Saco Coastal Waters Commission
Minutes of the June 2, 2004 Meeting

I. Call to Order - At 7:05 p.m. a Saco Coastal Waters Commission meeting was held in the City Hall Conference Room. The members present constituted a quorum. The members present: Chairman James Bastille, Harbormaster Don Abbott, Assistant Harbormaster Tom Casamassa, Treasurer Robert Barris, Robert Lapointe, Glenn Chadbourne, and Robert Morowski. Council Liaison Ron Michaud was absent. Wayne Hutchins arrived at 7:20 p.m.

II. Approval of Minutes - There were no minutes presented this evening.

III. General
A. June 8th Election - Referendum Question #1 - Vote Yes

The City Administrator Rick Michaud has asked that the word be spread around to vote yes on the June 8th Referendum question. The City of Saco will receive $4 Million dollars from the State of Maine if the question passes. The people of the State voted back in the 1980’s for the State to pay 55% of the costs of education, and 100% of special education needs, but they have neglected to follow through, they only pay 42%. Therefore the question is before the voters again to force the State to pay their fair share, and to take the burden off the taxpayers.

B. Appointment of Recording Secretary

Chair Bastille introduced the new recording secretary Michele Hughes, who was appointed by the City Administrator Rick Michaud to the Commission members.

C. Committee Member Search

Chair Bastille asked the members if they knew anyone who would be interested in serving on this committee. The person would need to be a resident of Saco. Glenn Chadbourne mentioned that the Dube brothers, Seth and Tom had expressed interest in the past, but he wasn’t sure if they were still residents or not.


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Net Change for period 05/22/04-05/26/04: $3,685.61
IV. Old Business

A. New Bait House Fees

The discussion of fees started out at charging $20 for small blue colored bait barrels, which would be doubled stacked and accommodate roughly 200 barrels, to charging a flat pier use/bait shop use fee of $1000, because your already paying a Pier use fee a $300, and if you buy 10 spots at $20 a barrel doubled stacked, that is $400, so your already up to $700 a year. Biddeford Pool charges a flat wharf fee of around $400-$500 a year, which includes the rental of the land their bait shop is on. It was then suggested to charge $30 a barrel which would bring in $6000 of revenues for the year. Enough money would need to be charged for these barrels to cover the maintenance and cleaning costs of bait house and public restrooms, as well as monthly bills such as electricity, phone, and water, to keep the refrigerated bait house open all year. A pump would need to be installed, because the city water pressure is turned off in the winter do to freezing. A forklift that can lift 4’ would also be needed to move the bait barrels around. Because salt water does alot of damage, which would make for maintenance costs, the best way to go would be to rent the forklift. Robert Morowski will be checking with Maine Lubrication, and Glenn Chadbourne will be checking with Wilson’s to get prices for renting a forklift. The fisherman using the bait house will need to provide their own plywood for stacking the barrels on. After guesstimating what these bills would cost, it was determined to be roughly $10,000 a year. Therefore, if $30 a barrel for bait was charged, there would already be a deficit of $4,000 a year. Possibly, revenue would need to be derived from somewhere else, because you can't expect the fisherman who use the bait house to pay all the cost of keeping the bait house open, because there will also be a office and public restrooms.

No motion was made.

B. Loan/Grant Money for New Bait House

A loan will be needed to compensate for what the grant money doesn't cover. The total cost of the refrigerated & air conditioned bait house was originally quoted to be $240,000. The Grant money is $100,000, there is $66,000 set aside, so we need to get a loan for the remaining $50,000 - $80,000. If the City loans the money, how can the money be paid back. The following Camp Ellis Budget was reviewed. The FY2004 Forecasted Total Revenues minus the Total Expenditures leaves a Balance of $78,268. The FY2005 Forecasted Revenues minus the Forecasted Expenditures which includes the $80,000 for the Bait House, leaves a balance of $2,523. The FY2006 Forecasted Revenues minus the Forecasted Expenditures, which includes the upkeep and maintenance costs of the Bait House, leaves a negative balance of $272. Therefore it doesn't look as though the loan money could be paid back, because the Budget would be just breaking even without including the loan money.

Need to have a clarification on the salaries and hours being worked by Bill Farrington and his parking lot attendants. Look at other possible revenues such as a late fee on the Commercial Pier Use Permit renewals after July 1st of the year, and start charging by the hour, rather than by the day for use of the municipal parking lot. Also look at possible lost revenues from the Parking Lot fund, by allowing people who want to go the Chevy's Bait & Tackle Shop to enter into the parking lot and utilize spaces, without paying to go into the lot.
It was suggested to put this item on hold, give the grant money back, and to each year set money aside for a Bait House in the future. Need to take into consideration that in a few years down the road construction costs will be up, if the money is given back, it will be had to get it back again, and if the Tax Cap passes, there may not even be Grants in the future. Downsizing the Bait House was mentioned, but if you do that, you would need to start the whole process all over again.

Harbormaster Donald Abbott stated that in the mid 1970’s, he had met with the City Administrator Jack Dexter, the Army Corps of Engineers, and several area fisherman and they had discussed and agreed that when the City took down the old bait house to build the municipal parking lot, the City would rebuild and maintain a new bait house, but as the years went by, this never happened. If this agreement can be located, then perhaps the initial expenditures of $140,000 and yearly maintenance of $20,000 could be split between the Commission and the City, which might enable the Bait House to be built.

No motion was made.

A Workshop was set up for June 9th at 7:00 p.m. to review old City records to locate the agreement from the 1970’s.
V. New Business
   A. Amending of Chapter 118 Harbor and Waterfront Ordinance.

   This would be based on Freeport’s Ordinance. The ordinance would give the Harbormaster more authority, by being able to give a warning the first time, and then calling the police for future problems such as when an individual that has a mooring permit is found to be threatening or harassing others, then their mooring permit may be as risk. Freeport’s Ordinance will be distributed and reviewed before the next Commission meeting.

   No motion was made.

   B. Re-designating a Portion of the Federal Navigational Project on the Saco River, into a Federal Anchorage.

   The Cities of Saco & Biddeford, and the Yacht Club are now waiting approval from the Army Corps of Engineers to put the Yacht Club moorings in for this year. Once the moorings are set, then implementation of the requested changes for the FNP channel could be started. There are roughly 30 moorings at the Yacht Club, and only 7 or 8 won't be affected by this change. It was suggested that when the channel changes from 200' to 50', a row of moorings inside and outside could be put up the center of the channel on the Saco side between Cow Island and the Saco Yacht Club.

   Saco & Biddeford have agreed to meet in September to discuss a joint venture on the river.
C. Salaries for Mr. Farrington and the Parking Lot Attendants

Mr. Farrington feels that his employees should be paid more than $8.00 per hour. It should be more around $10.00 per hour. Scarborough pays high school students $10.00 per hour to take care of their municipal parking lot. The parking lot attendants are a level II job, not the same position as Mr. Farrington.

It was suggested to table this item until next year, and to raise the salaries next year, depending on whether the Bait House gets built or not.

No motion was made.

VI. Adjournment

Robert Barris moved, Glenn Chadbourne seconded to adjourn. TIME: 9:10 p.m.

Attest: ___________________________ Date Approved: ___________________________

Michele L. Hughes – Recording Secretary