TOWN OF OLD ORCHARD BEACH
Office of the Town Manager

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Regular Town Council Meeting Minutes

August 4th, 2026

I, Jason Webber, Secretary to the Town Council of Old Orchard Beach, Maine, do hereby certify that the foregoing document consisting of 28 pages is a copy of the original minutes from the regular meeting of the Old Orchard Beach Town Council held on 8/4/2026.

Prepared By:	Jason Webber
Approved By:	Old Orchard Beach Town Council
Approval Date:	8/18/2026

Respectfully Submitted,

Jason Webber
Town Council Secretary

Town Council - Meeting Agenda

August 4th, 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:

ROLL CALL: In attendance: Councilor Connor Rague, Councilor Jay Kelley, Councilor Michael Tousignant, Vice Chair Kenneth Blow, Chair Shawn O'Neill

ACKNOWLEDGEMENTS: Council Chair acknowledged Jason Webber and Tim Fleury for stepping up from their regular positions to serve in interim roles for the town. The Chair thanked both for their efforts, willingness to take on additional responsibilities, and for their service to the town.

GOOD & WELFARE: Jerome Beggart, Gables Way, spoke regarding the Town Manager position. He noted the town had spent approximately $8,000 on a search agency and that the town should just promote Tim Fleury to Town Manager. Mr. Begger described Mr. Fleury as honorable, honest, intelligent, communicative, a good listener, and easy to work with.

PRESENTATION: None

ACCEPTANCE OF MINUTES:

Accept the minutes of the 6/30/2026 Emergency Town Council Workshop and the 7/21/2026 Regular Town Council Meeting.

Chair: Shawn O'Neill

Motion by: Vice Chair Blow
2nd: Councilor Kelley
Vote: 5-0

PUBLIC HEARING:

Public Hearing: 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 the development of the property in the District.

Public Hearing – Cider Hill Tax Increment Financing District

The Council opened the public hearing at 6:32 p.m. to receive public comment regarding the proposed Cider Hill Municipal Tax Increment Financing (TIF) District, development program, and Credit Enhancement Agreement with CHA Builders LLC. The proposed

district consists of approximately 56 acres.
The Council noted that the developer initially requested a 30-year agreement, which was negotiated to 20 years, and stated that the agreement would support development of property that may otherwise remain undeveloped.

Jerome Beggart, Gables Way, spoke in opposition to the proposal. He expressed concerns regarding existing and future traffic on Dirigo Drive and the cumulative impact of recently approved developments in the area. He suggested that commercial development serving nearby neighborhoods may be a better use of the property. Mr. Beggart also raised concerns regarding the type of proposed housing, whether units would be rentals or owner-occupied condominiums, the identification of the applicant, and the potential impact of additional rental housing on surrounding neighborhoods.

There being no additional public comments or questions from the Council, the public hearing was closed at 6:37 p.m.

PUBLIC HEARING – BUSINESS LICENSE & APPROVALS:

Frances Calderon, 34 School Street, 206-28-20, 1 Year-Round Short-Term Rental

Barbara Hickey, 6 Country Drive, 107-3-6-15, 1 Year-Round Rental

Julie Ongaro, 1 Saunders Avenue #8, 303-2-1-8, 1 Year-Round Short-Term Rental (no previous license at this address).

Tanya Guay, 5 Boisvert Street #106, 305-3-9-6, 1 Year-Round Short-Term Rental

109BRANDROAD LLC (Leonard Anderson), 1 Seacliff Avenue #4A, 316-4-1-4A, 1 Year-Round Short-Term Rental (no previous license at this address).

Barbara Hickey, 18 Smithwheel Road #10, 210-2-6-10, 1 Year-Round Short-Term Rental (no previous license at this address).

Israel Collins, 7 Lawn Avenue, 309-4-5, 1 Year-Round Rental

Paradise Acquisition LLC, 9 Greenacre Road, 204-1-21, 1 Year-Round Rental (no previous license at this address).

G + S Dumpsters (Jason Glaude), 1 Waste Hauler Truck.

Garbage to Garden (Tyler Frank), 1 Waste Hauler Truck

Maine Dump Runners (Luke Buotte), 1 Vallee Lane (48 Amba Way), 3 Waste Haulers Trucks

Allagash Waste Services LLC (Dan Emerson), 2 Waste Hauler Trucks

Chair: Shawn O'Neill

The public hearing was opened at 6:36 pm. There were no public comments. Councilor Blow clarified that only one waste hauler truck would be permitted and that a refund would be issued for the other two.

Motion by: Vice Chair Blow
2nd: Councilor Kelley
Vote: 5-0

PUBLIC HEARING – SPECIAL AMUSEMENT PERMITS & APPROVALS:

New England Restaurant Group INC (Pirate's Patio & Galley), 2 Walnut Street, 304-2-9, Amplified Music & Karaoke, Inside & Outside, 11:00 am-8:00 pm, last year was 12:00pm to 10:00pm.

Chair: Shawn O'Neill

Public hearing open at 6:39 pm
Motion by: Councilor Tousignant
2nd: Councilor Rague
Vote: 5-0
Public hearing closes at 6:40 pm

TOWN MANAGER REPORT

Town Manager's Report 8/4/2026

Town of OOB Events:

This Thursday, 8/6, Rock the Park 2026 is presenting a Poison Tribute and Thursday 8/13 is the final concert with the Classic Rock Orchestra.

The Conservation Commission has their regular meeting on Monday, 8/10 at 7:00pm.

The Planning Board has their regular meeting on Thursday 8/13 here in the chambers.

Chamber of Commerce Beach Olympics

The Old Orchard Beach Chamber of Commerce is hosting the 43 Annual Beach Olympics starting Thursday August 13th.

Three days of games and entertainment including opening ceremony, live music and online silent auction, all to benefit Special Olympics Maine. Voluntary tolls will be collected Thursday through Saturday on East and West Grand Avenues.

I-195 Ocean Park Rd Traffic improvements:

The Ocean Park Road Improvements Enhanced Project Scoping study builds on the 2024 I-195 & Ocean Park Road Feasibility Study, which evaluated safety, mobility, and traffic-calming needs along the corridor from I-195 to the multi-leg intersection at Saco Avenue. The Feasibility Study identified key goals including improving pedestrian safety, increasing corridor capacity, reducing driver confusion and weaving, improving Smithwheel Road operations, lowering vehicle speeds, and providing protected left-turn queuing on Ocean Park Road.

These goals informed a preferred alternative that was highly ranked (#14 of 65) in the Connect 2050 Fiscally Constrained Project List. To advance this alternative, Old Orchard Beach and Saco jointly applied to GPCOG's Enhanced Project Scoping program in 2025, seeking detailed design plans and cost estimates for future MaineDOT Work Plan funding. The Project was awarded EPS funds, and GPCOG is now carrying out the approved scope of work.

The required 25% local match totals $40,000 from Old Orchard Beach and $10,000 from Saco. While this funding does not reach the level needed for a preliminary engineering report, it will significantly advance project design, refine cost estimates, and increase competitiveness for inclusion in the MaineDOT Work Plan.

Councilor Blow reviewed the history of the project and explained that an earlier two-lane rotary proposal at Halfway was stopped due to concerns regarding traffic flow, safety, property impacts, and whether the proposal would adequately address the area's traffic problems. The Council stated that stopping that particular proposal did not mean the Council stopped working on improvements to the area.

Councilors Blow expressed frustration with comments from other public officials and citizens, including comments made on social media, suggesting that the Council had stopped the project and had not been working to address traffic concerns at Halfway. Councilors stated that those claims were inaccurate and emphasized that the Council has continued working with Saco, MaineDOT, GPCOG, and other partners to develop a more effective solution.

The current concept includes improvements from the Turnpike Spur through the Halfway area, a proposed traffic signal at Smithwheel Road and Ocean Park Road, improvements near the bottom of the Spur, and a reconfigured signalized intersection at Halfway using traffic-responsive technology.

Councilor Rague discussed pursuing possible interim traffic improvements while the larger project moves through the design and funding process. A question was raised regarding whether restricting left turns from Smithwheel Road could be considered as a temporary safety measure and whether such a change would require MaineDOT review.

OLD BUSINESS:

AGENDA ITEM #9066 (Tabled from 7/21/2026)

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

Jason Webber is working on obtaining quotes from additional electricians, unfortunately they were on vacation and returned after the agenda was published.

Motion to remove without prejudice: Councilor Tousignant
2nd: Councilor Rague
Vote: 5-0

AGENDA ITEM #9070 (Tabled from 7/21/2026)

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.

Town Manager informed the Council that the property owner's attorney had requested three amendments to the proposed consent agreement: extending the deadline for exterior renovations from 60 to 90 days, allowing the owner to draw from the cash escrow to pay for required work, and revising the requirement for code-compliant stairways from all levels to only the first and second floors.

Council discussed the late requests and noted that the original agreement had previously been agreed upon by both parties and remained supported by Town staff. Councilor Blow expressed support for allowing funds to be released from escrow as work is completed and verified, but did not support extending the renovation deadline or eliminating the third-floor stairway from the code-compliance requirement.

Code Enforcement Director Rick Haskell discussed concerns with the third-floor stairway, including its steepness, configuration, and potential difficulty for emergency personnel attempting to transport an individual by stretcher. Mr. Haskell confirmed that the stairway could be corrected. Council indicated that, because the issue could be corrected and presented a safety concern, the stairway should be brought into compliance.

Council continued discussion regarding the proposed amendments to the consent agreement. Councilor Tousignant initially requested postponement, expressing concern that the revised agreement had only been received shortly before the meeting and that language from the original agreement had been removed, potentially reducing accountability.

Councilor O'Neill expressed frustration with the continued delays, noting that the property has remained in its current condition for several years and that neighboring residents have repeatedly raised concerns. Council emphasized the importance of moving the matter forward and holding the property owner accountable, particularly for completing the required exterior improvements within the established 60-day timeframe.

After further discussion, Councilors agreed that the original consent agreement, rather than the newly revised version, provided the appropriate path forward. Council noted that the property owner was not present to address the requested amendments.
A motion was made to move forward with the original consent agreement as previously presented.

Motion by: Vice Chair Blow
2nd: Councilor Kelley
Vote: 5-0

NEW BUSINESS:

AGENDA ITEM #9074

Discussion with Action: Adjust the start time for the Thursday night fireworks.

Chair: Shawn O'Neill

Council O'Neill discussed the Thursday night fireworks and the recent change in start time. Council noted that following previous public discussion, the fireworks had been moved from 9:45 p.m. to 9:00 p.m. as a compromise after concerns were raised regarding public safety and the potential economic impact of eliminating the fireworks entirely.

Council explained that after receiving feedback regarding the negative impact the 9:00 p.m. start had on participating downtown businesses, Councilors discussed moving the start time to 9:20 p.m. as a compromise. Council emphasized that the change was not intended to exclude public input, but rather to balance public safety concerns with the impact on local businesses.

Councilors also addressed public criticism regarding the decision-making process and emphasized that Council remains concerned with the safety of both residents and visitors.

Councilor Blow noted personally observing downtown activity during the fireworks and praised the Police Department's efforts in managing crowds and addressing incidents involving juveniles. Council discussed the challenges law enforcement faces when dealing with underage individuals and noted that the fireworks themselves were not necessarily the cause of the reported incidents.

Council stated that it continues to evaluate the fireworks and downtown conditions while attempting to balance public safety, residents, visitors, and the needs of local businesses.

Motion by: Vice Chair Blow
2nd: Councilor Tousignant
Vote: 5-0

AGENDA ITEM #9075

Discussion with Action: Approve the Special Event Permit for Pier Leasing to hold JeepFest on Old Orchard Street and in the Square on Saturday, September 12th, 2026, from 9 a.m. to 6 p.m. including set up and takedown. The Square and Old Orchard Street from Saco Avenue to Milliken/First Streets to be closed during the event. On Old Orchard Street there must be a 20-foot fire lane down the center of Old Orchard Street for fire apparatus. Insurance, listing the Town of Old Orchard Beach as additionally insured, to be provided to the Town Clerk's Office at least two weeks prior to the event.

Chair: Shawn O'Neill

Motion by: Councilor Rague
2nd: Councilor Kelley
Vote: 5-0

AGENDA ITEM #9076

Discussion with Action: 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.

Council discussed the proposed ordinance change regarding food trucks on private property within the DD-1 and DD-2 districts. Council noted that the matter had been discussed publicly on several occasions and clarified that the change is intended to allow food trucks for specific private events, such as weddings held at hotels, cabins, or other private facilities.

Council emphasized that the change is event-specific and is not intended to negatively impact local restaurants or allow unrestricted food truck operations on private property. A motion was made and seconded to approve the proposed change.

Council Tousignant discussed whether the ordinance change would impact food truck operations at the Ballpark. It was clarified that food trucks at the Ballpark, as a public facility, would continue to require approval through the Recreation Department and the Town's special event permitting process. It was also noted that the Town currently operates its own food concessions at the Ballpark and there is no current intention to bring in outside food trucks.

Guy Fontaine asked whether the ordinance change would apply throughout Town or only within certain districts. Council clarified that the change relates to food trucks operating on private property for specific private events, with the original request arising from a business in the DD-1/DD-2 district. Food trucks would not be permitted to independently operate on public property or other locations without the appropriate Town approval.

Motion by: Councilor Rague
2nd: Councilor Kelley
Vote: 5-0

AGENDA ITEM #9077

Discussion with Action: Approve the Council Order # 2026-1, entitled, "Order to Authorize Lease Purchase of One (1) New Truck in the Principal Amount of $165,769."

Chair: Shawn O'Neill

Council Orders are required for any lease agreement over $100,000.

Motion by: Councilor Tousignant
2nd: Councilor Rague
Vote: 5-0

AGENDA ITEM #9078

Discussion with Action: Accept the quote from Rowe Westbrook for the purchase of a 2027 F600 with a Switch-N-Go Detachable Truck Body System in the amount of $165,769.00 to be financed through a lease purchase agreement with Androscoggin Bank at 5.01% (Tax Exempt) with 5 annual payments in the amount of $36,471.81 from account 20197-50330 Debt Service Equipment Replacement with a balance of $530,100.00.

Chair: Shawn O'Neill

The F600 purchase was approved during the FY 27 budget process. Rowe Westbrook was chosen as a vendor because all modifications to the base vehicle are done in-house before delivery of the complete truck.

The Switch-N-Go detachable truck body system increases the year-round utility of the vehicle.

Motion by: Councilor Rague
2nd: Councilor Kelley
Vote: 5-0

AGENDA ITEM #9079

Discussion with Action: Approve the quote from W.D. Matthews Machinery Co. for the purchase of a Toyota 50-8FGU32 Forklift in the amount of $47,340.00 from account #50002-50551 Public Works Operating Equipment CIP with a balance of $47,340.00.

Chair: Shawn O'Neill

The forklift purchase was approved during the FY 27 budget process. The Toyota model was recommended amongst the supplied quotes due to the greater availability of repair parts and the department's needs.

Motion by: Vice Chair Blow
2nd: Councilor Kelley
Vote: 5-0

AGENDA ITEM #9080

Discussion with Action: Approve the quote from SR1 Trailer Sales for the purchase of a 2027 8.5' x 24' XLT Enclosed Trailer in the amount of $14,590.00 with $8,000.00 from account # 52002-50895 Fire Equipment/Gear CIP with a balance of $55,000.65, $5,000.00 from account # 20138-50452 Fire Department Operating Equipment Repair Expense with a balance of $14,068.12, and $1,590.00 from account # 20137-50501 Lifeguard Equipment with a balance of $5,000.00.

Chair: Shawn O'Neill

The Fire Department received the following quotes for an enclosed trailer to house the lifeguard jet ski and emergency equipment:

SR1 Trailer Sales	$14,590.00
One Stop Trailer Shop	$19,899.00
Dayton Trailer Sales	$16,000.00

SR1 Trailer sales was recommended based on price and availability.

Motion by: Councilor Kelley
2nd: Councilor Rague
Vote: 5-0

AGENDA ITEM #9081

Discussion with Action: Approve the quote from Dirigo Radio for the purchase of 3 Motorola APX 800 all band portable radios in the amount of $30,417.00 from account # 52002-50895 Fire Equipment/Gear CIP with a balance of $55,000.65.

Chair: Shawn O'Neill

This memo is to recommend the purchase of three (3) Motorola APX 800 all-band portable radios. This will allow the FD to communicate with communities that have already moved to the 800-trunk radio system.

The all-band trunked radios will be part of the radio infrastructure project between Scarborough and Old Orchard if approved by the voters. The purchase of the radios is in place of replacing the rear apparatus doors at the Fire Department approved in FY27 CIP. The doors will be requested in FY-28 CIP. The purchase of the radios will greatly improve Firefighter safety.

Council discussed the need for updated public safety radios due to surrounding communities transitioning to different radio bands, which has created communication difficulties between departments during mutual aid responses. Council emphasized that reliable communication is a **life-safety issue for firefighters, police officers, dispatchers, and the communities they serve**.

Council also discussed concerns with the aging radio and dispatch system in Scarborough, noting weak signals and difficulty communicating with public safety personnel. During the July 4th fireworks, communication difficulties were observed firsthand, with personnel at times relying on a cell phone application because of radio limitations.

Council noted that upgrades to the regional dispatch system are expected to come before the Town in the future and could require significant funding, but emphasized that improvements are necessary due to the outdated and unreliable system.

Motion by: Councilor Rague
2nd: Vice Chair Blow
Vote: 5-0

AGENDA ITEM #9082

Discussion with Action: Approve the Municipal Resolution: Emergency Medical Services Transport Plan, Town of Old Orchard Beach.

Chair: Shawn O’Neill

Title 30-A, Chapter 154, § 3172: Municipal Emergency Medical Services requires that, as of January 11, 2026, the municipal officers of every Maine municipality adopt and post a plan specifying how transporting emergency medical services (ambulance transport) will be delivered within their borders and submit those plans to the Department of Public Safety, Maine EMS, and the Maine EMS Commission for the purpose of collecting data.

Motion by: Councilor Rague
2nd: Vice Chair Blow
Vote: 5-0

AGENDA ITEM #9083

Discussion with Action: Approve the quote from First Due for the purchase of Fire Department records management system software in the amount of $16,000 from account # 20138-50310 Fire Department Service Contracts with a balance of $47,518.00.

Chair: Shawn O'Neill

This item is to recommend the purchase of a records management system. The current systems used by the FD do not meet the needs of the department. This program from First Due will allow us to manage multiple operational records such as pre-incident planning, scheduling, assets and inventory and most importantly with the changes in the requirements of record keeping related to controlled substances a medication module.

The first year's cost will be $16,000.00 that will include assistance with initial onboarding and technical support. Each year moving forward the cost will be $13,000.00 annually. The service contract line for the FY27 budget was increased to allow for the First Due program.

Motion by: Councilor Tousignant
2nd: Councilor Rague
Vote: 5-0

AGENDA ITEM #9084

Discussion with Action: Approve the quote from Thyng Paving for the repaving of the Fire Department front apron from the apparatus doors to Saco Avenue in the amount of $49,000.00 from account #52002-50813 Public Safety Facility Improvements – Fire with a balance of $240,690.24.

Chair: Shawn O'Neill

This item is to recommend the repaving of the Fire Department front ramp. The process will be to remove existing pavement bring in gravel to ensure proper base and then resurface with asphalt.

Requests for bids were sent out to local paving companies. We received two bids.

The following quotes were received:

Thyng Paving	$49,000.00
Glidden Paving	$66,950.00

Thyng is recommended for the project based on low bid.

Motion by: Councilor Rague
2nd: Councilor Tousignant
Vote: 5-0

AGENDA ITEM #9085

Discussion with Action: Accept the quote from Tyler Technologies to implement new motor vehicle software in the Tax Office in the amount of $18,681.00 from account 20104-50454 Computer Support/Service Expense with a balance of $21,181.00.

Chair: Shawn O'Neill

The tax office would like to switch from using TRIO to MUNIS as their motor vehicle processor. This allows the department to maintain a single system for balancing their end-of-day reports and end-of-month state reporting. We currently have 2 systems. This was requested during the FY27 budget process because while the yearly cost for the MUNIS program is the same as TRIO ($8,001), MUNIS has a one-time implementation and training cost of $10,680

Motion by: Councilor Tousignant
2nd: Councilor Rague
Vote: 5-0

AGENDA ITEM #9086

Discussion with Action: Renew the liquor license for Big Daddy's Bar & Grill, 13 Old Orchard Street Suite D, 307-3-4, Class A Restaurant: On-Premise, Beer, Wine & Spirits

Chair: Shawn O'Neill

Motion by: Vice Chair Blow
2nd: Councilor Kelley
Vote: 5-0

AGENDA ITEM #9087

Discussion with Action: Renew the liquor license for New England Restaurant Group INC (Pirate's Patio & Galley), 2 Walnut Street, 304-2-9, Class A Restaurant/Lounge, On-Premise, Beer, Wine & Spirits

Chair: Shawn O'Neill

Motion by: Vice Chair Blow
2nd: Councilor Rague
Vote: 5-0

ADJOURNMENT

Chair: Shawn O'Neill

Motion by: Councilor Tousignant
2nd: Vice Chair Blow
Vote: 5-0