

Harbor Committee Meeting Minutes

January 30, 2018

The meeting was called to order at 4:35pm with the following members present: Dan Morris, Bill Mroz, Peter Henderson, Glenn Hall, and Dick Vermeulen. Also present were Town Manager Tim Polky, Select Board members Tammy Willey and Richard Bates, Finance Director Elizabeth Curtis, and consultants Noel Musson and Greg Johnston.

Noel Musson said that the primary objective of the meeting is to look through the site plan and make sure everything that has been talked about is included on the plan. Noel then said that Greg will go over in more detail the cost estimate and see how that transitions into the discussion for the public hearing.

Noel reviewed the plans mentioning the changes to the plan based upon input from the last meeting. At this time the construction estimate draft was passed around to the committee members and Greg reviewed the estimate relating to the changes made since the last meeting.

There was discussion about the breakwater. Noel said that he left thinking the committee wanted the breakwater to go to that dock at another time. Glenn Hall stated he didn't think we should forget it. Noel said we are happy to tack it on if that is what the committee wants to do. Chairman Dan Morris said he thinks the committee wanted to have a basic set up and then what it would cost to have a breakwater system in addition to that.

There was discussion about temporary facilities, what they included, and that the cost was based on a 10-month duration.

Noel Musson talked about bathrooms. Select Board member Tammy Willey said that is good because she heard from some of the business owners down there and that with an increase in traffic and walking that is a good idea.

Then there was discussion about floats. Glenn Hall asked what the floats were made out of. Greg Johnston said the frame was marine grade pressure treated and all galvanized bolts and decking was pressure treated. Glenn Hall asked where they are going? Greg Johnston we don't know at this time. Noel Musson said they would like to get some guidance from the committee on what they think. Chairman Dan Morris asked how much concrete floats cost? Noel Musson said he will find out that cost. Dan Morris we aren't sure yet, that it depends on what comes back for a price on those. Morris said that all things being equal, concrete would be better down there; they would take the abuse. Glenn Hall said If we don't have that breakwater the project will get lots of abuse. Chairman Dan Morris said he would just like a cost on how much one concrete float will cost and then the committee can decide how many we can afford.

Greg Johnston said we have a typical base for a gravel parking area - crushed gravel surface before they asphalt it. He said they added in asphalt gravel as maintenance didn't look like a bigger ticket item. Greg said parking is kind of hard to regulate so painting, striping, low voltage lighting safety light has to be considered. He said there are five pole mounts, basically some landscape lighting, and a security system (cameras). Greg also asked about other items; benches, bike racks, what happens with waste, etc.

Noel Musson said he thought some signage may help with the delineation in the commercial side and recreational. Haven't spent a lot of time on this area up here for landscape. We might want to think about it for on the top of the hill for in the future ---but to make it work nicer for now.

Bill Mroz spoke about the second bulkhead repair corner, expressing concern that if you just repair than you are going to spend more money in the future because redo work potentially costs more. Discussion followed with the pros and cons, and the fact that this will probably be a major question at public hearings. Chairman Dan Morris concluded that during the presentation to the public then the committee needs to be prepared to answer if we just fix the corner then we will in the long run spend more money maintaining sides of that cove then we would if we had just originally filled it all in. Greg Johnston said he would look at the square footages and see what the number is. Chairman Dan Morris said even if it's close all the space we are gaining is worth it. Glenn Hall said he couldn't see not doing it. Chairman Dan Morris I would like to be able to answer the question if it comes up at the public hearing. Noel Musson said he thought the decision is fixing the problem as opposed to repairing the issue.

Chairman Dan Morris said that he felt the lifespan of the project is an important issue. Greg Johnston replied that he figures the project to have a 75-80 year lifespan. Discussion then followed on questions the public may have concerning the project, its cost, and how long it would last. Town Manager Tim Polky said the other question that maybe we are looking at is the cost and how much of that can be funded through grants. Noel Musson said he thinks part of our exploration on this process is going to be what the granting options may be for this project. He said we have identified two sources already from SHIP grant and the USDA. Select Board member Richard Bates said grants could be for such things as floats, benches, security system, lighting, landscaping, signs. Noel Musson some of the smaller grants would work for any of that. Bill Mroz asked if there is an opportunity to secure grants larger than that. Noel Musson said the larger grants are the ones he was talking about. Dick Vermeulen asked about a grant received by the city of Rockland. Noel Musson that is the boating and infrastructure grant, that a certain amount of slip space and things that are tied more to the recreational boating aspect. He said he didn't feel that would be a great fit here. Bill Mroz asked how you work a potential grant into the warrant of the Town. Noel Musson said the timing on this isn't going to work; that's the problem. Town Manager/Tim Polky said he was wondering if we take this to the voters with using a bond and then follow with any grants we might be able to get. This way we got the funding to start the project and then work with the grants afterwards. Noel Musson said that might be a better fit for the timeline for sure. Noel Musson did warn the committee that the more federal and state assistance you have on your projects the more restraints and regulations you will have, then cost will go up because you have so many things you have to cover. Bill Mroz are their restrictions of use. Noel Musson said it would depend on the funding source you use. Dick Vermeulen asked if they have done the bond numbers figure yet? 10-year bond? Select Board member Richard Bates said it would be a 20-year bond. Noel Musson asked what the number would be for the taxpayers? Finance Director/Elizabeth Curtis said for a 20-year bond over a 20 year period it would be 60 cents to the mil rate we would have to figure out what that would mean to the average taxpayer.

Chairman Dan Morris said as far as the presentation is concerned it is very important to show we have spent an unbelievable small amount on harbor infrastructure over time, and its hard to believe that a Town where the ocean is so important has only spent a small amount over the years on harbors. Morris then said that when we add the year cost of this project for the next twenty years or for however long the bond lasts we need to compare that to what we have spent and balance it with the life span of the project. He said it puts this chunk of money in context for the voter to vote for.

There was discussion on the economic impact to the Town, the Port Clyde community, and whether or not the project could pay for itself. Town Manager Polky said that he felt the project wouldn't pay for itself, but as long as you have the answers to questions from the public, and you've got a plan, you will have the support.

Bill Mroz said the revenue side is tough as there is no business plan. Chairman Dan Morris said the use plan is the one item the committee hasn't worked on. Noel Musson said the committee has just added 30 more parking spaces than what is currently available. He said that's not including the circulation that you will get from this one project. He said it's the foundation of anything that you are going to do down there. Noel Musson said that with the float configuration it's a huge increase in float space and that this is a benefit for both commercial and recreational.

Peter Henderson asked if there is any sense on an annual maintenance - an assumption the Town would have to make to tend the property. Is there going to be some dollar figure that would be part of the Town budget? Noel Musson said we haven't spent any time thinking about that yet. Town Manager Polky said it would be good to have that number.

Greg Johnston said the existing parking on the town landing started as gravel and went to pavement, and asked when it was built? Town Manager Polky said the existing landing was paved when they put the "T" wall in there. He said it was gravel when it was constructed and the Town put the "T" wall in maybe 12 years ago.

After some discussion on positive points regarding the project, Noel Musson said we could think about what it would take to do an impact analysis for this project and if you thought that would be helpful. Chairman Dan Morris asked if there are any other Towns who's experience we could review so we don't reinvent the wheel. Noel Musson other Towns have similar type of things but they are also unique in a certain sense. For example, Northeast Harbor spent a lot of money redoing their waterfront, Rockport maybe, but they use their waterfronts differently. He said that Bar Harbor has a pier that serves similar purposes.

Chairman Dan Morris said we owe it to the people we are putting the presentation on for, to give those people confidence we have looked at all the options and this is in our collective judgement that we do the best and be prepared to answer questions that may come up on why we think this is better and that is why we spent quite a bit of time and had Noel develop these numbers so we could prepare ourselves for those inevitable questions about why it costs as much as it does. Dick Vermeulen said this is the most economical project and this is the best thing we can possibly do.

The meeting was adjourned at 6:22pm.

Respectfully submitted,

John M Falla
Acting Secretary