

MILFORD HARBOR MANAGEMENT COMMISSION
REGULAR MEETING
November 20, 2008

The Milford Harbor Management Commission held its regular meeting on Thursday, November 20, 2008 in the conference room at Milford Landing. Chairman Montano called the meeting to order at 7:05 P.M.

Commission Members Present

J. Beard
N. Bodick
G. Montano
D. Newman
R. Post
A. Waterman

Not Present

R. Brennan
R. Miller
R. Winters
L. Bodick, Deputy Harbormaster
B. Bier, Alderman Liaison
N. Veccharelli, Alderman Liaison
R. Hatfield, Stratford Liaison

Also Present

R. Swift, Operations Director

Consideration of Minutes

The minutes of the regular meeting of October 16, 2008 were presented. Mr. Beard made a motion to accept the minutes. Mr. Post seconded. Motion carried unanimously.

Public Comments – Happy Thanksgiving.

Chairman's Report – None

Director's Report – The property is mostly winterized. The bubbler system is just about in. The speed buoys have been taken in. All the floats except one (1) have been brought down to the marina. There were two boats that were late in being taken out and were still on that one float. They have since been moved so the float is ready to come to the marina. The goal is to have everything finished by next Wednesday. The workboat was hauled; the bottom painted and was re-launched.

Geoff Steadman is coordinating a meeting on Monday November 24, 2008 at 1 PM with Kristen Bellantuono of the Department of Environmental Protection at Gulf Beach. This will be to discuss moving sand by the breakwater.

The budget has been submitted to downtown. Mr. Swift has a meeting with the mayor on December 16, 2008. There is no fat to cut and is very similar to last years budget with the exception of no copiers, computers or other extras added.

Bids for the mooring field upgrade have been received. Larry Tomasco from Purchasing stated that it would be all right to run the numbers by the harbor commission before committing to a decision. The bids were as follows: Sterling Marine (Rich Wincapaw) \$182,646; Coastline \$246,665; and Underwater Construction Corporation \$328,130. Ms. Bodick questioned Sterling Marine's quote since his original quote last summer was \$163,306. Mr. Swift said that he would contact Rich Wincapaw and pose that question, go over the reasons for the increase and get back to the commission. Ms. Bodick said that it may be a legitimate reason but the commission should probably be aware of it. The Board of Aldermen approved \$170,000 for the project. Mr. Swift said that the only glitch in the bid was a requirement to obtain a "Waiver of Subrogation". Mr. Tomasco said that requirement could be dropped if necessary.

Mr. Swift asked Ms. Tougas to report on mooring application returns. There are 38 out of 130 applications for Milford Harbor that have produced no response. There are 6 out of 70 in the Housatonic River. Everyone on the waiting list for the Harbor has been offered a space. Letters went out on Monday November 17, 2008 reminding applicants to get their paperwork in or they risk losing their spaces.

The last of the seasonal help will be done on Friday November 21, 2008 until next spring.

Harbormaster's Report – Mr. Swift passed around the permit for Caswell Cove re-configuration and dredging. Mr. Beard wanted to know what their plans for cap were. Mr. Swift did not know the answer.

Mr. Swift said that the office was working on filling the mooring fields as stated in the director's report.

Report of Standing Committees

Milford Landing – None

Finance - Fund balance as of 11/01/08 was \$287,292.80 in savings and \$142,058.70 in checking for a total of \$429,351.50. All bills are paid.

The final payment on the float loan from the city has been made. Mr. Swift will look to see what the city does with insurance when he meets with the mayor in December. Mr. Beard wanted to know if it was reasonable for the enterprise zone to be self-insured. Mr. Swift stated that he met with the city's risk manager last winter regarding insurance requirements in the Housatonic River and that question came up. It wasn't going to be easy to separate everything out from the city to include just the enterprise zone under one policy. A quote was given but didn't seem feasible or cost effective. Ms. Bodick requested the numbers on the insurance. The total insurance costs jumped from approximately \$14,000 to \$34,220 – a cost increase of about \$27,000 over the year before.

Harbor and Mooring – None

Housatonic – None

Amendments – Mr. Beard reported that after the city attorney tweaked the amendments, they were forwarded to the Ordinance Committee of the Board of Aldermen where they were approved. They were then put before the full Board of Aldermen on November 6, 2008. Mr. Swift attended both meetings in Mr. Beard's absence in case there were questions. The board did not approve the amendments. There were several issues that came up when they were discussed. The board wanted to change language that would change the duties of the Harbormaster. Those duties are spelled out by State Statute and cannot be changed by the city as they apply to all state harbormasters. The amount of time and ability to tie up on the Landing East docks was questioned as well as commuter use of launch ramp parking during the off season. The board recessed and caucused before the vote. The ordinance committee members that had voted in favor previously changed their votes so the amendments were not approved. The article in the Connecticut Post was erroneous because Mr. Frank Juliano had not attended that portion of the meeting.

Alderman Ben Blake came to the marina last Friday November 14, 2008 and met with Mr. Beard, Mr. Swift and Ms. Tougas. Mr. Beard filled him in on the harbor commission, harbor plan, and harbormaster. Alderman Blake agreed that the Harbormaster wording couldn't be changed because that is state mandated. As far as the tie up issue, the Board of Aldermen wanted anyone under 30' to have the ability to tie up for 3 hours at no charge and with no phone call or notification. Mr. Swift needs to have the ability to enforce payments and time limits. Some customers make reservations months in advance and Mr. Swift needs the ability to manage and legally remove vessels if necessary to accommodate those reservations. Alderman Blake will discuss this with the Board of Aldermen but the Harbor Commission will not concede on this point. On the parking issue, the Bank of America has a guard who has been

monitoring their lot and not allowing commuter parking there. The lot behind Harrison's has new signage and the police have been monitoring that lot. This has created complaints. That is why the request was made to use the launch ramp parking for commuters. Mr. Beard is concerned that in the spring commuters won't be willing to give up those spaces. This could be accomplished with the right signage and monitoring by police at that time. Mr. Beard reluctantly agreed that maybe this point could be conceded. Ms. Tougas pointed out to Alderman Blake that the gravel lot on the west side of the harbor isn't being used. The downtown employees were originally supposed to use this lot instead of downtown parking but it didn't work out for them. There are approximately 30 – 40 spaces there that the commuters can use year round. Alderman Blake was going to take that suggestion back to the Board of Aldermen.

Mr. Swift said that he would look into the possibility of 2 –3 spaces next to the guard shack for limited time, cars only parking spaces.

Mr. Beard was initially not going to resubmit the amendments for fear that more changes would be discussed. The Board of Aldermen has the ability to take any ordinance and change it at any time if they so wish. In 2004, some ordinance changes were put before the Board of Aldermen and they did not approve them. However, when the ordinances were subsequently published, fees from 1996 were in there. The current fees need to be approved. The amendments will be resubmitted for reconsideration. Ms. Bodick questioned if the commission would be better off if our liaisons came to the harbor commission meetings so this wouldn't happen in the future. Mr. Beard thinks it's a party issue. Mr. Swift suggested a meeting with Alderman Nick Veccharelli, Alderman Brian Bier and Alderman Ben Blake to fine tune changes before resubmission. Alderwoman Blacketter phoned and spoke to Mr. Swift in regards to the amendment changes and what was discussed at the meeting with Alderman Blake. Mr. Swift reported that the Board of Aldermen has little faith in their boards and commissions and what each is doing and the harbor commission isn't unique. Discussion ensued regarding liaisons. Mr. Post questioned the parking issues in regards to liability and maintenance. Who will plow the area and will our insurance go up? Mr. Swift said he would plow and our insurance probably wouldn't be affected. It was pointed out that the lot behind the tennis courts was supposed to be an overflow lot for the launch ramp and not the other way around.

Correspondence – None

Old Business – No meeting has been held regarding the Wepawaug Ponds dredging. Mooring float upgrade status reported under Director's report.

New Business – Wayne LaPuglia presented a proposal (see attached letter). He would like to go back to the launch ramp area with a concession stand. He currently runs Wayne's Place on Lenox Avenue across from Bel-Air Auto. Mr. Newman questioned the set up of the concession stand. Mr. LaPuglia stated that it would be smaller than the last one. He has a trailer in mind that would be covered and painted a color matching the guard shack currently at the ramp. He would need 2 – 3 parking spaces to accommodate the trailer and customer seating. A power supply for electricity would be needed. No propane would be used. Mr. Post estimated that a pole installation would cost between \$500 and \$700 but he'd be able to get someone down to give a better estimate if required. Mr. Swift stated that there is a pole in that area that is in good condition and could be used; just the installation would be needed. Mr. LaPuglia said that the menu would consist of hot dogs, hamburgers, etc. Mr. Beard inquired as to how the Gulf Beach concession fared? Mr. LaPuglia said that he'd heard it doesn't do too well and that Jackie Maloney had had problems the year before with break-ins' and people cooking for themselves after hours. He said he and the previous concessioners hadn't had problems at the launch ramp. The little league fields have vending at the other end and his operation won't interfere with them. Mr. Beard wanted to know about ice and bait. No bait sales, no ice cream and since the marina has ice for sale, no ice. Ms. Bodick wanted to know what hours he'd be open. He would run it seasonally from mid-April through mid-September from 6 AM to 2 PM. Mr. Waterman inquired about the grease trap/holding tank. Mr. LaPuglia said that he'd spoken to Tom Hill and he will come down and pump out the self contained tanks. He could also move the trailer if necessary and get them pumped out off site. There will be no discharge of grey water.

Mr. Montano wanted to know what was needed besides electricity? What would he do for water? Mr. Swift stated that there is a water line right there. Mr. LaPuglia said that the last time the concession was there, he ran a hose from the spigot up and over and down to the stand so it wouldn't interfere with ramp operation. Mr. Swift suggested maybe coming off the present power line for the docks instead of installing a pole but Mr. LaPuglia pointed out that refrigeration is needed and a disconnect would be better if 100 amp is needed. Mr. Post asked Mr. Swift about location. The location suggested several years ago was to the right side near the stairwell facing the water. It would burn 2 spaces but also utilize a hash marked space used as a walkway for the stairs. Mr. Montano wanted to know if the Department of Environmental Protection needed to be notified. The answer was no. Mr. Montano suggested the proposal be referred to the Milford Landing committee to look into it and come back to the December 18th meeting with their review.

Mr. Newman questioned the issues raised at the Connecticut Marine Trades Association meeting in regards to bottom paint pressure washing. No one is very clear on fresh water washing down of vessels. The pressure washing of vessels is a state statute but it hasn't reached the enforcement stage. Mr. Swift said that Scott Corner is coordinating a meeting with Rick Huntley from the Department of Environmental Protection to come down to speak to private clubs. Mr. Swift was at a commodore's council meeting and its members weren't up on the new regulations. The meeting is scheduled for the first Tuesday in December (the 2nd) at 7 PM. The place hasn't been set yet.

Ms. Bodick wanted to know about tying up small boats and kayaks. Mr. Swift said there is a dinghy dock marked with signage at the south side ramp dock. The entire first section by the walk ramp is for kayak and/or dinghy tie up. Discussion ensued about other spaces for tie up if that was taken – back side of dock on east side of harbor or behind the marina docks.

Liaisons

Stratford - no report

Aldermen – no report

P & Z - no report

Being no further business to discuss, the meeting adjourned at 8:04 P.M.

Respectfully submitted,

Joan Tougas
Recording Secretary

Wayne LaPuglia
527 Naugatuck Avenue
Milford, CT 06460

This is a proposal to renew and open my previous vendor spot at Milford Landing boat ramp. I am looking for a five-year lease at the boat ramp.

1. Request:
 - a. First year no charge, then a 1500 a season rent for the next four years with an option to renew in 2014.
 - b. I will replace power pole at designated site, plus replace what is necessary to have running water at site.
 - c. Request city of Milford and Harbor Commission acquire whatever permits are necessary.
2. Vehicle:
 - a. The vehicle will be capable of moving on its own power at anytime.
 - b. It will pass the health inspection and Fire Department inspection.
 - c. Arrangements have been made to have grease trap and water tanks ran when necessary.
3. Responsibility:
 - a. Keep area neat and clean
 - b. Keep parking areas around me available to boat trailers.
 - c. Supply extra chairs and tables for customers.
 - d. Assist lot attendant when necessary.
 - e. Be available to help at any accident and or emergency.
 - f. Carry proper insurance to protect the city of Milford and myself.
4. Landing's responsibility:
 - a. To provide trash containers for surrounding area.
 - b. To respond as soon as possible so I can prepare for 2009 season.

Thank you for your time and consideration,

Note:

I do realize that the state ramp at Devon may be closed for a few years and that this may increase the use of the Lisman Landing, but I also believe that by me being there as a vendor will help the boaters and residents enjoy this area a lot more.