I. Call Meeting to Order – At 7:07 p.m. a Special Saco Coastal Waters Commission meeting was held at City Hall.

II. Roll Call of Members – The members present constituted a quorum. The members present: Vice-Chairman Robert Morowski, Treasurer Robert Barris, and Todd Stewart. Also present: Council Liaison Roland Michaud, Deputy Director of Public Works Mark Lorello, Harbor Master Don Abbott, and Dale Shannon from Public Works. Chairman James Bastille, Wayne Hutchins and Joseph Stephenson notified that they couldn’t be present. Peter Scontras was absent this evening.

Note: It was determined the next day that there were not enough members present to constitute a quorum. Please see commentary below for explanation.

III. Old Business

A. Proposed Camp Ellis Bait House – Discussion on the Bids received on 11/15/05

Below are the bids that were received at the opening on November 15th.

The Base Bid is Alternate Bid # 1 which is the Interior/Finishes, Alternate Bid # 2 is the Refrigeration, and Alternate Bid # 3 is the Cultured Stone Veneer.

DenWood Builders Inc.  Base Bid $235,500, A. B. # 1 $29,000, A.B. #2 $18,500, A.B. # 3 $12,000 = $295,000
Hardy Pond Construction  Base Bid $299,700, A.B. #1 #25,700, A.B. #2 13,700, A.B. #3 $8,700 = $347,800
Mainland Structures Corp  Base Bid $286,000, A.B. #1 $49,574, A.B. #2 $23,044, A.B. #3 $17,165 = $375,783
Lumus Construction  Base Bid $300,500, A.B. #1 $36,208, A.B. #2 $17,374, A.B. #3 $18,249 = $372,691

Basically there are two options: 1) If the Commission decides that don’t want to build the bait house, then it would be a dead issue. 2) If the Commission decides to go forward, the City has made a financial commitment already, and could possibly lend more money for the project for a longer period of time, with the approval of the City Council.

Several people were present this evening to voice their comments and concerns, and the majority didn’t want this $300,000 bait house. Some comments were: Why are we buying a City Building?, The building doesn’t need to be a multi-use facility, only a bait house, Can it be downsized?, What can the money actually be used for?, Carla Dube called the Saco River Corridor Commission and they told her that they were only concerned with odor & visual ascetics, not fancy dormers, siding, and stone etc. (Mark Lorello, Deputy Director of Public Works asked the representative from OEST Associates Inc. is check into this), Carla Dube also did a phone survey to all the Commerical Pier Users, to see if they would use, and wanted the proposed Bait House, and the overall response was they didn’t want the bait house.

It was determined that the Grant money needed to be used by: December 31, 2006.

Barris moved, Stewart seconded to cancel the project. Motion passed with two (2) yeas, and one (1) nay - Morowski.

Note: The next day, City Administrator Rick Michaud, said that the standard advise from Maine Municipal Assoc. Legal Dept. is that it takes a majority (4) of the total members (7) of the Commission voting in the affirmative to take action. Therefore, the 2 yeas -1 nay vote to cancel the project doesn’t count, and another vote will need to be taken at another meeting.
The City of Saco Administrative Code as well as Chapter 118 Harbor and Waterfront Ordinance state that "A quorum of the Commission necessary to conduct an official Commission meeting shall consist of at least three members". It appears that when the Coastal Water Commission membership was changed from 5 to 7 members, that the above language about 3 for a quorum was inadvertently not changed to reflect 4 members for an official quorum. This will be changed in the near future when other Chapter 118 Harbor and Waterfront Code Amendments are presented to the City Council.

IV. Adjournment

Robert Barris moved, Todd Stewart seconded to adjourn. TIME: 8:15 p.m.

Attest: Michele L. Hughes, Recording Secretary Date Approved: December 7, 2005