



Town of Old Orchard Beach
Office of the Town Manager

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www.oobmaine.com/town-council

Regular Town Council Meeting Minutes

February 17, 2026

I, Tim Fleury, Secretary to the Town Council of Old Orchard Beach, Maine, do hereby certify that the foregoing document consisting of 21 pages is a copy of the original minutes from the regular meeting of the Old Orchard Beach Town Council held on 2/17/2026.

Prepared By:	Tim Fleury
Approved By:	Old Orchard Beach Town Council
Approval Date:	3/3/2026

Respectfully
Submitted,

Tim Fleury
Town Council
Secretary



Town Council - Meeting Agenda

**February 17, 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:

Councilor Rague made a motion to appoint Brynn Patenaude as the Town Council Secretary for the meeting.

Councilor Kelley Seconded the motion.

Vote: 5-0

ROLL CALL: Brynn Patenaude called roll. The following were present:

Shawn O'Neill, Chairman

Vice Chairman Blow

Connor Rague, Councilor

Michael Tousignant, Councilor

Jay Kelley, Councilor

Tim Fleury, Town Council Secretary

Vice Chair Blow has an excused absence.

ACKNOWLEDGEMENTS: Chairman O'Neill acknowledged the fire department and dispatcher who managed a code in Scarborough, balanced

three major calls in a half hour.

GOOD & WELFARE:
none

PRESENTATION:

ACCEPTANCE OF MINUTES:

Accept the minutes from the 2/3/2026 Regular Meeting and the 2/5/2026 Town Council Workshop.

Chair: Shawn O'Neill

Motion to accept: Councilor Rague
Second: Vice Chair Blow
Vote: 5-0

PUBLIC HEARING – ORDINANCE AMENDMENTS:

Public Hearing: Shall the Town amend the Code of Ordinances, Chapter 34, Section 34-26 and Chapter 78, Sections 78-1, 78-212 (a), 78-213 (b), 78-717 (1), 78-721, 78-747 (1), 78-750, 78-802, 78-805, 78-832, 78-835, 78-992, 78- 994, 78-2128. The purpose of these amendments is to increase housing opportunities for J1 and H2B visa holders.

Chair: Shawn O'Neill

The proposed amendments include the following relaxed standards to increase housing opportunities:

- J1 Visa Holders Housing (VHH) are exempted from all zoning density requirements, parking requirements, and planning board review.
- H2B VHH are exempt from all zoning density requirements, planning board review, and parking requirements if the property owner provides a letter stating the H2B Visa Holder will not have a vehicle parked on site.

J1 and H2B VHH are allowed in the DD1, DD2, GB1, GB2, and BRD districts but must be located within existing lodging uses or buildings with 3 or more dwellings.

J1 and H2B VHH must secure a license from the town before occupancy is allowed.

Chairman O'Neill opened the hearing at: 6:34

Vice Chair Blow: thanking Jeffrey Hinderliter for addressing his concerns, asked about the vehicle not being parked on site, whether it is about age of the applicants or because they do not hold a driver's license. Town Planner Hinderliter responds it is because they may or may not hold a driver's

license.

Chairman O'Neill closed the hearing at: 6:35

PUBLIC HEARING – BUSINESS LICENSE & APPROVALS:

Erin McKinney, 18 Hampton Avenue, 319-5-5, 1 Year-Round Short-Term Rental

Eric Woodbury, 57 Old Salt Road #5, 211-1-14-5, 1 Year-Round Rental

Melissa Morrill, 52 Wild Dunes Way #17B, 105A-1-600-17B, 1 Year-Round Short-Term Rental

Chair: Shawn O'Neill

Chairman O'Neill opened the hearing at: 6:39 (5)

Motion to approve: Councilor Rague

Second: Vice Chair Blow

Vote: 5-0

Chairman O'Neill closed the hearing at: 6:39 (6)

PUBLIC HEARING

Public Hearing: Shall the Town consider a request from the Village at Pond View Woods Homeowners Association to accept title and to accept and establish as town ways those developed portions of Bouchard Court, Paige Avenue and Casey Lane as depicted on the subdivision plan entitled “Final Plan, Orchard Ridge Estates, Portland Avenue, Old Orchard Beach, Maine,” by BH2M, dated November 2014, recorded in the York County Registry of Deeds in Plan Book 375, Page 44, together with all of the rights appurtenant thereto and all guardrails, hydrants, curbing, catch basins and associated drainage piping situated in or under said roadway right of way, but specifically excluding any sidewalks, stormwater runoff systems, electrical, sewer, gas and other utility infrastructure, bollards, lampposts, lights and lighting facilities for all of which the Grantor reserves and retains an easement for the installation, use and maintenance thereof. Notwithstanding the grant of catch basins and associated drainage piping, the Grantor herein shall be responsible for the maintenance of any vegetated soil filters and stormwater facilities located outside the said right of way. As described in the Warranty Deed from The Village at Pond View Woods Homeowners Association to the Town of Old Orchard Beach, Maine, dated _____.

Chair: Shawn O’Neill

Council will begin considering a request from the Village at Pond View Woods Homeowners Association (Pond View HOA) to accept Bouchard Court, Paige Avenue and Casey Lane. In addition to both roads and their right-of-way, Pond View HOA is requesting public acceptance of guardrails, hydrants, curbing, catch basins and associated drainage piping situated in or under the road’s right-of-way.

Chairman O'Neill opened the hearing at: 6:41 (38)

Chairman O'Neill: spoke with town manager on this and department heads, we are all set to move forward. Town Planner Hinderliter thanks the council as this has taken many years to complete and this process has made it easier on applicants and staff.

Chairman O'Neill closed the hearing at: 6:42 (39)

TOWN MANAGER REPORT

Snowban parking area reminders:

Ballpark and Union Ave are open for parking during parking bans

Construction in the front entrance is for engineers to come see if we can add office space in town hall for GA to move to the Town Hall.

NEW BUSINESS:

AGENDA ITEM #8945

Discussion with Action: Renew the liquor license for David Squared Holdings LLC, JJ's Eatery Too, 306-5-1, 12 Old Orchard Street Suite A, Class A Restaurant/Lounge, On-Premise, Beer, Wine & Spirits

Chair: Shawn O'Neill

Motion to renew: Councilor Rague
Second: Councilor Kelley
Vote: 5-0

AGENDA ITEM #8946

Discussion with Action: Renew the liquor license for Taqueria 207 LLC, Taqueria 207, 210-2-51, 2 Ocean Park Road, Class A Restaurant/Lounge, On-Premise, Beer, Wine & Spirits

Chair: Shawn O'Neill

Motion to renew: Vice Chair Blow

Second: Councilor Rague

Vote: 5-0

AGENDA ITEM #8947

Discussion with Action: Withdraw Authorization from the Treasurer, per 36 M.R.S.A., subsection 944, to record a waiver of foreclosure in the Registry of Deeds for the property at 11 Deer Isle Dr, Assessors record T0235-00000-00000, Joseph & Louise Inkpen, owner.

Chair: Shawn O'Neill

Can remove from Agenda. Owner paid all back taxes. We will have a quitclaim agenda item at the next meeting.

Motion to Remove: Vice Chair Blow

Second: Councilor Rague

Vote: 5-0

AGENDA ITEM #8948

Discussion with Action: Approve the Special Event Permit application for the Town of Old Orchard Beach to hold the annual Memorial Day Parade to honor our country's veterans. The parade will be on Monday, May 25th, 2026, from 1:00p.m. to approximately 3:00 p.m. with an anticipated parade start at the Ballpark, traveling down Saco Ave, to Old Orchard Street, followed by First Street with an end at Memorial Park.

Chair: Shawn O'Neill

Motion to approve: Councilor Kelley
Second: Councilor Rague
Vote: 5-0

AGENDA ITEM #8949

Discussion with Action: Approve the Special Event Permit application for Tony Myatt to hold a 10k on the beach and East Grand Avenue on Sunday, October 11th, 2026, 9:00 am to 1:00 pm. They will race on the beach from the Pier to Pine Point and race back on East Grand Avenue ending in the Square. Request to close the square during the race hours, for the finish line. Requirement of one police officer for traffic control. Insurance, listing the Town of Old Orchard Beach as additionally insured, to be provided to the Town Clerk's Office at least one month prior to the event.

Chair: Shawn O'Neill

Motion to approve: Vice Chair Blow

Second: Councilor Rague

Vote: 5-0

Councilor Kelley: is one PD enough?

Police Chief Chard: Yes, we have been doing this for four years and one officer is enough. She is okay with only one officer.

AGENDA ITEM #8950

Discussion with Action: Approve the quote from C2 Vehicles for the purchase of a 2021 Club Car Carryall 700 Electric Utility Vehicle in the amount of \$11,408.74 from account #51002-50922 CIP Recreational Equipment with a balance of \$14,234.28.

Chair: Shawn O'Neill

The Rec Department is seeking approval to purchase a utility golf cart to support transportation, maintenance, and logistical operations, particularly at the Ballpark. This vehicle will significantly improve operational efficiency and enhance service delivery for events, programs, and daily facility needs.

During the vendor review process, staff contacted multiple golf cart vendors to identify available utility vehicles that would meet the department's needs. Only two vendors were able to provide viable options. C2 Vehicles and New England Golf Cart. Two other vendors were contacted and did not have comparable models.

Based on availability, condition, cost, and operational suitability, the Rec Department is recommending the purchase of the 2021 Club Car Carryall 700 Electric Utility Vehicle with cab and stake side from C2 Vehicles.

Motion to approve: Vice Chair Blow

Second: Councilor Rague

Vote: 5-0

AGENDA ITEM #8951

Discussion with Action: Approve the quote from System Electrical Services Co. Inc. for the installation of new conduit and wiring for the Ballpark Stadium Lighting project in the amount of \$36,400 from the Unassigned Fund Balance with a balance of \$12,500,002.44.

Chair: Shawn O'Neill

This item is a follow up from a request from Council to seek quotes on cabling replacement for the Ballpark Lighting Replacement project. The above quote represents savings based on Public Works doing the trenching and restoration of the site post construction. It is a savings of \$22,180.00.

Motion to approve: Vice Chair Blow

Second: Councilor Kelley

Vote: 5-0

AGENDA ITEM #8952

Discussion with Action: Approve the quote from Allied Equipment for the purchase of three (3) sets of plow and wing blades in the amount of \$10,265.00 from account #20151-50452 Public Works Operating Equipment Expense with a balance of \$146,186.32.

Chair: Shawn O'Neill

The Public Works department is replacing the cutting edges on 3 sets of plows and wings.

Motion to approve: Vice Chair Blow

Second: Councilor Rague

Vote: 5-0

AGENDA ITEM #8953

Discussion with Action: Approve line item transfers in the amount of \$18,891 from the following accounts: \$8,089 from account 20152-50310 Memorial Park Service Contract Expense with a balance of \$22,270.09 and \$10,802.00 from account 20151-50501 PW Operating Expense with a balance of 45,642.22 to account 20152-50511 Memorial Park Grounds Maintenance/Improvement Expense with a balance of \$499.40.

This agenda item moves funds for the purchase of a zero-turn mower to maintain Veteran's Memorial Park in-house with Public Work's staff.

Motion to approve: Councilor Tousignant

Second: Councilor Rague

Vote: 5-0

Councilor Tousignant & David Pinkham: storage? Yes. Weeding? Yes. 5 days a week? yes

AGENDA ITEM #8954

Discussion with Action: Approve the quote from MTE Equipment Solutions, INC. for a Gravely Pro Turn 560 mower in the amount of \$18,890.80 from account #20152-50511 Memorial Park Grounds Maintenance/Improvement Expense with a balance of \$19,390.40.

Chair: Shawn O'Neill

Public Works requested quotes for the purchase of a Gravely zero-turn mower to maintain Veteran's Memorial Park. Two suppliers returned quotes, MTE Equipment Solutions and TK Equipment LLC. Based on price, completeness of the quote, and consistency with Town purchasing practices, they recommend Council approve the purchase of the Gravely Pro Turn 560 mower from MTE Equipment Solutions.

Motion to approve: Vice Chair Blow

Second: Councilor Tousignant

Vote: 5-0

AGENDA ITEM #8955

Discussion with Action: Approve the quote from Sebago Technics for Engineering Services for the Union Ave Parking Lot Project in the amount of \$25,500.00 from account #50002-50506 Road Maintenance and Improvement Capital Fund with a balance of \$476,704.03

Chair: Shawn O'Neill

The Town Manager requested proposals from the two engineering firms awarded the Professional Consulting Services contracts, Sebago Technics and Wright Pierce. Based on price, completeness of the proposal, and consistency with Town purchasing practices, it is recommended to approve the quote from Sebago Technics for engineering services for the Union Ave parking lot project.

Motion to approve: Vice Chair Blow

Second: Councilor Rague

Vote: 5-0

Councilor Rague: will this get done by summer? Paving, parking, kiosks, and bathrooms?

Tim Fleury: all but the bathrooms should be done by summer

Councilor Kelley: will this be a part of the parking pass residents can purchase?

Tim Fleury: no, it will be a metered parking lot and not a part of the pass.

ADJOURNMENT

Chair: Shawn O'Neill

Motion to adjourn at: 6:54, Vice Chair Blow

Second: Councilor Rague

Vote: 5-0