

**TOWN OF OLD ORCHARD BEACH
TOWN COUNCIL MEETING
Tuesday, February 17, 2015
TOWN HALL CHAMBERS
7:00 p.m.**

A Town Council Meeting of the Old Orchard Beach Town Council was held on Tuesday, February 17, 2015. Chair O'Neill opened the meeting at 7:00 p.m.

The following were in attendance:

**Chair Shawn O'Neill
Vice Chair Joseph Thornton
Councilor Jay Kelley
Councilor Michael Tousignant
Town Manager Larry Mead
Assistant Town Manager V. Louise Reid**

Absent: Councilor Kenneth Blow

**Pledge to the Flag
Roll Call**

PRESENTATION:

**Recognition of Police and Fire Personnel
by Chief Dana Kelley and Chief Ricky Plummer
Fire Captain John Gilboy
Firefighter Scott Dumais
Firefighter Zach Apgar
Firefighter Dane Gomberg
Firefighter Bill Young
Police Corporal Jami-Ellen Ladakakos
Police Officer Scott Jarrett**

We are all aware of the fire at 6 School Street and the excellent service provided by our fire and police personnel. They all deserve to be congratulated but this evening we pay special tribute to those above.

CHIEF KELLEY: On the morning of January 29, 2015, Old Orchard Beach Dispatch received a report of a working fire at number four and six School Street. Corporal Jami Ladakakos and Patrolman Scott Jarrett responded. Upon arrival, Officer Jarrett confirmed that there was a working fire with heavy smoke showing from the building. Officer Jarrett began directing residents out of the building. He then entered the structure and verified that there was a significant amount of fire coming from one apartment. Officer Jarrett exited the building and advised responding fire units of the location where he had observed the most fire. Officer Jarrett then noticed a woman in a window on the second floor calling for help. Officer Jarrett advised her to push the screen out of the window and jump into a snowbank beneath the window. Reluctantly the woman jumped. Officer Jarrett then dragged her away from the building and assisted her to the rescue where she was treated for her injuries. It was at this point that Corporal Jamie Ladakakos arrived at the scene. She immediately

entered the building and assisted a disabled female from the building. Officer Jarrett checked the back of the building for potential victims, finding none he returned to the front of the building and through a window on the second floor, noticed a dog in distress. Unable to secure a ladder, Officer Jarrett reached up and broke the window with his ASP baton, in hopes that that dog would jump out. Startled by the breaking glass, the dog retreated into the smoke filled apartment and awoke its owner who had hearing difficulty and was not aware of the fire. As a result, dog and his owner were both able to escape unharmed. Corporal Ladakakos still searching the building located a female who, dependent on a walker, had fallen in a stairway and was unable to get up. Unable to lift the woman, Corporal Ladakakos ran out of the building and summoned Officer Jarrett to help her. The officers returned and re-entered the building, which at this time was filled with heavy smoke. They reestablished contact with the woman who at this time was being assisted by a friend. Officer Jarrett advised the friend to leave the building. The victim, at this time could not stand and was in distress. Officer Jarrett and Corporal Ladakakos attempted to pull the woman to safety, but because of the pain she was having a difficult time doing so. The officers, who at this point were having difficulty breathing themselves, were able to calm the woman and were eventually able to remove her from the burning building. It is clear that if not for the quick and brave action of both Corporal Ladakakos and Officer Scott Jarrett, it is likely that the female victim they rescued from the burning building would not have survived. While putting any concern for their own personal safety aside, Corporal Ladakakos and Officer Jarrett's actions on the night of January 29th demonstrated great personal courage in an effort to help others who were in danger. Their quick thinking and bravery bringing great credit upon themselves and the Old Orchard Beach Police Department. They exemplify the highest standards of this profession by having saved a life. For that, I am grateful and proudly award both Officers a Life Saving Commendation.

CHIEF PLUMMER: Good Evening Councilors, Mr. Town Manager, guests and brother and sister firefighters. It gives me great pride and honor to be here tonight to recognize these brave men and women. As you may know it has been a busy January for the fire department with 3 fires in January with 2 of them being multiple alarms. Fighting fires in extreme cold and deep snow is hard for any firefighter. We have a small crew and the firefighters have been working tirelessly digging out hydrants almost daily, fighting fires throughout the night and still answering over 300 calls to date. I thank all of the firefighters both career and call force members for what they do each day and what they did during the 3 fires. We are here tonight because one of the fires, Centennial Place, was a very serious and potentially deadly fire. I felt that these brave men and women of the fire and police dept. should in deed be recognized for their unselfish acts and heroic measures they performed the night of January 29th. Not only did they have this call to answer but they were dispatched to the Brunswick Hotel just minutes before the fire on School St for an alarm activation. Earlier that day Captain Gilboy's shift of 4 firefighters responded to 16 calls including the 3 alarm fire, in addition to shoveling hydrants all afternoon between calls. The following day Captain Gendron with C shift, after being up all night too, responded to 17 calls. We have an incredibly dedicated and competent fire department in Old Orchard Beach. One that I am extremely proud of and proud to be their Chief. Now, let's talk about the fire that night. At 0055 hours Engine 2, Truck 1 and Rescue 1 were dispatched to the Brunswick for an alarm activation. Upon arrival they were told it was a broken sprinkler pipe on the 5th floor. Captain Gilboy was told by the maintenance crew that the sprinkler had been shut off. He ordered Engine 2 crew to go to 5th floor to investigate. At that moment at 0058 hrs the tones went off for 6 school St Centennial Place for an alarm activation. Capt. Gilboy's quick thinking averted a deadly disaster as he immediately ordered Engine 2 and Rescue 1 to respond to the second call at Centennial Place. While enroute to the second call from the first call fire

companies received a radio transmission of a report of smoke in the building. Engine 2 with 2 firefighters and Rescue 1 with 1 firefighter arrived and reported heavy smoke showing and requested a working fire be transmitted. Firefighter Apgar was in command and advised that they had people trapped in the building and were dead manning the Engine to make rescues. Soon after Truck 1 with Captain Gilboy and Firefighter Dumais arrived on scene from the first call with Captain Gilboy assuming Command and ordered the second alarm be transmitted. They pulled a line to the building and Firefighter Apgar, working shift and Firefighter Young, who happened to be staying overnight at the station due to weather conditions, worked on searching the first floor and trying to knock down the fire. It was so hot that it incinerated the apartment where the fire started and burnt everything down the hallway. It was extremely hot & smokey fire and with no visibility due to the black smoke but they persevered and searched the first floor for victims. They endured deadly heat and smoke to search for residents risking their lives. Ladders were being placed to the second and third floors as people were jumping from the windows or hanging out the windows trapped by the thick black smoke and heat. Firefighter Dumais went to the rear of the building and requested ladders to the third floor ASAP due to people trapped. Firefighters carried ladders through deep snow to get to the rear of the building to rescue victims down over ground ladders. Off duty and Call firefighters arrived along with mutual aid crews and finished laddering the building and fighting the fire. I arrived and assumed command from Captain Gilboy so he could concentrate on rescues. I immediately called for the third alarm and a strike team of ambulances. At the same time we arrived the Police department had begun searching the building and dealing with victims who had escaped with just pajamas into the deep snow without shoes or coats. Corporal Ladakakos went in to the building and found a victim on the floor in a smoke filled stairwell needing assistance, with help from Officer Jarrett the lady was rescued. If it wasn't for the brave officers of the police department it would have been much worse as they assisted in so many ways. I wanted to thank them for all they did above and beyond the call of duty to assist us and rescue residents of Centennial Place. Working as a team the Old Orchard Police and Fire departments, with help from our neighboring towns, averted a disaster. To all of you that worked that night both on duty and off duty, career and call fighters as well as the police department, as I have come to expect, you did an excellent job. All of you deserve a commendation. I thank you and you are the best of the best!

Now I would like to give you your commendations. These commendations are for Heroic and Life Saving Actions during the Centennial Place Fire. If you could come up when I call your name. Then remain up here.

**COMMENDATION
HEROIC AND LIVESAVING ACTIONS
DESK BOX 121-3 ALARMS
JANUARY 29, 2015**

This plaque represents your commendation on the 17th day of February 2015 for your heroic actions taken during the Centennial Place fire at 4 & 6 School Street.

Due to your dedication to the residents of Old Orchard Beach and the great knowledge of your profession, your quick and precise actions prevented a tragedy. I thank you for risking your life to save others. This exemplifies the true meaning of a hero and what this commendation stands for. I take great pride in issuing this commendation to you.

PRESENTED BY: Police Chief Dana Kelley Fire Chief Ricky Plummer

ACKNOWLEDGEMENTS:

ASSISTANT TOWN MANAGER

Now that the present needs of the residents of 6 School Street are being addressed, there is an enormous list of individuals and groups that need to be thanked.

Hoping not to miss anyone, please accept the Town's appreciation for financial and other contributions made both to The Salvation Army and the Red Cross for their involvement in helping our citizens. I have learned that many in our community have sent checks to both organizations. I will not name names, but you know who you are and that it is so appreciated.

Enormous appreciation to the Hampton Inn for the sensitivity and caring nature of their staff. To King Reality and especially to Lina Bryant.

To a host of businesses who have provided dinners and gift cards including Jimmy the Greeks, Tom LaCasse and Donny Hill of Ocean Side Grille, Jeanne LaChance and Kelly Campbell of JJ's Eatery, Saco Bay Rotary and its President, Chris Jacques; and 75 State Street – Gina Martinez. There were several individuals who also provided food for which we are indebted. We are especially indebted to Mary-Beth Smith who has coordinated this program which has taken an enormous amount of her time and with great efficiency and planning. We would also like to thank Pat and James Brown for hours of work in this regard as well. For the assistance of Lt. Tim DeLuca, we are most grateful.

To Lucky Pup Rescue, Another Chance Animal Rescue, Animal Welfare Society for providing cages, Animal Medical Associations, HART, to Rachel and Benjamin Edward of Southgate Storage in Scarborough, and to others who have donated cat and dog food. A special thanks to Beverly Russell, Chair of the Community Animal Watch, in spite of her being one of the fire victims, has managed to continue her dedicated work with all who lived at 6 School Street and to Police Officer and Animal Control Office Will Watson who has continued to show kindness and understanding.

To the host of volunteers who helped in the transportation and other assignments related to a change in location for these folks. Special thanks to the Community Watch Council members and its President, Helene Whittaker. Thanks also to Shuttlebus (Al Shutz) for donation of bus tickets.

I know there is a host of other individuals and our gratitude is extended to them for their sensitivity and caring.

Finally, great praise and admiration goes to our General Assistance Director, Laurie Lord, who with great sensitivity, caring, and professional expertise has handled the multitude of details necessary.

And to the citizens of 6 School Street, we love each of you and have been here for you and will continue to be here for you.

ACCEPTANCE OF MINUTES: Town Council Meeting Minutes of February 3, 2015.

MOTION: Councilor Kelley motioned and Vice Chair Thornton seconded to Accept the Minutes as read.

VOTE: Unanimous.

PUBLIC HEARING BUSINESS LICENSES AND APPROVAL:

CHAIR: I open this Public Hearing at 7:18 p.m.

Patricia Williams dba/Sandcastle Inn & Motel (308-1-10), 105 Atlantic Avenue, six year round rentals; Karyn Geary & Daniel MacDonald (315-11-1), 46 Seaview Avenue, Apt. A, one year round rental; and Greg Adamian (318-8-6-14), 146 West Grand Avenue, # 14, one year round rental.

CHAIR: I close this Public Hearing at 7:19 p.m.

MOTION: Vice Chair Thornton motioned and Councilor Tousignant seconded to Approve the business licenses as read.

VOTE: Unanimous.

PUBLIC HEARING AMUSEMENT PERMITS:

CHAIR: I open this Public Hearing at 7:20 p.m.

Dimitri's Inc. dba/Jimmy the Greeks (211-9-1), 215 Saco Avenue, Bands, DJ's, Comedy and more (Amplified) Outside and Inside, 12:00 p.m. to 1:00 a.m.; Fly By Night dba/Mr. Goodbar (306-5-2), 6 East Grand Avenue, Live Bands, Karaoke, DJ, Comedy, Dancing, Inside, 7:00 p.m. to 1:00 a.m.; and Dale Tarbox dba/Sunset Bar & Grill, (307-1-6), 6 Fernald Street, Live Music – Outside & Inside, 2:00 p.m. to 10:00 p.m.

CHAIR: I close this Public Hearing at 7:21 p.m.

MOTION: Vice Chair Thornton motioned and Councilor Tousignant seconded to approve the Amusement Permits as read.

VOTE:

TOWN MANAGER'S REPORT:

The Town Manager reported that he had finalized an agreement with Niagara Ball Team and that members of that organization will be visiting on Friday. He also indicated that the Public Works Department would be attempting to remove as much snow from the Ballpark area as possible. He announced that on Thursday, February 19, 2015 there will be a Workshop that will discuss tax acquired property as well as the possible acceptance of a gift of property to the Town. He attended the Legislative Policy Meeting and reported on discussions related to revenue sources and the reduction of income taxes as suggested by the Governor. He continued the report on the fire at 6 School Street and informed the public that the residents have now been relocated to facilities in Old Orchard and that the town continues to work with them. He thanks MISHA and HUD for their continued assistance and positive approach to funding for this emergency. He attended the Finance Committee meeting when discussions related to the Waste Water facility. Extreme Clean contract is still waiting for a meeting with the Department of Environmental Protection to consider changes to the summer schedule

and location. Snow removal operations continued and he thanked the Public Works Department for their excellent work and asked for continued support of the public particularly in the clearing of sidewalks related to children going to and from school and also the fire hydrants.

NEW BUSINESS:

6359 Discussion with Action: Grant the authority to the Finance Director/Treasurer to disburse payroll checks with only one Town Councilor's signature in accordance with M.R.S.A., Title 30-A, Section 5603(2)(A)(1).

BACKGROUND: The difficulty of getting warrants signed by three Councils as required by policy because of work travel schedules and other considerations, the following policy is being presented annually; which is to have the signature of one Town Councilor for the payroll warrants.



TOWN OF OLD ORCHARD BEACH

POLICY ON TREASURER'S DISBURSEMENT WARRANTS FOR EMPLOYEE WAGES AND BENEFITS

Purpose. This policy allows designated municipal officers (selectmen or councilors), acting on behalf of the full board of municipal officers, to review, approve, and sign municipal treasurer's disbursement warrants, for wages and benefits only.

Policy is additional to, not in lieu of, majority power. Nothing in this policy is intended to replace the authority of the full board of municipal officers, acting by majority vote, to act on any treasurer's warrant, including warrants for wages and benefits.

Delegation of authority. Pursuant to 30-A, M.R.S.A., Section 5603(2)(A)(1), the following authority is granted with respect to treasurer's disbursement warrants for municipal employee wages and benefits only:

Current municipal officers. The municipal officers in office at the time of execution of this policy are: Chair Shawn O'Neill, Vice-Chair Joseph Thornton, Councilor Kenneth Blow, Councilor Jay Kelley, and Councilor Michael Tousignant.

Any one of the municipal officers named above, acting alone, may review, approve, and sign such warrants.

Effective date. This policy becomes effective on the date indicated below.

Copies. The Chair of the municipal officers will furnish copies of this policy to the municipal clerk and to the municipal treasurer. If the clerk and the treasurer are the same person, a copy shall nonetheless be provided to that person in each capacity.

Lapse. This policy lapses one year after its effective date, if not sooner amended or canceled.

Renewal. This policy may be renewed at any time before its lapse. Thereafter, it may be readopted at any time. Any renewal is valid for one year from its effective date, unless a sooner date of expiration is specified.

Reminder. If the municipal treasurer is an appointed official, the treasurer shall remind the municipal officers to consider renewing this policy annually before it lapses. If the municipal treasurer is an elected official, the treasurer is requested to provide such an annual reminder.

Original. The Chair of the municipal officers will maintain the original of this policy on file unless the municipal clerk is an appointed official, in which case the clerk shall maintain it on file, if requested to do so by the Chair.

MOTION: Councilor Tousignant motioned and Vice Chair Tousignant seconded to Grant the authority to the Finance Director/Treasurer to disburse payroll checks with only one Town Councilor's signature in accordance with M.R.S.A., Title 30-A, Section 5603(2)(A)(1).

VOTE: Unanimous.

6460 Discussion with Action: Reenact the Emergency Ordinance Establishing a Moratorium on Medical Marijuana Non-Residential Cultivation approved on January 12, 2015; and expiring on March 15, 2015; and extend for an additional sixty (60) days to expire on May 13, 2015.

BACKGROUND:

The Town moratorium is effective by Town Charter for sixty days. The current emergency ordinance expires on March 15, 2015 and the Council is being asked to reenact for sixty more days expiring on May 13, 2015. This will permit the Town Council to hold a public hearing and to review and address the proposed ordinance and the recommendation being provided by the Planning Board as required by Charter.

MOTION: Vice Chair Thornton motioned and Councilor Kelley seconded to Reenact the Emergency Ordinance Establishing a Moratorium on Medical Marijuana Non-Residential Cultivation approved on January 12, 2015; and expiring on March 15, 2015; and extend for an additional sixty (60) days to expire on May 13, 2015.

VOTE: Unanimous.

6361 AGENDA ITEM: Discussion with Action: Approve the Liquor License Renewals for Dimitri's Inc. dba/Jimmy the Greeks (211-9-1), 215 Saco Avenue, m-s-v in a Restaurant/Lounge; Fly by Night Inc. dba/Mr. Goodbar (306-5-2), 6 East Grand Avenue, m-s-v in a Class A Lounge; and Dale Tarbox dba/Sunset Bar & Grill (307-1-6), 6 Fernald Street, m-s-v in a Restaurant.

MOTION: Vice Chair Thornton motioned and Councilor Kelley seconded to Approve the Liquor License renewals as read.

VOTE: Unanimous.

6362 Discussion with Action: Accept the bids for two abandoned tax acquired mobile homes; one located at 23 Rockland Drive (MDL-07) – Atlantic Village; and one located at 8 Goosefare Drive (MDL-02).

BACKGROUND: The Town went out to bid with two RFP's regarding the two mobile homes. We advertised in the Journal Tribune, on the town's web site, and with individual mailings to those who had requested to be on a list of RFP's. We received THREE bids for each of the two mobile homes. The Town Manager recommends awarding the properties to Country Village, Inc. as the high bidder. In accordance with the proposal document, if Country Village does not follow through with the purchase, the award would proceed to the next highest bidder.

BIDS FOR MOBILE HOMES

	Single Wide	Double Wide
King Weinstein Country Village Inc. Certified Check - \$740	\$3,750	\$7,250 Certified Check - \$1,450
Ron's Modular & Mobile Home Set Ups Certified Check - \$500	\$1,050	\$2,800 Certified Check - \$1,000
James Thyng Certified Check - \$420	\$2,100	\$ 3,200.00 Certified Check - \$640

**NOTICE OF
TAX ACQUIRED PROPERTY SALE
MODEL YEAR 1994
DOUBLE-WIDE MOBILE HOME**

TOWN OF OLD ORCHARD BEACH

Bids for the purchase of a Model Year 1994 Double-Wide Mobile Home (Model Number 901-D, 48 feet by 24 feet, Serial Number 4816-0436-GAB) located at 23 Rockland Drive (MDL-07), Atlantic Village, Old Orchard Beach, Maine 04064, will be received at the Office of the Town Manager, 1 Portland Avenue, Old Orchard Beach, Maine 04064. Contact can be made via e-mail:

lreid@oobmaine.com

Proposal forms are available and may be accessed on line through the Town's website www.oobmaine.com or picked up at the Office of the Town Manager from 8:00 a.m. to 4:00 p.m., Monday through Friday. Each bid must be received in a sealed envelope marked "Tax-Acquired Property Bid" on the outside of the envelope and delivered U.S. mail or hand-delivered. E-mails are not accepted.

Proposal submissions will be due by 12:00 noon on Thursday, February 12, 2015. Mark on envelope – TAX-ACQUIRED PROPERTY BID and mailed to:

Town of Old Orchard Beach
Office of the Town Manager
1 Portland Avenue
Old Orchard Beach, Maine 04064
207-934-5714, extension 1526

**REQUEST FOR BIDS
TAX ACQUIRED PROPERTY SALE
MODEL YEAR 1994
DOUBLE-WIDE MOBILE HOME
TOWN OF OLD ORCHARD BACH, MAINE**

Each Bidder shall comply with all submission requirements as directed by this Request for Bids. Bid's which are defective, irregular, or not in compliance will be rejected immediately. All words, signatures and figures submitted on the Bid Proposal shall be typewritten or in ink. If it should become necessary to revise any part of this solicitation otherwise provide additional information, an addendum will be issued by the Town Manager, and furnished to all prospective Bidders who have obtained copies of this original request.

All Bids must be received by the Office of the Town Manager, 1 Portland Avenue, Old Orchard Beach, Maine 04064, not later than 12:00 noon, Thursday, February 12, 2015. Bids may be withdrawn by written notice received by the Office of the Town Manager prior to the time specified for receipt of the Bid. No Bidder will be allowed to withdraw after that time. All Bids in response to this Request shall be considered "firm." Each bid must be received in a sealed envelope and delivered U.S. Mail or hand-delivered. No e-mails are accepted.

The 1994 Double-Wide Mobile Home is located at 23 Rockland Drive (Atlantic Village), Old Orchard Beach, Maine 04064.

It is a 48 foot by 24 foot mobile home with 1,152 square feet of living space and a stoop of 120 square feet.

The Purchaser shall be responsible for the removing of the Mobile Home, all attached fixtures, components, and any debris from 23 Rockland Drive within twenty-eight (28) days of the purchase. All persons involved in the removal must have prior permission to be on Atlantic Village property and provide proof of insurance. A refundable lot clean-up deposit fee of \$400 is required and will be refunded if the lot is left clean within twenty-eight (28) days. Important Bidder Notice: The Mobile Home will be considered abandoned if not removed within twenty-eight (28) days of purchase.

A certified check, bank money order, or postal money order in an amount not less than twenty percent (20%) of the quotation price, shall be included as a deposit on the quoted priced. Failure to submit the deposit shall cause the quotation to be automatically rejected. Full Payment to the Town must be received within five (5) business days of the acceptance of the Bid. If payment is not received in full within the five (5) business day timeframe, the deposit will be forfeited to the Town and the Town will commence

negotiations for sale of the property to an alternate Bidder. The Municipal Officers shall issue only a Municipal Release Deed to convey title to the tax acquired property. All property is being sold "as is."

The Town of Old Orchard Beach shall not be liable for any costs incurred by Bidder in preparing, submitting, or presenting the Bid, or in satisfying and demonstrating requirements. The Town of Old Orchard Beach shall not reimburse any costs incurred by Bidder in anticipation of being awarded the bid to purchase. All inspections, tests, reports and other services of the Double-Wide Mobile\ Home are the responsibility of the bidder prior to the purchase of the real estate at the bidder's cost (including asbestos, electrical, exterior siding, heating/cooling, mold/mildew, pest/dry rot, plumbing, roof, structural, hazardous substances, underground storage tank, and other relevant areas.) Anything not attached to the Double-wide Mobile\ is considered personal property and not relevant to the Bid. The Town of Old Orchard Beach is not responsible for any costs associated with moving the mobile home from the current location.

The Town reserves the right to reject any and all Bids.

Inspection:

The property will be available by appointment for inspection by prospective bidders. The name and contact phone number need to be provided for the individual attending the viewing of the Mobile Home within two days of the viewing. Limit of two individuals for each bidder. Information can be submitted to:

(207) 934-5714, extension 1526
lreid@oobmaine.com

**NOTICE OF
TAX ACQUIRED PROPERTY SALE
MODEL YEAR 1986
SINGLE-WIDE MOBILE HOME
TOWN OF OLD ORCHARD BEACH**

Bids for the purchase of a Model Year 1986 Single-Wide Mobile Home (Model Number 2FKB – 56 feet by 14 feet, Serial Number – 1816-0646-V) located at 8 Goosefare Drive (MDL-02), Old Orchard Beach, Maine 04064, will be received at the Office of the Town Manager, 1 Portland Avenue, Old Orchard Beach, Maine 04064. Contact can be made via e-mail:

lreid@oobmaine.com

Proposal forms are available and may be accessed on line through the Town's website www.oobmaine.com or picked up at the Office of the Town Manager from 8:00 a.m. to 4:00 p.m., Monday through Friday. Each bid must be received in a sealed envelope marked "Tax-Acquired Property Bid" on the outside of the envelope and delivered U.S. mail or hand-delivered. E-mails are not accepted.

Proposal submissions will be due by 12:00 noon on Thursday, February 12, 2015. Mark on envelope –TAX-ACQUIRED PROPERTY BID and mailed to:

Town of Old Orchard Beach
Office of the Town Manager
1 Portland Avenue
Old Orchard Beach, Maine 04064
207-934-5714, extension 1526

REQUEST FOR PROPOSAL
TAX ACQUIRED PROPERTY SALE
MODEL YEAR 1986
SINGLE-WIDE MOBILE HOME
TOWN OF OLD ORCHARD BACH, MAINE

Each Bidder shall comply with all submission requirements as directed by this Request for Bids. Bids which are defective, irregular, or not in compliance will be rejected immediately. All words, signatures and figures submitted on the Bid Proposal shall be typewritten or in ink. If it should become necessary to revise any part of this solicitation otherwise provide additional information, an addendum will be issued by the Town Manager, and furnished to all prospective Bidders who have obtained copies of this original request.

All Bids must be received by the Office of the Town Manager, 1 Portland Avenue, Old Orchard Beach, Maine 04064, not later than 12:00 noon, Thursday, February 12, 2015. Bids may be withdrawn by written notice received by the Office of the Town Manager prior to the time specified for receipt of the Bid. No Bidder will be allowed to withdraw after that time. All Bids in response to this Request shall be considered "firm." Each bid must be received in a sealed envelope and delivered U.S. Mail or hand-delivered. No e-mails are accepted.

The 1986 Single-Wide Mobile Home is located at 8 Goosefare Drive, Old Orchard Beach, Maine 04064. It is a 56 foot by 14 foot mobile home with 784 square feet of living space and a stoop of 48 square feet.

The Purchaser shall be responsible for the removing of the Mobile Home, all attached fixtures, components, and any debris from 8 Goosefare Drive within twenty-eight (28) days of the purchase. All persons involved in the removal must have prior permission to be on Old Orchard Village property and provide proof of insurance. A refundable lot clean-up deposit fee of \$400 is required and will be refunded if the lot is left clean within twenty-eight (28) days. Important Bidder Notice: The Mobile Home will be considered abandoned if not removed within twenty-eight (28) days of purchase.

A certified check, bank money order, or postal money order in an amount not less than twenty percent (20%) of the quotation price, shall be included as a deposit on the quoted price. Failure to submit the deposit shall cause the quotation to be automatically rejected. Full Payment to the Town must be received within five (5) business days of the acceptance of the Bid. If payment is not received in full within the five (5) business day timeframe, the deposit will be forfeited to the Town and the Town will commence negotiations for sale of the property to an alternate Bidder. The Municipal Officers shall issue only a Municipal Release Deed to convey title to the tax acquired property. All property is being sold "as is."

The Town of Old Orchard Beach shall not be liable for any costs incurred by Bidder in preparing, submitting, or presenting the Bid, or in satisfying and demonstrating requirements. The Town of Old Orchard Beach shall not reimburse any costs incurred by Bidder in anticipation of being awarded the bid to purchase. All inspections, tests, reports and other services of the Single-Wide Mobile are the responsibility of the bidder prior to the purchase of the real estate at the bidder's cost (including asbestos, electrical, exterior siding, heating/cooling, mold/mildew, pest/dry rot, plumbing, roof, structural, hazardous substances, underground storage tank, and other relevant areas.) Anything not attached to the Single-wide Mobile is considered personal property and not relevant to the Bid. The Town of Old Orchard Beach is not responsible for any costs associated with moving the mobile home from the current location.

The Town reserves the right to reject any and all Bids.

Inspection:

The property will be available by appointment for inspection by prospective bidders. The name and contact phone number need to be provided for the individual attending the viewing of the Mobile Home within two days of the viewing. Limit of two individuals for each bidder. Information can be submitted to:

(207) 934-5714, extension 1526
lreid@oobmaine.com

MOTION: Councilor Tousignant motioned and Vice Chair Thornton seconded to Accept the bids for two abandoned tax acquired mobile homes; one located at 23 Rockland Drive (MDL-07) – Atlantic Village with a bid from Country Village, Inc. in the amount of \$7,250; and one located at 8 Goosefare Drive (MDL-02) – Old Orchard Village, from Country Village, in the amount of \$3,750. There is a 28 day removal of the mobile homes from February 17, 2015. There is a 28 day removal of the mobile homes from February 17, 2015. The Town Manager is authorized to accept the proposal from the next highest bidder proposal if full payment is not received from Country Village within five (5) days as stipulated in the Request for Proposal.

VOTE: Unanimous.

6363 Discussion with Action: Approve the Special Event Permit application for the Town of Old Orchard Beach to hold the annual Memorial Day Parade on Monday, May 25th, 2015 from 8 a.m. (set up in Memorial Park) to 3 p.m. (takedown); line-up on E. Emerson Cummings Blvd at Noon, parade to begin at 1:00 p.m.; ceremony in Memorial Park; and a request to waive the fee.

MOTION: Vice Chair Thornton motioned and Councilor Kelley seconded to Approve the Special Event Permit as read.

VOTE: Unanimous.

GOOD AND WELFARE:

COUNCILOR TOUSIGNANT: He reminded all young and old alike of the Snow Festival sponsored by the OOB 365 this Friday and Saturday. The snow hill is waiting for everyone to enjoy a ride down Old Orchard Street.

JEROME BEGART: He asked the Public Works to make sure that the club house was also shoveled out so that there was access to it as well. In addition he spoke for some time on the Governor's ill-fated tax plan and encouraged attention to the adoption of the local sales tax which would be a help to communities particularly ones with a large amount of tourists.

ADJOURNMENT:

MOTION: Councilor Tousignant motioned and Councilor Kelley seconded to Adjourn the Town Council Meeting at 7:50 p.m.

VOTE: Unanimous.

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 thirteen (13) pages is a copy of the original Minutes of the Town Council Meeting of February 17, 2015.

V. Louise Reid