the entire community, as we build the next chapter of this incredible property. Thank you for your time—and for your support.

Chairman O'Neill – pay for it now with undesignated funds is his opinion.

Vice Chair Blow – prefers to pay for it now

Councilor Kelley – prefers to pay for it now in one shot to save over the long run

Councilor Rague – in favor of paying for it up front, allows to do more non-baseball events at night and build

Councilor Tousignant – support lights and moving forward

Chairman O'Neill closed the workshop at 7:52 pm