

# Harbor Committee Meeting Minutes

## February 8, 2018

The meeting was called to order at 6:30pm with the following members present: Dan Morris, Bill Mroz, Peter Henderson, Glenn Hall, and Ben Norton. Also present were Town Manager Tim Polky, Select Board representative Randy Elwell, Harbor Master Dave Schmanska and consultant Noel Musson.

A draft power point for the public hearing was distributed for review, comments and changes. It was noted that this will be a public meeting where the Committee will get to explain what the Committee is recommending and what they would like to do for 10 Cold Storage Road. It will also be an opportunity to get input from the townspeople. This purpose of this meeting is to review the topics and break them down as to what the Harbor Committee will present, what Noel Musson will present, and what the administration will present.

One of the things to be shown is that over the last eighteen years that Harbormaster Dave Schmanska has been harbor master, the average annual expense for floats and landings has been around \$7,100 dollars; a tiny percentage of the Town's overall budget. The larger budget items done have used grants.

The Town has used three phases for this project; 1) it's been purchased, 2) build the infrastructure of the facility, and 3) A use plan that evolves as needs and opportunities arise. The timeline milestones are: Phase One has been completed, we are in Phase Two, and we would like to get to Phase Three.

It was noted that it is important to give the Town a vision - what the Harbor Committee is trying to accomplish here. It will be important to state that this is a once in a lifetime opportunity - that a facility next to a current Town landing doesn't happen very often. It needs to be shown that this is a once in a lifetime opportunity to substantially increase public access to a prime waterfront location for future generations of recreational and commercial users to enjoy. The facility next to the current town landing is a milestone and it will provide more water access for everyone. The Comprehensive Plan is very strong on doing a project like this and it couldn't fit any better than with this plan.

The Committee began the process of reviewing the draft power point presentation.

Chairman Dan Morris said that as the Committee got into the options, it made more and more sense to fill in that cove if we could do it and fill in the notch if we could do it, then square away the ramp if we could. This was why we couldn't just repair the sagging area and leave as is. It was discussed that questions would be raised by the public regarding less expensive options. Chairman/Dan Morris said that if the Town just fixes the corner and then we spend a certain amount every five or ten years we will probably have more in to the project over our lifespan than what we are proposing.

Ben Norton said the Town would be borrowing money at a time where it is low.

Bill Mroz said someone could ask what if the Town votes "no", then what happens.

Glenn Hall said the big sell is going to be that the project will last 75 to 80 years if we do this.

Bill Mroz said the Committee needs to show that they did a lot of due diligence to get this far; that they looked at these four things and none of those met the intent of what comprehensive plan wants and this is what we think is best for the Town.

Chairman Dan Morris said that we need to be as clear that we did consider all these things and only provide as much detail as we need to lead the audience in the same direction as we were led.

Noel Musson said just be prepared to be get into the some of the background information. He said you should always go into a presentation with some hip pocket material that you may have to use.

Town Manager Tim Polky said the other to remember is that the majority of the audience may not even be looking that way. Don't get in the weeds just because one or two people ask. He said if you get one or two dozen people that ask that question then you've got a problem. And remember there will be people out there contrary to whatever you come up with.

Chairman Dan Morris asked the Committee if there was anything else that needed to be added to the slideshow that would make a stronger case. He said that joining the two public landings gives a huge amount of space and flexibility – that it is such a no brainer, but he is not sure if others will see it that way.

Harbormaster Dave Schmanska said that is exactly what he has thought right from the beginning; it's a no brainer. There may be a small contingent of people who will say otherwise; who knows.

Town Manager Tim Polky said the committee will have to make sure they answer the questions that arise from the information available.

Chairman Dan Morris said that John Falla mentioned a long time ago that there are tangibles to this type of project. When the federal government gave up the lighthouse property, the Town obtained it, look what it opened up for people. There could just as well have been a gate down there with two pillars with a note that says no trespassing on it; there isn't because the Town took the initiative to invest in this and it has benefited a lot of people. Morris said he thinks this project falls into that same category. How do you value this type of access to the water for the next 100 years; what's that worth?

Noel Musson said that the first bullet maybe instead of saying "outdated Town Landing" you might want to say "increase usable waterfront space access, by joining". Harbormaster David Schmanska said anytime you can highlight the growth factor in terms of square footage I think you should.

Chairman Dan Morris said the project cost will get everybody's attention at this meeting, but maybe the Committee should focus on the amortization of that cost

Noel Musson suggested that after project benefits, you may want us to come in and say this is what the process we went through. He said he wouldn't have a slide just dedicated to the project cost because you might want to build this into financing what the project is going to cost and talk about what it will cost over time.

Harbormaster Dave Schmanska said it would be real nice to have complete backing from the Select Board and Budget Committee. Discussion then took place on scheduling meetings and hearings.

Town Manager Tim Polky said the best way to go would be to bond this project and not apply for grants.

Noel Musson said you want to ask for the whole amount and say we are prepared to bond the whole thing and this is the direction we will probably head in and here is the result of that. However,

there are two or three potential grant options we are going to explore, but we are not guaranteed to get any. So, we need to be prepared to pay for the whole thing.

Chairman Dan Morris said in terms of what we need to say for our presentation we only need to say we will apply for every grant that is possible and would help us.

Noel Musson said he would like to try for the Ship Grant which is \$200,000 and then try the Northern Borders. These are the two that make the most sense.

The meeting was adjourned at 8:22pm.

Respectfully submitted,

John M Falla  
Acting Secretary