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

July 21, 2026

I, Jason Webber, Secretary to the Town Council of Old Orchard Beach, Maine, do hereby certify that the foregoing document consisting of 42 pages is a copy of the original minutes from the regular meeting of the Old Orchard Beach Town Council held on 7/21/2026.

Prepared By:	Jason Webber
Approved By:	Old Orchard Beach Town Council
Approval Date:	8/4/2026

Respectfully Submitted,

Jason Webber
Town Council Secretary

Town Council - Meeting Agenda

July 21, 2026 @ 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:

Motion to appoint Jason Webber as acting Council Secretary, Councilor Tousignant
Second by Councilor Blow
Vote: 5-0

Motion to add emergency agenda item #9074 by Councilor Rague
Second: Councilor Blow
Vote: 5-0

ROLL CALL: Jason Webber called roll. The following were present:

Chairman Shawn O'Neill
Vice Chairman Kenneth Blow
Jay Kelley, Councilor
Michael Tousignant, Councilor
Connor Rague, Councilor

Tim Fleury, Interim Town Manager
Jason Webber, Town Council Secretary

ACKNOWLEDGEMENTS: None

GOOD & WELFARE:

Jill Soule, 29 Smithwheel Road: Expressed concerns about large holes being dug on the beach, noting they create a safety hazard, especially at night, and asked the Town to remain aware of the issue.

PRESENTATION: None

ACCEPTANCE OF MINUTES:
Accept the minutes of the 6/16/2026 Regular Town Council Meeting.

Chair: Shawn O'Neill

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

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

The Town has received requests from local businesses and residents to allow food and beverage trucks for special events held on private property. These requests include both commercial gatherings and private celebrations, such as birthday parties.

Under the current Zoning Ordinance, food trucks are only permitted in limited areas: the Campground Overlay District, the Amusement Overlay District, the Salvation Army property, or through Town Council–approved special event permits. To address new needs while maintaining protections for downtown brick-and-mortar establishments, an amendment has been drafted to expand the Special Event Permit process to include food and beverage trucks on private property.

The proposed changes have been reviewed by the Code Enforcement Department, the Town's Health Officer, Police and Fire Departments, and Attorney Phil Saucier. Staff also met with the first requester, Seashell Cottages, to review the amendment prior to presenting it to the Town Council.

This amendment aims to provide flexibility for mobile food services at private events while also safeguarding nearby food service businesses. Key elements of the amendment include:

• Applications must be submitted at least 30 days prior to the event, with required information such as location, event description, dates and times, qualified catering permit (if alcohol will be served), emergency contact information, and confirmation that wastewater will not be disposed of on public property.
• Mobile food businesses may serve only event guests and employees; service to the general public is not allowed.
• Codes and Fire personnel may inspect the event location and the mobile food business before operation.
• Mobile food businesses must be located at least 100 feet from any existing food or beverage establishment.
• Operation is limited to two days within any seven-day period, for no more than six hours per day, between 10 a.m. and 10 p.m.
• Mobile food businesses must be located at least 20 feet from the front property line.

This amendment seeks to balance the needs of event hosts and mobile vendors with the economic interests of established local businesses.

Open the Public Meeting at 6:32 pm

Comments from Council:

Councilor Tousignant asked what the daily fee would be for permits.

Kim McLaughlin, Town Clerk: Responded that the fee would be $50 per day, with the same rate applying across all districts.

Closed the public hearing at 6:36 pm

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

Opened the Public Meeting at 6:36 pm

Closed the public hearing at 6:37 pm

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

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

Open the Public Meeting at 6:38 pm

Comments for Council:

Councilor Rague requested that future agendas identify whether license applications are new or renewals, particularly for short-term rentals to improve transparency.

Tim Fleury, Interim Town Manager, noted that it should have been done and will be done in the future.

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

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, 5:00 pm-12:00 am, Thursday & Friday (Last year was Wednesday only).

Chair: Shawn O'Neill

Open the Public Meeting at 6:38 pm

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

Comments

TOWN MANAGER REPORT
Comments:

Tim Fleury, Interim Town Manager, thanked the Council and department heads for a smooth leadership transition. He announced that Town Hall Streams, the company that livestreams our meetings, will now have closed captioning; with future audiovisual upgrades, we will also have live meeting transcripts. He also highlighted the Recreation Department's successful girls' basketball round robin and good luck to the boys round robin this weekend. A reminder that this Thursday they will be putting on another Rock the Park concert with the Chris Stapleton tribute band.

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 (61^{st}) day following the date of its adoption, unless sooner repealed by the Town Council.

Chair: Shawn O'Neill

The Town Council and Police Department identified the need to evaluate current noise ordinance decibel levels. This emergency ordinance allows the PD to continue to investigate and respond to noise complaints and alleged violations based off the existing levels, but will not issue citations or pursue prosecution. The ordinance automatically repeals after 60 days of date of adoption.

AGENDA ITEM #9050

Public Comments:

John Montenbeau, 196 East Grand Avenue, expressed concerns that frequent outdoor live music has significantly impacted the neighborhood. The resident said the noise makes it difficult to enjoy their home, hold conversations, or work from a home office. They urged the Council to revisit the noise ordinance and consider a fixed 55-decibel limit in residential areas rather than allowing levels based on ambient noise. They thanked the Council for considering the issue.

Richard Jablonowski, 205 East Grand Avenue, said amplified music from Beach Vibes Bistro has become disruptive, especially for nearby residents without air conditioning who must keep their windows open. The resident supported live entertainment for businesses but asked the Council to find a balanced solution that allows music while reducing its impact on the surrounding residential neighborhood.

Fred Joncas, 6 Parcher Avenue, expressed support for local businesses but emphasized the need to balance tourism with residents' quality of life. They said outdoor amplified music has become disruptive, making it difficult to enjoy their home, and urged the Council to maintain the current sound level limits while encouraging businesses and residents to work together on practical solutions, such as speaker placement, sound direction, and reasonable hours for amplified music.

Shelia Masselli, 2 Parcher Avenue, said amplified live music has become increasingly disruptive over the past three years, preventing residents from enjoying their homes. The resident also raised concerns about overflow parking on private property, increased traffic, and larger crowds associated with live bands, arguing these issues are straining police resources and affecting the character of the neighborhood. The resident urged the Council to consider limiting amplified music, suggesting acoustic performances as a possible compromise, while thanking the Council and Police Department for their efforts.

Chairman O'Neill thanked everyone for their comments and assured the public that any action regarding the noise ordinance will be handled transparently. Any proposed changes will be discussed publicly and include additional public hearings, providing residents with further opportunities for input before any decisions are made.

Councilor Rague acknowledged the concerns raised by residents and emphasized the need to find a balance between supporting local businesses and protecting residents' quality of life. The councilor noted that Old Orchard Beach experiences a busy three-month tourist season that brings additional activity and inconvenience but agreed that excessive noise and neighborhood impacts should be addressed while ensuring businesses can continue to operate successfully.

Motion to accept: Connor Rague
Second: Councilor Kelley
Vote:5-0

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

The purpose of the public hearing is to receive public comments on the following item pursuant to the provisions of Chapter 206 of Title 30-A of the Maine Revised Statutes, as amended:

The designation of the proposed Cider Hill Municipal Tax Increment Financing District and the proposed development program for the District.

The district consists of approximately 56 acres, and a proposed credit enhancement agreement with CHA Builders, LLC (the "Developer") relating to the development of the property in the District.

Motion to set date: Councilor Kelley
Second: Councilor Blow
Vote: 5-0

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

Motion: Councilor Blow
Second: Councilor Rague

For discussion:

Comments:

Chair O'Neill expressed opposition to an appointment, stating concerns about the applicant's past public comments toward the Council. The councilor said the individual had been critical of the Council in public meetings, made statements they believed were inaccurate, and had never acknowledged or apologized for those remarks. Based on those concerns, the chairman stated he would not support the appointment.

Councilor Kelley called for the question:

Councilor Kelley: No
Councilor Rague: Yes
Councilor Tousignant: No
Vice Chair Blow: Yes
Chair O'Neill: No

Vote: 2-3 failed

Comments

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

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

Comments

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

Motion to appoint: Councilor Tousignant
Second: Councilor Blow
Vote: 5-0

Comments

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

The price is a state bid price for the vehicle.

This item was previously approved as part of the current 2027 budget as a CIP item for the police cruiser build.

Motion to approve: Councilor Tousignant
Second: Councilor Blow
Vote: 5-0

Comments

Councilor Blow asked whether the new equipment would replace an existing vehicle once it is fully operational.

Elise Chard, OOB Police Chief, responded with a yes.

Councilor Blow asked how many patrol vehicles the Police Department currently has available for response.

Elise Chard, OOB Police Chief, responded that the department had seven patrol vehicles, including the K-9 unit.

Guy Fountian, Old Salt Road, asked why some police vehicles are acquired through lease-purchase agreements while others are purchased outright, and inquired about how retired vehicles are disposed of.

Councilor Blow explained that lease-purchase vehicles are ultimately owned by the Town, with lease-purchasing used when replacing multiple vehicles at once to spread costs over several years and reduce the immediate budget impact. Individual vehicle replacements are typically purchased outright, while larger fleet replacements are financed through lease-purchase arrangements to ease annual budget costs.

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

Item will be installed into 2026 Ford F-150 Police Responder Pickup truck upon purchase.

Vendor is proprietary due to item being specialized and unavailable through other vendors.

Previously approved as part of current FY 2027 budget process as a CIP item for the police cruiser build.

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

Comments

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

The vendor was previously chosen to install all police vehicle components in police department vehicles.

Items to be installed into a 2026 Ford F-150 Police Responder Pickup truck.

Previously approved as part of the current FY 2027 budget process as a CIP item for the police cruiser build.

Motion to approve: Councilor Tousignant
Second: Councilor Blow
Vote: 5-0

Comments

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

Item will be installed into 2026 Ford F-150 Police Responder Pickup truck upon purchase of vehicle.

Previously approved as part of current FY 2027 budget process as a CIP item for the police cruiser build.

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

Comments

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

One of the pay stations will be installed in the Newly Created Union Avenue Parking Lot.

The second pay station will be installed in the Milliken Street parking lot to accommodate the need for additional convenience and the significant size of the lot.

There are currently three pay stations in the Milliken Lot. Adding a fourth will help the flow of payment and provide more convenient access to make payment.

The pay stations were approved as part of the 2026/2027 fiscal CIP Budget.

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

Comments

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

Vehicle will be utilized for parking enforcement to supplement. This item was previously approved as part of the FY 2026/2027 CIP Parking Enforcement budget.

Current electric vehicles are being used.

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

Comments

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

The current contract with Casella expires June 30, 2027. This addendum extends the terms by three (3) years at a fixed 3% increase yearly.

Motion to authorize: Councilor Rague
Second: Councilor Blow
Vote: 5-0

Comments

Councilor Blow explained that, prior to the Town Manager's departure, he proposed negotiating a three-year extension to the Town's waste contract instead of annual one-year renewals. Based on his experience in the waste industry, he believed a longer-term agreement would provide better leverage to secure more favorable pricing. He noted that the current contract allows for annual increases of 4% or the Consumer Price Index (CPI), whichever is higher, and that locking in a 3% annual increase over three years could result in significant cost savings for the Town. The Council expressed appreciation for the effort and commended the work.

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

WIMS (Water Information Management System) Software streamlines data gathering and reporting at the Wastewater Treatment Facility. This software update was approved as part of the FY 28 budget process.

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

Comments

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

This item is for a utility vehicle for the Wastewater Treatment Facility. Quotes were received from the following vendors:

Maine-ly Action Sports	$15,446.95
Abbott's Power Equipment	$20,526.00
Reynolds Motorsports	$18,472.29
Abbotts Power Equipment	$17,399.96

Maine-ly Sports is recommended as the low bidder.

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

Comments

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

The current crane truck is in need of a new body. This style will move the crane to a side positioning and make it more versatile for the operators.

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

Comments

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

Council, with the assistance of the Public Works Director and the Town manager, identified the need to pave multiple roads in Town. Public Works sought bids from the following vendors:

Thyng Paving	$683,900.00
Shaw Brothers	$811,009.03
Pike Industries	$767,325.00

Thyng Paving is recommended based on the low bid. All three vendors submitted complete, acceptable bids.

Motion to approve up to $600,000: Councilor Tousignant
Second: Councilor Blow
Vote: 5-0

Comments

Councilor Blow discussed the proposed Public Works paving project and noted that the bid amounts were based on an apples-to-apples comparison of the same scope of work. It was explained that, after inspecting the roads, the low bidder recommended an alternative paving approach that would achieve the same or better results while reducing the project cost to approximately $555,000. He also expressed concern that the agenda item requested approval of $683,900 while only $600,000 had been budgeted.

Councilor Tousignant, as well as Guy Fontaine, Old Salt Road, clarified that the Council could approve an amount up to, but not exceeding, the budgeted $600,000.

Councilor Blow explained that the revised paving method would still complete all planned road projects without reducing the scope of work and could provide additional savings.

Councilor Rague noted that paving at the fire station would be completed while the contractor was in town but would be funded separately through the appropriate Capital Improvement Program (CIP) budget.

Councilor Tousignant asked, “When would the paving start?”

David Pinkham, Public Works Director, indicated the paving work is expected to start after Labor Day.

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

This item is part of the Council chamber AV upgrade previously approved.

Comments

Councilor Blow asked whether the requested **$5,315.36** represented a competitively bid project or a single quote, noting that the contractor is the Town's electrical contractor.

Tim Fleury, Interim Town Manager, explained that the electrician had originally provided a quote for three units, not realizing that a fourth unit was required. The additional cost reflected the inclusion of the fourth unit, increasing the total above $5,000. Mr. Fleury explained that the contractor was already performing the original electrical upgrade work and was contacted because he serves as the Town's contracted electrician.

Councilor Blow questioned whether the quoted cost represented a fair market price, noting that while purchases under $5,000 do not require multiple quotes, this item exceeded that threshold.

Tim Fleury, Interim Town Manager, responded that the quoted amount was the only price obtained and offered to secure additional quotes for the Council's review at the next meeting if requested.

Councilor O'Neill explained that the proposed monitors would improve the Council's ability to view presentations, financial information, and budget documents during meetings. The plan is to install four monitors—two on each side of the Council Chambers—to provide better visibility for councilors.

Following discussion, the Council agreed to rescind the pending motion and remove the agenda item without prejudice, allowing staff time to obtain additional information before bringing the request back for future consideration.

Motion to remove without prejudice: Councilor Tousignant
Second: Councilor Blow
Vote: 5-0 to remove without prejudice

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

These doors will replace the existing doors as part of the maintenance and repair projects for the Old Orchard Beach Fire Department building.

The following quotes were received:

PDQ Door	$37,568.00
Loading Dock Equipment of Maine	$34,302.88

Loading Dock Equipment of Maine is recommended based off low bid.

Motion to approve: Councilor Rague
Second: Councilor Kelley
Vote: 4-0-1 Councilor Tousignant abstained

Comments

Councilor Tousignant abstained from voting due to a conflict of interest related to the project.

Councilor Blow stated that the bidding process was fair and competitive, noting that the councilor's company submitted the lowest bid, which was $3,265.12 lower than the other proposal. It was emphasized that bid prices were not shared during the process and that serving on the Town Council should not automatically prevent a councilor’s business from competing for Town work, provided the procurement process is conducted fairly, and conflicts of interest are properly addressed through abstention.

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

These are repair parts for Truck 18

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

Comments

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

THIS ITEM IS A DUPLICATE OF AN ITEM APPROVED IN MAY. CAN BE REMOVED

Motion to remove without prejudice: Councilor Tousignant
Second: Councilor Blow
Vote:5-0

Comments

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

The Code Enforcement Director and Fire Chief brought this forward to Council at the June 2nd 2026 meeting based on non-compliance to four Notice of Violations issued, and Maine's dangerous building statutes, 17 M.R.S.A Section 2851.

The Council voted to keep the hearing open and follow up at this meeting with a proposed consent agreement. Town attorneys and the owner's attorney have worked on this draft with input from Council and the Town Manager.

Motion to approve: Councilor Blow
Second: Councilor Tousignant
Vote: 5-0

Comments

Councilor O'Neill supported the proposed agreement, noting that the property owner's attorney had previously requested an agreement with "some teeth" to ensure enforcement. He said the agreement now provides the Town with a stronger enforcement mechanism if the owner fails to meet their commitments.

Councilor Mike Tousignant requested that the item be tabled after reviewing the agreement in greater detail. He said the contract lacked clear deadlines and measurable requirements and proposed several amendments to strengthen the language. His recommendations included establishing specific 30-, 60-, and 90-day milestones, defining what constitutes exterior restoration (including completion of the roof, windows, doors, siding, trim, flashing, stairs, railings, and weather-tight conditions), and clarifying expectations to avoid future disputes. He emphasized that, after seven years since the fire, the Town needed a contract with clear accountability rather than broad language.

Councilor Rague said he was not opposed to Tousignant's suggestions and supported sending the proposed revisions to the Town Attorney for review. He acknowledged the possibility that some provisions might not be legally enforceable but agreed it was worth obtaining legal guidance, despite delaying the matter another two weeks.

Councilor O'Neill agreed to strengthening the agreement and reiterated that the Council had always intended to impose strict requirements on the project. He supported tabling the matter so both attorneys could review the proposed revisions before the agreement returned to the Council.

Councilor Blow and Tousignant rescinded the original motion to approve the agreement and unanimously voted to table the item until the August 4 meeting, allowing both parties' attorneys to review the proposed amendments.

Councilor Blow noted that if the property owner declined the revisions, the Council could still vote on the original agreement.

Motion to Table: Councilor Blow
Second: Councilor Kelley
Vote: 5-0

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

Motion to renew: Councilor Blow
Second: Councilor Tousignant
Vote: 5-0

Comments

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

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

Comments

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

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

Comments

EMERGENCY AGENDA ITEM #9074

Discussion with Action: Renew the Adult Use Marijuana Store Business License Application from Theory Wellness of Maine 4 LLC, Brandon Pollock, (210-10-2), 11 Ocean Park Road, Adult Use Marijuana Store License.

Chair: Shawn O'Neill

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

Comments

ADJOURNMENT

Chair: Shawn O'Neill

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

Comments