



Town Council - Meeting Agenda

July 21, 2026 @ 6:30pm
Council Chambers - 1 Portland Avenue

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(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:

ACCEPTANCE OF MINUTES:

Accept the minutes of the 6/16/2026 Regular Town Council Meeting.

Chair: Shawn O'Neill

PUBLIC HEARING – ORDINANCE AMENDMENTS:

Shall the Town amend the Code of Ordinances, Chapter 42, Parks and Recreation, Division 5, Special Events, by adding to the special event permit, a permit for a food truck on private property.

Chair: Shawn O'Neill

PUBLIC HEARING – LIQUOR LICENSE & APPROVALS:

Fresco Del Forno LLC, Rialto Italian Restaurant, 8 Heath Street Suite D, 206-27-13, Class A Restaurant: On-Premise, Beer, Wine & Spirits.

JBTS II LLC, Joseph's by the Sea, 55 West Grand Avenue, 310-3-3, Class A Restaurant: On-Premise, Beer, Wine & Spirits.

Ma's Jumpin Pub, 181 Saco Avenue, 208-3-3, Class A Restaurant: On-Premise, Beer, Wine & Spirits

Chair: Shawn O'Neill

PUBLIC HEARING – BUSINESS LICENSE & APPROVALS:

Beach Bound Operations (Terry Babbidge), 1 Vehicle for Hire

John Hansell, 5 Kinney Avenue #302, 306-2-3-10, 1 Seasonal Short-Term Rental

Angel Nichols, 26 Cedar Avenue, 312-11-20, 1 Seasonal Short-Term Rental

Blue Ribbon Homes of Maine LLC (Laurie Marcello), 165 East Grand Avenue #5, 302-6-7-5, 1 Seasonal Short-Term Rental

Beachheaven LLC (Alex Bakman), 66 East Grand Avenue #3, 305-6-11-3, 1 Year-Round Short-Term Rental

Barbara Hawley, 39 Smithwheel Road #24, 210-1-20-24, 1 Year-Round Rental

John & Gina Martinez, 7 Stanley Street, 107-3-6-5, 1 Year-Round Rental

Sarah & Kenneth Johnson, 1 Walnut Street #19, 304-1-2-19, 1 Seasonal Rental

RIALTO (Ahmed Rizk), 8 Heath Street Suite D, 206-27-13, 1 Victualers with Prep and Alcohol Sales

Alex Bakman, 10 Hillcrest Avenue, 312-17-5, 5 Year-Round Short-Term Rentals

Dream Haven (Danielle Williams), 170 West Grand Avenue, 321-19-1, 4 Year-Round Short-Term Rentals

Joseph's by the Sea (Danniel Baer), 55 West Grand Avenue, 310-3-3, 1 Victualers with Prep and Alcohol Sales License

Ma's Jumpin Pub (Ashley Bouchard), 181 Saco Avenue, 208-3-3, 1 Victualers with Prep and Alcohol Sales License

Ling Qun Chen, 16 Smithwheel Road #9, 210-2-53-9, 1 Year-Round Rental

Jeannette St. Laurent, 133 West Grand Avenue #2, 319-7-3-2, 1 Year-Round Short-Term Rental

Scott Belanger, 18 Massachusetts Avenue, 323-5-1, 1 Year-Round Short-Term Rental

Michael Ames, 39 West Grand Avenue #25, 310-6-1-25, 1 Year-Round Short-Term Rental

Natalie & Michael Mersha, 9 Fern Avenue, 312-3-9, 1 Year-Round Rental

Maeghan Fortier, 7 Fern Avenue, 312-3-9, 1 Year-Round Short-Term Rental

Gull Cottage LLC (Christian Brown), 7 Tunis Avenue, 319-4-5, 1 Seasonal Short-Term Rental

Neal Weinstein, 10 St. John Street, 206-24-31, 1 Year-Round Rental

Concorde Motel (Ryan Hayes), 136 West Grand Avenue, 315-6-6, 17 Year-Round Motel Units

Mike & Mary Levine, 6 Seaview Avenue #6, 315-13-13-1, 1 Year-Round Short-Term Rental

Powder Horn RV LLC (Kevin Richards), 48 Cascade Road, 104-1-1, 440 Campground Sites, 1 Year-Round Rental, 17 Coin Operated Devices, 2 Vending Machines, 1 Miniature Golf Course, Laundromat, Retail, and Victualers with Prep and Alcohol Sales.

Chair: Shawn O'Neill

PUBLIC HEARING – SPECIAL AMUSEMENT PERMITS & APPROVALS:

David Squared Holdings LLC, JJ's Eatery Too, 12 Old Orchard Street Suite A, 306-5-1, Class A Restaurant/Lounge, Guitarist, Outside, 12:00pm-6:00pm, Sunday through Saturday. (Last year was a Juke Box, inside, open to close, all week).

Atlantic Property Preservation Service Inc, SOHO's Oceanic Inn Lounge / OOB Café, 43 West Grand Avenue, 310-6-3, Hotel (Food Optional): Karaoke, Inside, 5:00pm-12:00am, Thursday & Friday (Last year was Wednesday only).

Chair: Shawn O'Neill

TOWN MANAGER REPORT

NEW BUSINESS:

AGENDA ITEM #9050

Discussion with Action: Adopt an emergency ordinance amendment to Chapter 26, Article II as follows by adding the following section:

Section 26-68. Temporary Stay of Prosecution of Violations, The Old Orchard Beach Town Council intends to review the effectiveness of the existing

regulations and consider potential amendments to the Sound Ordinance given the passage of time since the Ordinance was initially enacted, increased development during that time, and the current volume of noise complaints. During the period of review, and notwithstanding anything in this Article II to the contrary, the Old Orchard Beach Police Department shall continue to investigate and respond to noise complaints and alleged violations of this Article and issue written notices to the alleged violator, but shall not issue any citations or otherwise prosecute any violation in the Maine courts.

This section shall take effect immediately upon adoption by the Town Council and shall stand repealed as of the one hundred and sixty first (61st) day following the date of its adoption, unless sooner repealed by the Town Council.

Chair: Shawn O'Neill

AGENDA ITEM #9051

Discussion with Action: Set a public hearing date of August 4th, 2026, to discuss an application for the Cider Hill Tax Increment Financing (TIF) District

Chair: Shawn O'Neill

AGENDA ITEM #9052

Discussion with Action: Appoint Thomas Mourmouras as a regular member of the Comprehensive Plan Committee, term to expire 12/31/2027.

Chair: Shawn O'Neill

AGENDA ITEM #9053

Discussion with Action: Approve the Special Event Permit from Dunkins Pierre to hold a youth group service and picnic in Memorial Park on Saturday, July 25th, 2026 from 1:30 p.m. to 4:30 p.m., including set up and takedown.

Chair: Shawn O'Neill

AGENDA ITEM #9054

Discussion with Action: Re-appoint Rickey Haskell as Code Enforcement Officer, Electrical Inspector and Licensed Plumbing Inspector; Zachary Heffernan and Arius Caron as Deputy Code Enforcement Officers, Deputy Licensed Plumbing Inspectors, and Deputy Electrical Inspectors; and appoint Adam Stoddard as Deputy Code Enforcement Officer, Deputy Licensed Plumbing Inspector and Deputy Electrical Inspector, terms to expire 07/01/2027.

Chair: Shawn O'Neill

AGENDA ITEM #9055

Discussion with Action: Approve the quote from Quirk Ford of Augusta for the Purchase of a 2026 Ford F-150 Police Responder in the amount of \$48,367.00 from CIP Account # 52002 -50849 Police Department Vehicle Expense with an account balance of \$137,448.21.

Chair: Shawn O'Neill

AGENDA ITEM #9056

Discussion with Action: Approve the quote from Advanced Electronics Design Inc. for the purchase of one Rhino Tab M3 Computer Tablet and mounting components in the amount of \$6,695.07 from CIP Account # 52002 -50849 Police Department Vehicle Expense with an account balance of \$137,448.21.

Chair: Shawn O'Neill

AGENDA ITEM #9057

Discussion with Action: Approve the quote from 2-Way Communication Service, Inc. DBA NEVO (New England Vehicle Outfitters) for the purchase and installation of police cruiser interior equipment to include lighting, interior components, and electronic components in the amount of \$22,350.00 from CIP Account # 52002 – 50849 Police Department Vehicle Expense with an account balance of \$137,448.21.

Chair: Shawn O'Neill

AGENDA ITEM #9058

Discussion with Action: Approve the quote from Motorola Solutions for the purchase of one M500 In Car Video System V300 in the amount of \$6,803.00 from CIP Account # 52002 -50849 Police Department Vehicle Expense with an account balance of \$137,448.21

Chair: Shawn O'Neill

AGENDA ITEM #9059

Discussion with Action: Approve the quote from FLOWBIRD for the purchase of two CWTCCC Touch and Display Pay Stations in the amount of \$14,888.00 from Parking Control Capitol Improvement Account (Pay and Display Parking Kiosks) Account #52002-50884 with a balance of \$26,623.99.

Chair: Shawn O'Neill

AGENDA ITEM #9060

Discussion with Action: Approve the quote from Jack Chevrolet of Saco for the purchase of a 2026 Chevrolet Trailblazer in the amount of \$29,079.00 from Account #52002 -50849 Police Department Vehicle Expense CIP with an account balance of \$137,448.21.

Chair: Shawn O'Neill

AGENDA ITEM #9061

Discussion with Action: Authorize the Town Manager to enter into an agreement for Municipal Solid Waste Collection services between Casella Waste, Inc. and the Town of Old Orchard Beach for an additional three years commencing July 1, 2027, to continue with curbside solid waste collection services.

Chair: Shawn O'Neill

AGENDA ITEM #9062

Discussion with Action: Approve the quote from Aquatics Informatics Inc for the purchase of WIMS software with an annual fee of \$5,226.84 and an initial start-up fee of \$16,784.88 for a total of \$22,011.72 from account #20161-50310 Wastewater Service Contracts with a balance of \$44,200.00.

Chair: Shawn O'Neill

AGENDA ITEM #9063

Discussion with Action: Approve the quote from Maine-ly Sports for the purchase of a 2026 CFMoto CF600UZ utility vehicle in the amount of \$15,446.95 from account # 53002-50905 Wastewater Treatment Facility Vehicle CIP with a balance of \$64,485.

Chair: Shawn O'Neill

AGENDA ITEM #9064

Discussion with Action: Approve the quote from Messer Truck and Van for a Knapheide crane truck body in the amount of \$39,275 from account #53002-50905 Wastewater Treatment Facility Vehicle CIP with a balance of \$64,485.00.

Chair: Shawn O'Neill

AGENDA ITEM #9065

Discussion with Action: Approve the estimate from Thyng Paving in the amount of \$683,900.00 for paving the following roads: Olympia Ave, Casco Ave, Tioga Ave, Roanoke Ave, Spring St, Boivert, Clover Ave, Portland Rd, Parcher Ave, Banks Brook Cir, Maple Ave, Kinney Ave, Hobson Rd, Center St, Oceana, and Oakcrest from account #5002-50506 Public Works Road Maintenance and Improvement CIP with a balance of \$600,000.00.

Chair: Shawn O'Neill

AGENDA ITEM #9066

Discussion with Action: Approve the quote from Kevin Lessard and Son's Electric LLC for the installation of four (4) power outlets, data cables, and raceways for TV installation in the Chambers in the amount of \$5,315.36 from account # 51002-50842 Town Hall Improvements Expense Cip with a balance of \$372,688.50.

Chair: Shawn O'Neill

AGENDA ITEM #9067

Discussion with Action: Approve the quote from Loading Dock Equipment of Miane in the amount of \$34,302.88 for the replacement of four (4) apparatus bay doors from account # 52002-50813 Fire Department Facility Improvements CIP with a balance of \$240,690.24.

Chair: Shawn O'Neill

AGENDA ITEM #9068

Discussion with Action: Approve the quote from Freightliner of Maine, Inc in the amount of \$23,606.72 for repair parts for the aftertreatment system, rear brakes, rear suspension, and air storage tanks on Truck 18 from account #20151-50452 Public Works Operating Equipment Repair Expense with a balance of \$115,417.50.

Chair: Shawn O'Neill

AGENDA ITEM #9069

Discussion with Action: Approve the quote from Jordan Equipment Co. in the amount of \$9,188.82 for a replacement Bobcat skid steer track from account #20151-50452 Public Works Operating Equipment Repair Expense with a balance of \$115,417.50.

Chair: Shawn O'Neill

AGENDA ITEM #9070

Discussion with Action: Enter into a consent agreement with the owner of record of the property at 90 Union Avenue, MBL 314-17-2.

Chair: Shawn O'Neill

AGENDA ITEM #9071

Discussion with Action: Renew the liquor license for Surfs Up LLC, Surf 6 Restaurant, 2 Cortland Avenue, 306-2-9, Class A Restaurant/Lounge, On-Premise, Beer, Wine & Spirits.

Chair: Shawn O'Neill

AGENDA ITEM #9072

Discussion with Action: Renew the liquor license for Salty Seal Coffee LLC, Café 64 and KELP, 35-37 Old Orchard Street, 206-31-7, Restaurant: On-Premise, Beer, Wine & Spirits.

Chair: Shawn O'Neill

AGENDA ITEM #9073

Discussion with Action: Renew the liquor license for Atlantic Property Preservation Service Inc, SOHO's Oceanic Inn Lounge / OOB Café, 43 West Grand Avenue, 310-6-3, Hotel (Food Optional): On-Premise, Beer, Wine & Spirits.

Chair: Shawn O'Neill

ADJOURNMENT

Chair: Shawn O'Neill