

**TOWN OF SCITUATE, MASSACHUSETTS
WATERWAYS COMMISSION**



**MEETING MINUTES
Waterways Commission
Wednesday, June 9, 2022
6:00 pm
Zoom Video/Audio Conference**

Commission Members Present: Chairperson; Mike Gibbons, Scituate Harbormaster; Stephen Mone, Member; Brian Kelly, Member; Craig Rosenquist, Member; Dave Sincoski, Associate Member; Brian Cronin, Member; Howie Kreutzberg, Associate Member; Dave Dinneen, Associate Member; T.J. Malvesti, Member; Dave Haley

Also in Attendance: Recording Secretary; Alicia Anthony, Selectboard Liaison; Maura Curran, Officer Brendan McAuley of Scituate Police Department, Economic Development Liaison; Fran McMillen, Dan Ciaranicoli of GEI Consultants

Members Not in Attendance: Associate Member; Steve Guard, Vice Chairperson; Rick Murray, Member; Dave Friedman

Chairperson Gibbon made a motion to call the meeting to order at 6:02 p.m., which was seconded by Brian Kelly, and voted unanimously in favor (7-0) by roll call vote.

Roll Call Vote:

Brian Kelly – yes

Dave Haley – yes

Howie Kreutzberg – yes

Craig Rosenquist – yes

Dave Sincoski - yes

Harbormaster Stephen Mone – yes

Chairperson Mike Gibbons – yes

Chairperson Gibbons asked for a motion to be made to accept the meeting agenda, which was made by Brian Kelly, seconded by Dave Sincoski, and voted unanimously in favor (7-0) by roll call vote.

Roll Call Vote:

Brian Kelly – yes

Dave Haley – yes

Howie Kreutzberg – yes
Craig Rosenquist – yes
Dave Sincoski - yes
Harbormaster Stephen Mone – yes
Chairperson Mike Gibbons – yes

New Business

A. Discussion on Cole Parkway Marina Design and Dock Replacement

As the meeting began it was discussed that the purpose of tonight's discussion was to review the design and come to an acceptance so that it could be brought to the town for approval. It was said that it is likely that the board may have to appear at the Town Meeting in September to ask for additional funds. Thus far, \$1 Million was approved by the state and the town has agreed to match \$200,000. At this point, the Waterways has roughly appropriated \$1.2 Million, but also have to consider costs going up and the increased price that was recently received from GEI Consultants Harbormaster Mone introduced Dan Ciaranicoli, from GEI Consultants. Mr. Ciaranicoli stated that he understands that there are concerns from residents of losing slips with the new design. He went on to share his screen, showing the map containing the proposed layout. Mr. Ciaranicoli shared that with the current design the slips are 45 feet, and on the design that is being discussed, the slips are 51 feet. He voiced that most fingers are currently 2 feet by 20 feet long, and the lengths of boats are exceeding the lengths of the fingers. He also shared that with the new layout the main floats would be more or less be the same as the existing ones, not moving very much. Mr. Ciaranicoli went on to say that the slips appearing on the top of the map, would "move up", and the slips on the bottom would "move down" with the purpose of getting piles out of people's slips as much as possible, also giving a variety of different slip lengths.

It was also stated that part of the accepted grant was for the town to have transient slips, as they're good for the economy, attracting visitors to Scituate's businesses. Harbormaster Mone added that no one is being moved or displaced. Going on to say that just like it currently works, if a slip is turned over, he will do his best to fill it with the best boat for the space. Harbormaster Mone stated that there will be some shifts, but not all boats will need to be moved.

The finances of the project were then discussed, and it was said that the square footage with construction costs dictates the project using round numbers for estimating purposes. It was stated that the cost of the docks alone is a little over \$1.1 Million, the estimated amount for the installation of the new docks and the electrical work is another \$700,000, plus \$1,165,000 for GEI Consultant's fees. This brings the project over \$2 Million. It was agreed that this has to be estimated for \$2.5 Million as things often come up and stopping the project because of ended funds is not an option. Board Member, Brian Kelly, spoke up from a financial aspect, stating that its possible that up to \$800,000 will need to be borrowed from the Waterways funds, and that this can't be counted on. Mr. Ciaranicoli spoke up to add that its recommended to add in a 25% contingency fee. It was then brought to attention that GEI Consultant's estimates did not currently include this in their numbers. Mr. Kelly

responded to this information, stating that the board was already trying to work with higher than expected numbers and now have to consider this additional fee. Mr. Ciaranicoli stated that he recommends adding the contingency fee to only the construction costs. Selectboard Liaison; Maura Curran, then asked if the board would raise rates to support these costs, to which Mr. Kelly responded that it first needs to be decided if the project can financially be done. Mr. Kelly went on to say that he doesn't know how this will be able to get done, even with the grant, as there aren't unlimited expenses. Chairperson Gibbons stated that he doesn't think the board can ask for an extra \$500,000 on top of the extra money they're already planning to ask for. It was decided to get a more solid figure from the companies that respond to the RFP Bid to see if it fits, otherwise it could possibly be left off for a year. Ms. Curran stated that she feels it is best to have the RFP numbers for the voters to respond to at the September 19, 2022 Town Meeting, while trying to avoid losing the grant. Chairperson Gibbons agreed, and added that he thinks it's best to ask for the currently anticipated amount, and have the possible option of adjusting the numbers with a decrease prior to the Town Meeting. Mr. Kelly also agreed, going on to say that the board can also consult with Town Finance Director; Nancy Holt, on other places the money could be pulled from. The board agreed that although the numbers being brought to attention tonight were disappointing, it was best to ask for the highest anticipated number, with hopes of reducing the amount, as the project needs to be done.

The length of leaving the RFP open for was discussed for a quicker turn around time. Mr. Ciaranicoli suggested that the longer the RFP is open, the more bidders there will be, which will in turn bring in better bids. Mr. Ciaranicoli also assured that the RFP would go out on August 1, 2022, and the board agreed giving it 3 weeks for responses to come in would give them time to get proposed numbers prepared for the September 19th Town Meeting, as the RFP can't be awarded prior to then. Mr. Kelly brought up the possibility of running things somewhat simultaneously by the Advisory Board, the Selectboard, and the Capital Planning Board prior to the Town Meeting, to get their approvals, to which Ms. Curran agreed could be done as there isn't a formal process required.

Harbormaster Mone then recapped that the only modification to the presented design that the board would like to see is going to 13.5 feet on the outside floats, which would in turn have two more slips lost.

The ability to adjust slips was discussed, and Mr. Ciaranicoli gave his feedback that having fixed fingers is more stable, as over time the pins open up on adjustable slips. He also stated that adjustable slips lose the flexibility to park good size vessels on the fingers, and also come at a higher cost.

Mr. Ciaranicoli then mentioned another option of the possibility of doing only some slips at the 13.5 feet and only losing one additional slip, to which Chairperson Gibbons stated he felt was a good compromise. As the board conversed over the motions they would be making, Mr. Sincoski stated that his boat is in the area of slips being discussed so he would be abstaining from that vote.

Motion 1 of 2 – Chairperson Gibbons made a motion to approve the design proposed by GEI Consultants, with maximizing design between slips 155 and

157, without losing more than one slip, which was seconded by Brian Kelly, and voted majority in favor (5-1-1) by roll call vote.

Roll Call Vote:

Howie Kreutzberg - yes

Dave Sincoski - abstained

Dave Haley - yes

Harbormaster Stephen Mone - yes

Brian Kelly - yes

Craig Rosenquist - no

Chairperson Mike Gibbons - yes

Motion 2 of 2 – Chairperson Gibbons made a motion stating that The Waterways Commission wishes the ability to request the ability to borrow \$1.275 million, to move forward to fund The Cole Parkway Marina Dock Project, which was seconded by Brian Kelly and voted unanimously in favor (7-0) by roll call vote.

Roll Call Vote:

Howie Kreutzberg – yes

Dave Sincoski - yes

Dave Haley - yes

Harbormaster Stephen Mone – yes

Brian Kelly – yes

Craig Rosenquist – yes

Chairperson Mike Gibbons – yes

Chairperson Gibbons spoke up to say that this is not an easy process, and he understands that not everyone will be happy with the results, also thanking Ms. Curran for her time. Ms. Curran agreed with Chairperson Gibbons remarks and thanked the board for their time as well. Going on to say that everyone involved wants to be considerate of the Town as well as the tax-payers. The board agreed with this and it was said that this is all for the betterment of everyone.

Participant Q&A

There were no further participant questions.

Chairperson Gibbons asked for a motion to be to adjourn the meeting at 8:11 P.M., which was made by Howie Kreutzberg, seconded by Chairperson Mike Gibbons, and voted unanimously in favor (7-0) by roll call vote.

Roll Call Vote:

Brian Kelly – yes

Dave Haley – yes

Howie Kreutzberg – yes

Craig Rosenquist – yes

Dave Sincoski - yes

Harbormaster Stephen Mone – yes

Chairperson Mike Gibbons – yes