

**TOWN OF OLD ORCHARD BEACH  
TOWN COUNCIL WORKSHOP  
February 8, 2010  
TOWN HALL CHAMBERS  
7:00 p.m.**

**A Town Council Workshop of the Old Orchard Beach Town Council was held on Monday, February 8, 2010 at 7:00 p.m. Chair MacDonald opened the meeting at 9:00 p.m.**

**The following were in attendance:**

**Chair Sharri MacDonald  
Vice Chair Michael Tousignant  
Councilor Laura Bolduc  
Councilor Shawn O'Neill  
Councilor Robin Dayton  
Town Manager Jack Turcotte  
Assistant Town Manager Louise Reid**

**Chair MacDonald indicated that this Workshop was called at the encouragement of the Town Council to further discuss the need and desire for an organizational structure of the Ballpark.**

**The Town Manager, Jack Turcotte, presented an idea for that organization in the including a plan developed by a team of Town employees with input from Ballpark volunteer, Tom LaChance. This plan isn't to the level of a formal recommendation; however it has now reached the level of a definite suggestion.**

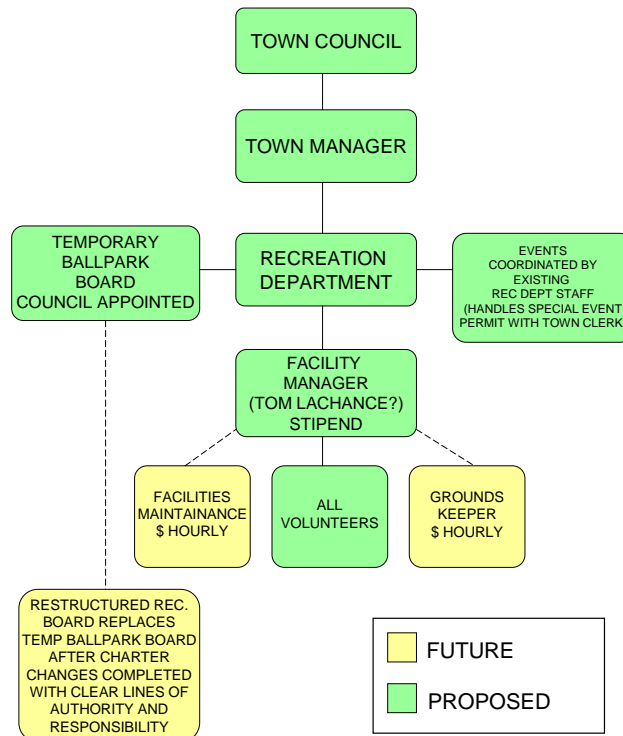
- **People involved in the plan were Gary Lamb, Mike Nugent, Jason Webber with Planning/Code Assistant Tori Geamont and Assistant Planner, Jessica Wagner providing a review.**
- **Tom LaChance was included in a pre-drafting conversation and I reviewed the plan in detail with Tom during our drafting process.**
- **Tom Lachance has indicated that he is in full support of the plan and he believes the Ballpark Committee will also be 90% supportive.**
- **The plan was drafted under guiding principles and general standards set by the group:**
  - **We had very little or no money to support a structure;**
  - **The plan tried not to create new levels of bureaucracy or new levels of controls. We attempted to stay within the current governing structure of the Town as much as possible;**

- **The plan could be altered or changed, if necessary, when necessary;**
- **The plan was created to be considerate of the Ballpark Committee's past, present and current contributions;**
- **The plan was created under the guidelines of Attorney Chris Vaniotis (paragraph 2 consideration of letter dated January 27, 2010);**
- **It was the consensus of the group that the Recreation Department was the existing appropriate department to umbrella the Stadium.**

**The drafting group involved in the task of developing ideas had an original goal of creating a number of examples; however, we had a difficult time submitting designs that we ourselves could not support. We also attempted to design a plan that could implement as soon as possible and continue when the Ballpark is fully operational. The Group also supports the relocation of the Recreation Department to the Ballpark facility for many reasons. This simple idea could be extremely important to the overall use, growth and development of the Stadium Complex. When the Ballpark activities become overwhelming, additional staff could be added to the Recreation Department to handle the extra responsibilities with Stadium revenue used to offset any increased cost. No plan is perfect and the design group realizes that any structure may need to be adjusted or redesigned. Although we feel this plan would meet legal endorsement from Chris Vaniotis this plan should be reviewed by our attorney. We strongly feel that the Facility Manager should receive a stipend (even if it is minimal). This stipend would enable this person to be a Town employee eliminating any concern that the on-site personnel is not employed by the Town.**

**Below is the organizational chart proposed by the Town Manager:**

**BALLPARK FACILITY ORGANIZATION  
SUGGESTION #2**



**This plan is simple, using existing Town staff for major work roles and requires very little additional funding for nominal stipends. As Ballpark events increase, income from those events will hopefully offset most if not all new maintenance manpower costs. This idea shows a new Council appointed temporary Ballpark board to help get the facility up and running for 2010. Later in 2010 or early 2011, our existing Recreation Board should be restructured after any necessary charter and ordinance changes, and this Recreation Board could replace the temporary Board. The Recreation Board must be given clear lines of responsibility and authority if they are to be successful in this new Ballpark mission. Town Council continues to appoint all Committee members and sets all new policy goals and objectives.**

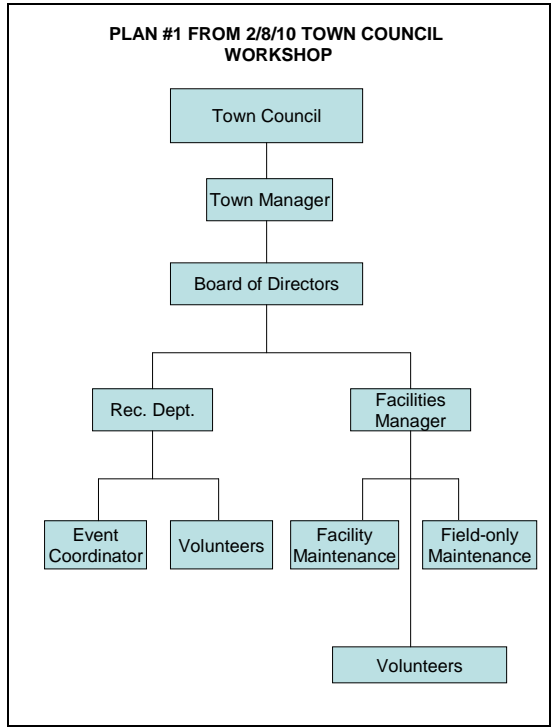
**Further discussion included moving the Recreation Department staff and equipment and all programs to the Ballpark. Special Event permits will be handled by the Recreation Director staff and the Town Clerk prior to sending to Council. Other ideas for revenue production should be explored using any available space.**

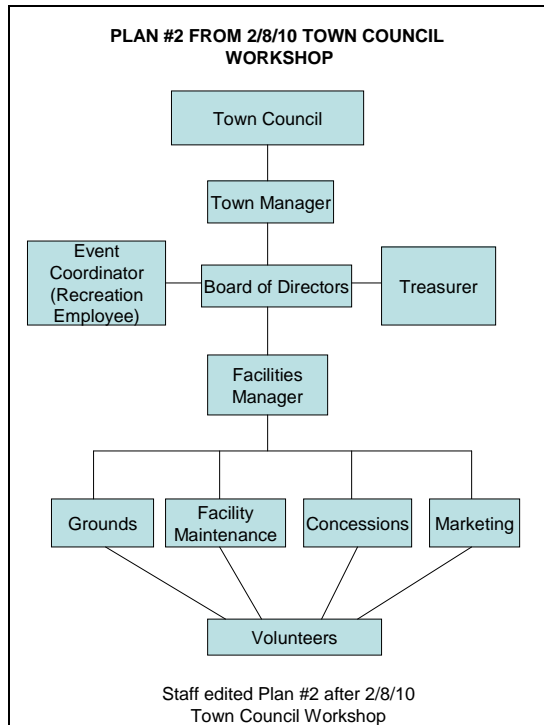
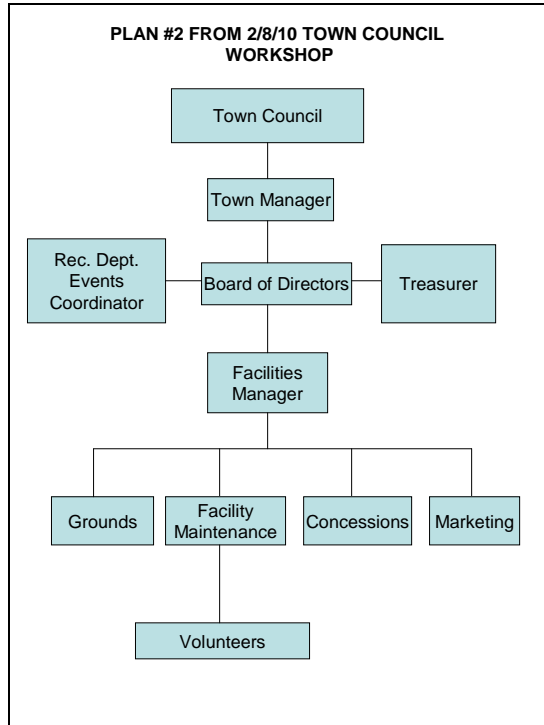
**Discussion continued by the need for establishing a management structure for the facility as it transitions from a construction zone to a ballpark ready for community use. There was a consistent reminder that it is 60 days until the baseball event and moving forward in a timely and efficient manner is critical. There was an enormous amount of discussion by several individuals including Dana Furtado, Dave Goyet, John Bird, Pierre Bouthiller, Andrea Berlin, Linda Jenkins, Jerome Begert, Al Lapin, Tom LaChance, Sheila Feathers, Jack Sarno, Paul Crossman, and others. All made substantial contribution to the discussion coming up with additional suggestions for organization structure.**

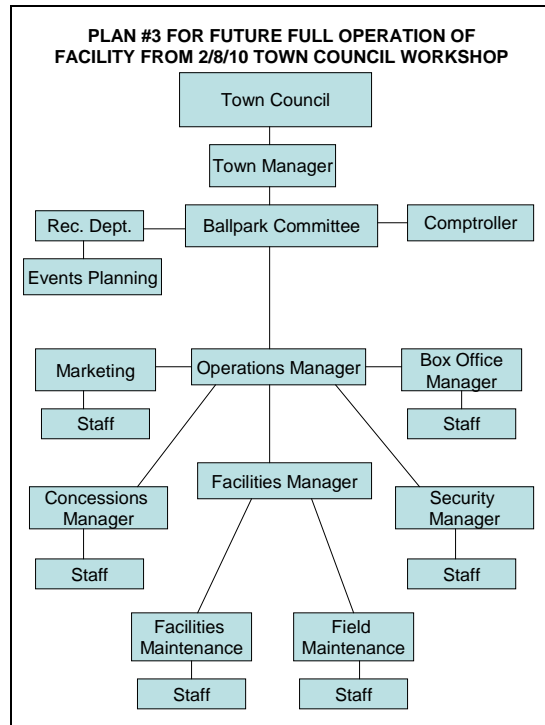
The Council also participated in discussions about the organizational structure. There was a mixed reaction to part of the organizational structure being under the umbrella of the Recreation Department but it was pointed out that the Recreation Department has involved itself in just the type of event coordination and fundraising that is being contemplated in the running of the Ballpark. There was encouragement by those in attendance for the Council to consider either a loan to the Ballpark Committee to be paid back once the Ballpark is up and running. The Town Manager suggested three possibilities for facility management. He said the Council could create a new position for Ballpark manager. The manager could be appointed by the Council, Town Manager or by the Town Manager subject to Council confirmation. A job description should spell out the specific duties, responsibility and authority. He also suggested that the Council could create a new Ballpark management committee that would be overseen by the Council. That Committee could be given as much or as little independent authority as the Council deems appropriate within the confines of a budget to be set by the Council. He also suggested the Council consider creating and funding a separate not-for-profit corporation with a Board of Directors, appointed by the Council. The Council could then lease the Ballpark to the corporation for a period of three years or less; the terms of lease would control how the facility is operated and used.

The Chair indicated that although there had been some negative publicity about the Ballpark, this should not overshadow the magnitude of the structure. She indicated that the Ballpark is a beacon of light and that volunteers have come in energized by what they are seeing being done. Councilor Bolduc praised the facility's project but expressed concerns that the volunteers are dealing with issues not under their control such as safety issues. Vice Chairman Mike Tousignant said that volunteers have done a remarkable job raising money and the renovations but that the budget situation is of a major concern to him. Councilor Robin Dayton provided some history on the work done and needing to be done in the ballpark and the urgency of the time frame for this tournament to come to fruition. She again encouraged us not to forget about the Charette' that had previously been done and the enormous amount of citizen support and the need to start that process again. She also reminded everyone that there needs to be the ability to accept funds and this is vital to not only legal obligations but the success of the Ballpark projects. She also discussed the Enterprise fund that is already in place and that the Town Treasurer (Finance Director) has maintained the record keeping in that area. She indicated also that the Recreation Department should be involved as they are skilled in event planning and also in the voluminous amount of paperwork that is required. Councilor Shawn O'Neill said that he understood the immediate need of addressing the Ballpark management and talking about the issue is a good thing for the Town because at the present time we are under the gun. He also indicated that the responsibility of the neglect for twelve years is the Council's responsibility and that it is often needed to spend money to make money.

In all the discussions the following represent the scenarios which were developed and to be considered by the Council along with rules of order and procedures in connection with the Board of Directors and hopefully brought before the Council in the most timely manner.







**The workshop ended at 10:15 p.m.**

**Respectfully Submitted,**

**V. Louise Reid  
Town Council Secretary**

**I, V. Louise Reid, Secretary to the Town Council of Old Orchard Beach, Maine, do hereby certify that the foregoing document consisting of six (6) pages is a true copy of the original Minutes of the Town Council Workshop of February 8, 2010.**

**Louise Reid**