

EAST LYME BOARD OF SELECTMEN
REGULAR MEETING MINUTES
FEBRUARY 7, 2024

IN ATTENDANCE: Dan Cunningham, Ann Cicchiello, Candice Carlson, Rose Ann Hardy, Don MacKenzie and Jason Deeble.

ALSO IN ATTENDANCE: Finance Director Kevin Gervais, Town Clerk Karen Galbo and Police Commissioners Daniel Price and Regina Hitchery.

Mr. Cunningham called the regular meeting of the East Lyme Board of Selectmen to order at 7:00 p.m. and led the Pledge of Allegiance.

1b. Additional Agenda & Consent Items

MOTION (1)

Ms. Cicchiello MOVED to add agenda item number 2.f.1 to distribute the 2024-2025 budget books and set meeting dates for budget review meetings.

Seconded by Ms. Carlson. Motion passed 6-0.

1c. Delegations

There were none.

1d. Approve Minutes

DISCUSSION: Motions five and six were made by Jason Deeble, not Ann Cicchiello. For Motion 10, Ms. Cicchiello left the meeting early so that vote passed 5-0.

MOTION (2)

Ms. Cicchiello MOVED to approve the Regular Meeting Minutes of February 7, 2024, as amended.

Seconded by Ms. Carlson. Motion passed 6-0.

1e. Consent Calendar

MOTION (3)

Ms. Cicchiello MOVED to approve the Consent Calendar for February 7, 2024, in the amount of \$14,183.02.

Seconded by Ms. Carlson. Motion passed 6-0.

2a. East Lyme Police Department Interlocal Agreement

DISCUSSION: Mr. Cunningham stated that this was forwarded to him by Chief Finkelstein, who is supportive of this interlocal agreement. This is a special response team, and we will be sharing services such as personnel and equipment with Waterford and Ledyard in the event of an emergency situation.

MOTION (4)

Ms. Cicchiello MOVED the following: RESOLVED to authorize the First Selectman in the name of and on behalf of the Town of East Lyme to execute the interlocal agreement entitled "Southeastern Connecticut Special Response Team Agreement" for police, personnel, equipment, and services with the Towns of Ledyard and Waterford and to execute such other documents as may be needed or desirable to implement said agreement.

Seconded by Ms. Carlson. Motion passed 6-0.

RECEIVED FOR RECORD
EAST LYME, CT
2024 FEB 14 P 12:38
Karen Galbo
TOWN CLERK

2b. Flanders Fire Department Engine 22 and Tower 100 Repairs

DISCUSSION: Finance Director Kevin Gervais reported on the repairs that are needed on both Engine 22 and Tower 100 and stated that purchasing brand new vehicles would be time-consuming and would cost from \$500,000 to \$1,500,000. Courville's will be doing the work as they have specialty knowledge of the equipment and directly with the manufacturer.

MOTION (5)

Ms. Cicchiello MOVED the following: RESOLVED, to transfer the sum of \$40,000 from contingency to Flanders Fire Department to fund Engine 22 and Tower 100 repairs, and forward to the Board of Finance for their approval. NOTE: This action requires a Town Meeting.

Seconded by Mr. Deeble. Motion passed 6-0.

2c. Town Clerk Preservation of Historic Documents Grant

DISCUSSION: Town Clerk Karen Galbo stated that this grant assists her in digitizing important historical documents. Adkins Printing will be performing the preservation.

MOTION (6)

Ms. Cicchiello MOVED the following: RESOLVED to appropriate to sum of \$6,000 received from a grant from the State of Connecticut Library for preservation of historic documents in the Town Clerk's office, including digital recreation and re-printing on archival paper of Town Meeting Minutes and Armed Services Index Books, and placement in smaller binders. NOTE: This action does not require Board of Finance nor Town Meeting approvals.

Seconded by Ms. Carlson. Motion passed 6-0.

2d. TVCCA Home Heating Assistance Program Grant

MOTION (7)

Ms. Cicchiello MOVED the following: RESOLVED, to appropriate the sum of \$2000 received from a grant from the Thames Valley Council for Community Action, Inc. to purchase a new portable printer for social worker home visits and to purchase office supplies, including paper and folders for the East Lyme Senior Center. NOTE: This action does not require Board of Finance nor Town Meeting approvals.

Seconded by Ms. Carlson. Motion passed 6-0.

2e. Commission on Aging ARPA Grant

MOTION (8)

Ms. Cicchiello MOVED the following: RESOLVED to approve the receipt and appropriation of an American Rescue Plan Act (ARPA) Grant funds from the State of Connecticut Department of Aging and Disability Services Coronavirus Fiscal Local Recovery Fund (CSLFRF) as evidenced by the "Beneficiary Agreement" in the amount of \$58,540.00 to benefit the East Lyme Senior Center for programming, including a partially funded social worker through 12/31/2024; purchase and installation/set up of a user registration station; purchase and installation of a clothes washer and dryer and supplies; purchase and installation of new freezer, dishwasher and associated supplies as set forth in the Project Budget identified as Exhibit A on the Grant application.

IT IS FURTHER RESOLVED that the First Selectman is authorized to execute said "Beneficiary Agreement" on behalf of the Town of East Lyme and to execute such other documents as may be needed or desirable to implement said agreement, and forward to the Board of Finance for approval. NOTE: This action requires a Town Meeting.

Seconded by Ms. Carlson. Motion passed 6-0.

2f. Commission on Aging Livable Communities Grant

MOTION (9)

Ms. Cicchiello MOVED the following: RESOLVED, to appropriate the sum of \$5000 received from a grant from the American Association of Retired Persons (AARP) Connecticut Livable Community Grant Program to purchase and install the equipment necessary for a permanent coffee and tea station with tables and seating at the East Lyme Senior Center. NOTE: This action does not require Board of Finance nor Town Meeting approvals.

Seconded by Ms. Carlson. Motion passed 6-0.

2f.1. Budget Books

Finance Director Kevin Gervais handed out the budget books and briefly reviewed the proposed budget. Before budget reviews begin next week, this year's proposed budget comes in at an 8.8% increase, which equates to an approximate 2.03 Mill increase. Budget reviews begin next week. His presentation is attached hereto as Exhibit #1. The public can find all of the budget information on the website.

2g. Peddling Ordinance

MOTION (10)

Ms. Cicchiello MOVED the following: NOTICE IS HEREBY GIVEN of a public hearing to be held by the East Lyme Board of Selectmen at 7:00 p.m. on Wednesday, February 21, 2024, at the East Lyme Town Hall, 108 Pennsylvania Avenue, Niantic, Connecticut to consider revisions to the Ordinance entitled "Peddling". The proposed revision transfers the application and licensing responsibilities from the First Selectman to the Chief of Police. Copies of the full text of the proposed Ordinance are on file for public inspection at the office of the East Lyme Town Clerk, 108 Pennsylvania Avenue, Niantic, Connecticut and at <http://www.eltownhall.com/> to which reference may be had. Interested persons are invited to attend and be heard. Dated at East Lyme, Connecticut, on this 7th day of February, 2024.

Seconded by Ms. Carlson. Motion passed 6-0.

2h. Police Commission Ordinance

MOTION (11)

Ms. Cicchiello MOVED the following: NOTICE IS HEREBY GIVEN of a public hearing to be held by the East Lyme Board of Selectmen at 7:00 p.m. on Wednesday, February 21, 2024, at the East Lyme Town Hall, 108 Pennsylvania Avenue, Niantic, Connecticut to consider a revision to the Ordinance entitled "Board of Police Commissioners". The proposed revision eliminates Section 32.16 (B), which provides that no member may serve more than two consecutive terms and that a member who has served two consecutive terms may not be reappointed to the Board until four years have elapsed from the conclusion of his or her most recent term. Copies of the full text of the proposed Ordinance are on file for public inspection at the office of the East Lyme Town Clerk, 108 Pennsylvania Avenue, Niantic, Connecticut and at <http://www.eltownhall.com/> to which reference may be had. Interested persons are invited to attend and be heard. Dated at East Lyme, Connecticut, on this 7th day of February, 2024.

Seconded by Ms. Hardy. Motion passed 6-0.

2i. Appointments

MOTION (12)

Ms. Cicchiello MOVED to appoint Wanda Stazick, 109 Grassy Hill Road, East Lyme, to serve as a member on the Brookside Farm Museum Commission on behalf of the Town of East Lyme with a term to expire on January 3, 2028.

Seconded by Mr. Deeble. Motion passed 6-0.

MOTION (13)

Ms. Cicchiello MOVED to appoint Robert Seifel, 5 Strawberry Lane, Niantic, to serve as a member on the Brookside Farm Museum Commission on behalf of the Town of East Lyme with a term to expire on January 3, 2028.

Seconded by Ms. Carlson. Motion passed 6-0.

MOTION (14)

Ms. Cicchiello MOVED to appoint Cheryl Sue Meier, 44 Greencliff Road, Niantic, to serve as a member on the Brookside Farm Museum Commission on behalf of the Town of East Lyme with a term to expire on January 3, 2028.

Seconded by Ms. Hardy. Motion passed 6-0.

MOTION (15)

Ms. Cicchiello MOVED to appoint Gregory Murin, 83 Quarry Dock Road, Niantic, to serve as a member on the East Lyme Harbor Management Shellfish Commission on behalf of the Town of East Lyme with a term to expire on January 3, 2028.

Seconded by Ms. Carlson. Motion passed 6-0.

MOTION (16)

Ms. Cicchiello MOVED to appoint Hull Manwaring, 85 Quarry Dock Road, Niantic, to serve as a member on the East Lyme Harbor Management Shellfish Commission on behalf of the Town of East Lyme with a term to expire on January 5, 2026.

Seconded by Mr. MacKenzie. Motion passed 6-0.

MOTION (17)

Ms. Cicchiello MOVED to appoint Peter Harris, 5 South Ridge Road, Niantic, to serve as a member on the Niantic River Watershed Board on behalf of the Town of East Lyme with a term to expire on January 3, 2028.

Seconded by Ms. Hardy. Motion passed 6-0.

MOTION (18)

Ms. Cicchiello MOVED to appoint Don Landers, 3 Beach Avenue, Niantic, to serve as a member on the Niantic River Watershed Board on behalf of the Town of East Lyme with a term to expire on January 3, 2028.

Seconded by Ms. Hardy. Motion passed 6-0.

MOTION (19)

Mr. Deeble MOVED to appoint Thomas Como, 12 Bobwhite Lane, East Lyme, to serve as a member on the Town Building Committee on behalf of the Town of East Lyme with a term to expire on January 3, 2028.

Seconded by Ms. Cicchiello. Motion passed 6-0.

MOTION (20)

Mr. Deeble MOVED to appoint Raymond O'Connor, 23 Roxbury Court, Niantic, to serve as a member on the Town Building Committee on behalf of the Town of East Lyme with a term to expire on January 3, 2028.

Seconded by Ms. Cicchiello. Motion passed 6-0.

MOTION (21)

Mr. Deeble MOVED to appoint Eugene Carini, 10 Corey Lane, Niantic, to serve as a member on the Town Building Committee on behalf of the Town of East Lyme with a term to expire on January 3, 2028.

Seconded by Ms. Hardy. Motion passed 6-0.

MOTION (22)

Mr. Deeble MOVED to appoint Carol Russell, 4 Bramble Bush Drive, Niantic, to serve as a member on the Water and Sewer Commission on behalf of the Town of East Lyme with a term to expire on January 3, 2028.

Seconded by Ms. Cicchiello. Motion passed 6-0.

MOTION (23)

Mr. Deeble MOVED to appoint David Zoller, 3 Spinnaker Drive, Niantic, to serve as a member on the Water and Sewer Commission on behalf of the Town of East Lyme with a term to expire on January 3, 2028.

Seconded by Ms. Cicchiello. Motion passed 6-0.

MOTION (24)

Mr. Deeble MOVED to appoint Roger Spencer, 31 South Pine Street, Niantic, to serve as a member on the Water and Sewer Commission on behalf of the Town of East Lyme with a term to expire on January 3, 2028.

Seconded by Ms. Cicchiello. Motion passed 6-0.

MOTION (25)

Mr. Deeble MOVED to appoint David Bond, 50 Smith Street, Niantic, to serve as a member on the Water and Sewer Commission on behalf of the Town of East Lyme with a term to expire on January 3, 2028.

Seconded by Ms. Cicchiello. Motion passed 6-0.

MOTION (26)

Mr. Deeble MOVED to appoint Kimberly Reith, 61 Witter Road, Salem, to serve as a non-voting member on the Youth, Family and Human Services Commission on behalf of the Town of Salem, with a term to expire on January 7, 2030.

Seconded by Ms. Carlson. Motion passed 6-0.

MOTION (27)

Mr. Deeble MOVED to appoint Lisa McGowan, 33 Spinnaker Drive, Niantic, to serve as a member on the Youth Family and Human Services Commission on behalf of the Town of East Lyme with a term to expire on January 3, 2028.

Seconded by Ms. Carlson. Motion passed 6-0.

MOTION (28)

Mr. Deeble MOVED to appoint Kristen Caramanica, Senior Center Director, to serve as the Municipal Agent for the Elderly on behalf of the Town of East Lyme with a term to expire on January 4, 2027.

Seconded by Ms. Cicchiello. Motion passed 6-0.

MOTION (29)

Ms. Cicchiello MOVED to appoint Paul Spakowski, 37 Mill Road, East Lyme, to serve as a member on the Waterford East Lyme Shellfish Commission on behalf of the Town of East Lyme with a term to expire on January 5, 2026.

Seconded by Ms. Hardy. Motion passed 6-0.

MOTION (30)

Ms. Cicchiello MOVED to appoint Tom Bowlen, 37 South Street, Niantic, to serve as a member on the Waterford East Lyme Shellfish Commission on behalf of the Town of East Lyme with a term to expire on January 3, 2028.

Seconded by Ms. Hardy. Motion passed 6-0.

MOTION (31)

Ms. Cicchiello MOVED to appoint Eric Kanter, 27 Wells Street, Niantic, to serve as a member on the Waterford East Lyme Shellfish Commission on behalf of the Town of East Lyme with a term to expire on January 3, 2028.

Seconded by Ms. Hardy. Motion passed 6-0.

3a. Status of Cini Fishing Dock Leases

DISCUSSION: Mr. MacKenzie handed out a couple of maps, attached hereto as Exhibit #2. He explained that there are four docks available for lease; The Blackhawk is the biggest revenue maker, with two other smaller fishing boats docked there as well, the Sea Otter and the Tartan II. The Tartan II pays for use of the fourth dock which was taken out of use for the bridge construction. Mr. MacKenzie suggested putting this fourth dock back out to lease to a fourth fisherman. Great spot for this type of business; has parking, restrooms and water. The fishermen are asking for five-year leases; the suggestion is that we increase the term to three years. Increase the rates 5% each year, which is what their lease is now. They are asking for no less parking than they have right now as parking is tight as it is. Ms. Hardy stated that we should support these fishermen as they bring a lot of business to the area.

It is recommended that the following changes be made to the Sea Otter and Tartan II leases:

- 3-year leases
- They are asking for running water to those docks.
- Add a section to prohibit them from bringing gasoline to the dock to fill the boat.

A meeting will be set up with the attorneys to revise the leases as discussed. This matter is tabled to the next meeting.

4a. Ex-Officio Reports

Candice Carlson Reported on the following:

- STR subcommittee held a public hearing on January 29th. Good turnout with thoughtful questions and discussion. STR subcommittee met after and had a thoughtful discussion on items brought up at the public hearing. Expect a report soon.
- February 6th Historic Properties meeting was highly informative. Sam Smith Farmstead was discussed and who should be responsible for maintenance and repairs. They created a flyer that gives information on all of the historic properties. Mr. Cunningham stated that there is an item in the Capital Plan to assist them with the maintenance and repairs to the roof, and that they are trying to address these concerns.
- Jason Deeble reported that there is a fundraiser scheduled on behalf of the Brookside Farm Museum for 4pm on February 29th. Tickets can be purchased online or over the phone.

Ann Cicchiello reported on the following:

- February 6th Inland Wetlands Agency meeting; Town Attorney Mark Zamarka presented an overview of land use law for the new members.
- A couple of cease-and-desist orders were discussed.
- At the February 5th Board of Education meeting, the budget was discussed; the increase in their budget is coming in at 5.5% - 6%. Concerned about high school maintenance and renovations that need to be addressed.

Jason Deeble reported on the following:

- Stars to Stem winter session; Saturdays at 11am, 12pm, 1pm and 2pm.
- March 16th at 11am ribbon cutting at the Planetarium at the High School.
- Everyone should take the time to visit the planetarium.

Rose Ann Hardy reported on the following:

- Last week's Zoning Commission meeting; the application for the twenty additional units at Bridebrook
- Commission of Natural Resources received a grant through SustainableCT to get training on how to advocate for conversation and preservation. First workshop was held; more workshops will be upcoming.

Ms. Carlson left the meeting at 8:42 p.m.

4b. First Selectman's Report

- Attended the swearing in of Detective Turcotte at the East Lyme Police Department. We can and should be very proud of our Police force.
- Took a tour of the Camp Nett facilities with the Commander of the base, Maj. Jamie Cuticello. Very impressed with their facilities, and we talked about possibly utilizing their facilities for town events in the future.
- Met with the developers of the Trakas property to discuss their vision of the project.
- Working on the purchase of the Hathaway property and hope to close the deal in the next couple of weeks.

5. Communications
There were none.

6. Public Comments
There were none.

7. Selectman's Response
There was none.

MOTION (32)

Ms. Cicchiello MOVED to adjourn the February 7, 2024, regular meeting of the Board of Selectmen at 8:46 p.m.

Seconded by Mr. MacKenzie. Motion passed 5-0.

Respectfully Submitted,



Sandra Anderson
Recording Secretary



Fiscal Year 2025 Budget

Dan Cunningham
First Selectman

Exhibit #1

Operating Budget

General Fund Budget Summary Fiscal Year 2024-25

Object Description	2023-2024	FY2025 PROPOSED		
	Adjusted Budget	Proposed Budget	Change from YE 24	Change from YE 24
EXPENDITURES				
Town Operations	\$ 21,520,155	\$ 23,233,015	\$ 1,712,860	7.96%
Board of Education Operations	\$ 57,789,852	61,301,559	3,511,707	6.08%
Debt Service	\$ 6,198,189	6,754,252	556,063	8.97%
Capital/Other	\$ 499,522	750,000	250,478	50.14%
TOTAL EXPENDITURES	\$ 86,007,718	\$ 92,038,826	\$ 6,031,108	7.01%
REVENUES				
Taxes - Current Year	\$ 68,275,661	\$ 74,297,948	6,022,287	8.82%
Taxes - Motor Vehicle Supplement	\$ 500,000	\$ 550,000	50,000	10.00%
Taxes - Prior Year, Interest, Fees	902,670	792,000	(110,670)	-12.26%
Licenses and Permits	544,590	695,400	150,810	27.69%
Intergovernmental Revenues	11,124,504	10,912,448	(212,056)	-1.91%
Charges for Services	1,138,275	1,258,400	120,125	10.55%
Fines and Assessments	14,462	13,010	(1,452)	-10.04%
Investment Earnings	625,000	750,000	125,000	20.00%
Other Revenues	170,636	119,620	(51,016)	-29.90%
Other Financing Sources	2,711,921	2,650,000	(61,921)	-2.28%
TOTAL REVENUES	\$ 86,007,719	\$ 92,038,826	\$ 6,031,107	7.01%

Impact on Mill Rate

Calculation of Mill Rate

Grand List Total					
Value of One Mill	\$	2,815,152	\$	18,209	0.65%
Collection Rate		98.20%		0.00%	0.00%
Estimated Delinquency	\$	(50,673)	\$	(328)	0.65%
Collection Rate for One Mill	\$	2,764,480	\$	17,881	0.65%
Estimated Tax Receipts	\$	74,297,948	\$	6,022,287	8.82%
Add Elderly Tax Relief	\$	57,030	\$	-	0.00%
Required Levy	\$	74,354,978	\$	6,022,287	8.81%
MILL RATE		26.90		2.03	8.16%

Impact on East Lyme Households

Mill Rate	Property Taxes		YoY Increase	Monthly Increase
	24.88	26.90		
Home Values	FY 2023-24	FY 2024-25		
\$ 300,000	\$ 5,006	\$ 5,649	\$ 643	\$ 54
\$ 350,000	\$ 5,841	\$ 6,591	\$ 750	\$ 62
\$ 400,000	\$ 6,675	\$ 7,532	\$ 857	\$ 71
\$ 500,000	\$ 8,344	\$ 9,415	\$ 1,071	\$ 89
\$ 600,000	\$ 10,013	\$ 11,298	\$ 1,285	\$ 107
\$ 750,000	\$ 12,516	\$ 14,123	\$ 1,607	\$ 134
\$ 1,000,000	\$ 16,688	\$ 18,830	\$ 2,142	\$ 179
\$ 1,250,000	\$ 20,860	\$ 23,538	\$ 2,678	\$ 223
\$ 1,500,000	\$ 25,032	\$ 28,245	\$ 3,213	\$ 268

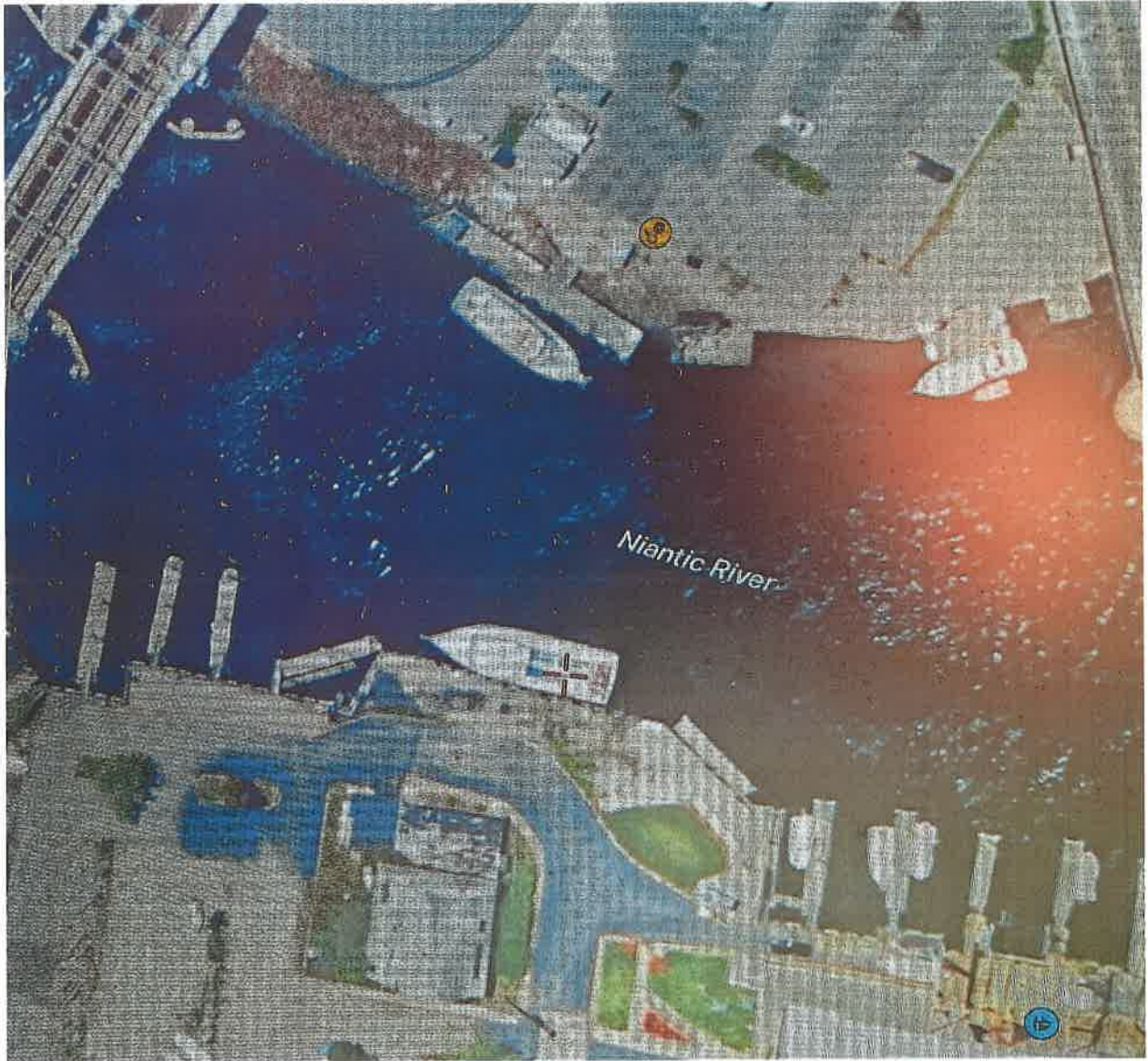
Capital Projects – Current Year

- ▶ \$19,125,350 of requested capital projects

Current Year Capital Projects Summary

	Dept Requested	1st Selectman
General Government	\$ 437,500	\$ 335,000
Public Safety	\$ 1,394,100	\$ 958,500
Public Works	\$ 4,761,250	\$ 4,186,250
Parks and Recreation	\$ 3,041,000	\$ 806,000
Education	\$ 9,492,500	\$ 9,492,500
	<u>\$ 19,126,350</u>	<u>\$ 15,778,250</u>

Exhibit #2



[REDACTED]

project the leftover funds on paper need to be properly appropriated to account for the grant money received.

MOTION (5)

Mr. Seery MOVED that WHEREAS the projects and purposes set forth on Schedule A attached hereto (the "Completed Projects") are complete or are no longer intended to be completed and the Town desires to close-out such Completed Projects; and

WHEREAS, there are bond appropriations and authorizations remaining for said Completed Projects in the amount of \$11,118,244 which are no longer required for such Completed Projects; and

WHEREAS, the Board of Selectmen desires to reduce the bond authorizations for said Completed Projects.

RESOLVED that the appropriations and bond authorizations in the amount of \$11,118,244 for the Completed Projects are hereby reduced as set forth on Schedule A below.

SCHEDULE A

Completed Projects:

Sewer Construction	\$4,366,046
Solid Waste Collection Vehicles	5,000
Niantic Bay Overlook	3,800,000
Schools Renovations and Improvements Projects	166,066
Town Wide Radio System Upgrade	250,000
East Lyme-New London Regional Interconnection Project	2,209,131
Board of Education – Central Office Roof Project	95,000
Tower Truck Fire Apparatus	160,000
Fire Engine Pumper	15,000
Well 1A and Well 6 Upgrades	<u>52,001</u>
	<u>11,118,244</u>

Seconded by Mr. Salerno. Motion passed 6-0.

4c. Non-Affiliated Group

DISCUSSION: Mr. Nickerson stated that two members of the Board of Selectmen will be directed to meet with the Non-Affiliated group of employees, who have been meeting amongst themselves and are ready to sit with Board members. Historically Rose Ann Hardy and Kevin Seery have filled this role, but Mrs. Hardy explained that she will be in Washington, D.C. with her students. Mr. Dagle stated that he would like to volunteer to work with Mr. Seery and attend this meeting.

MOTION (6)

Mr. Seery MOVED to direct Kevin Seery and Paul Dagle to meet with the Non-Affiliated group of employees.

Seconded by Mr. Salerno. Motion passed 6-0.

4d. Fishing Dock Leases

DISCUSSION: Mr. Nickerson stated that the Town owns four docks at Cini Park which are leased out, and the leases are up for renewal on December 31, 2018. He stated that the State has indicated that they do not like the idea of having one of the docks directly under the bridge, so we may end up with only three docks depending on how the conversation with the DOT goes. He also noted that parking will be greatly reduced during the State's project to re-paint the bridge, at which time they will be securing off a good deal of the lower parking area down by the docks. One of the leases, the Blackhawk, has written into his individual lease the right to renew, so potentially there will only be two docks available and up for lease at the end of the year. He noted that in attendance at tonight's meeting are two of the lessee's, Greg Dubrule from the Blackhawk, and Michael Stepski of the Tartan II. Mr. Nickerson stated that there is some interest in the

On Jan 29, 2024, at 3:41 PM, Rose Hardy <rannhardy@yahoo.com> wrote:

Don - Do you have any idea how the basic terms of the lease & the rate compare w/ comparable Towns? - I recall from earlier mtgs. that the sub-comm. @ that time felt that his situation was somewhat unique.

Rose Ann & Jason,

Comparable leases with towns are rather tough as the towns that have slips (i.e. Town Docks) are typically set up for retail/recreation use only. Very few have commercial docks. We have something unique by having these docks away from the recreational facilities as these guys have a tendency to be a bit smelly and a bit rough around the edges. Also, they have one boat and one slip but 30-50 customers therefore, parking for their charter customers is at a premium and retail dockage customers would have a "bird" if they drove down to spend a day on their boat and the lot is full of 1984 F-150's with rust and rod holders and full of empty beer cans. I think you get the picture that the two breeds of anglers just don't mix. So, those who lease our town dock are lucky as they are on top of the fish, they have parking, and public restrooms. All three companies would prefer 3-5 year leases. I think we shoot for 3 year as in describing the now (4) slips, we have a very unique facility. Also, I would think we should put funds aside for future capital expenditures like dock repair and/or replacement. I am thrilled we own this piece of property and not the state.

OK, I have drawn up (4) 3-Year Leases since Mr. Stepski is taking the 16'X16' Dock (Lease-1). In that lease we have to incorporate a stipulation that at no time can any part of the boat in that slip extend underneath the bridge structure. The amount of that lease will be \$2,500 for 2024, \$2,625 for 2025, and \$2,756 for 2026. He will also be renting (Lease-2) which will cost him \$3,307 for 2024, \$3,472 for 2025, and \$3,646 for 2026.

For (Lease-3) Mr. Lizza also wants a multi-year lease so, his amounts will mirror the amounts in (Lease-2) of \$3,307, \$3,472, and \$3,646.

All the tenants have requested more parking and if it can be done, please DO NOT reduce or cutback parking. If it can be done, we should try and install metered fresh water for the other two customers as of now, only the BlackHawk has fresh water.

Additionally, we have to add to all of the leases: At NO TIME can any fuel be transferred to the boat(s) leasing space. The only way the boats may be fueled will be by visiting a fuel dock or have the fuel delivered by a licensed fuel truck to the dock. Should a fuel spill occur due to any transfer of fuel by the captain or crew, any clean-up cost(s) (including lost revenue from charters of boats docked at Slips 2,3, and 4) will be their responsibility.

If we are thinking of discontinuing leasing to commercial boats for recreational boats, I feel that would be a mistake as although it may draw a bit more revenue, for a "Novice" boater to try and navigate his/her boat to their dock in any kind of current or traffic will not be fun for the family or other boats passing by.

The captains leasing these docks are extremely experienced and can handle pretty much any condition. A recreational boat will definitely get damaged by being constantly exposed to those conditions (especially current).

All (3) Captains have without question want to lease the space as there are not any others in the area that can offer what we do. 2 of the 3 said this was their livelihood. The BlackHawk does an amazing job of marketing via social media in getting people to come to Niantic.

At the end of the day before I attended the public hearing regarding short term rentals, I went down to the dock to get a lay of the land and two boats were still in the water and the wind was whipping and temps in the upper 30's. We are blessed by being in some of the best fishing grounds in the Northeast as it is a short ride to The Race where the LI Sound meets the Ocean where there is always a current pushing bait across Race Rock where blues and stripers are stacked ready to eat. The crews go to work netting fish and untangling lines. They fish for 6 hours and start heading back to the dock and all the way in are filleting fish. The customers leave with their catch, and clean up begins before the boat goes back out for the 2:00 shift and the process repeats itself and maybe by 10:00PM they head for home to rest before waking up to do it all over again at 4:00AM. These guys do this 6 maybe 7 days a week. It could be raining, 4'-6' waves, 25-35 knot wind howling, a couple people getting seasick, and one guy is asking for help tying his hook. The captain meanwhile is making boat payments, wondering where a crewman is as he is one guy short, checking the price of fuel, checking connections on his radar or VHF radio and making a call to another charter captain about what spot we should head to. The pressure to "catch" is crazy as if he doesn't put his customers on the fish, there would be no pictures taken and social media goes crazy "Dissing the Boat."

Then as they untie and slip away from the dock, a pump quits, the toilet gets plugged, an angler drops a pole overboard, nothing is easy. Meanwhile these crews bring so much to Niantic in trickle down economy whether it be a hotel room and dinner the night before, bait and tackle stores, a new rod and reel, clothing, sunglasses, sundries, our package stores, egg sandwiches, grinders, and who knows maybe even a boat or engine sale. A lot of people work very hard in putting food on their table by taking people fishing.....I'm glad they are here.

Goodnight,

Don

Sent from my iPad

Sorry Don - I didn't mean for you to spend all this time typing this up - I already knew much of this, but I think it will be helpful to Jason who is new to this & I don't know if he's a "boater" himself.. So we will be able to discuss this @ our mtg. among the 3 of us before mtg. w/ Blackhawk prior to mtg. w/ them. Thanks . Can you print out a hard copy for me as my printer isn't working.

On Tuesday, January 30, 2024 at 12:39:09 AM EST, Don Mackenzie <itzdon31@gmail.com> wrote:

Hi Rose Ann,

No issue on me giving as much info as possible. This line of work is what I have done pretty much my entire working life. Th Black Hawk meeting may not take place as in season they work 16 +/- hours per day and right now their boat is laid up on Long island undergoing a pretty significant modification. His daughter who runs the day to day part of the business just last week took delivery of a new adopted baby and for the moment, quite preoccupied. They want an extended lease, and they are pleading that we do not eliminate any parking as that is their biggest issue.

So, based on BOS meeting notes dated November 7, 2018, Mr. Nickerson stated that the State has indicated they do not like the idea of having one of the docks directly under the bridge so we may end up with only 3 docks to lease instead of 4. My thought: They were supposed to have a discussion with the DOT regarding the slip "close" to the bridge. When I went down to the dock last night I took a picture (attached) and as you can clearly see, the boat is not directly under the bridge. So my thought is NOT to reach out to DOT and since the boat is there and not under the bridge, we proceed with drawing up the lease. "If" we approach the State for permission to keep the boat there, I feel they will take forever to render a decision and when pushed they will simply say, "No" as that is the typical response. Not being sarcastic here but in the notes it states "one of the docks is directly below the bridge" so we simply put in THAT lease that "if" he changes vessels, the new boat can not extend past the end of the dock more than 6' (rough measurement) in order that is not directly below the bridge. I am not sure what the state's issue is with where it is parked now as currently there is parking directly below the bridge and people are allowed to fish directly below the bridge.

If we meet at 6:15, I think that will allow plenty of time to consolidate our notes and come up with a proposal I feel should be able to make a motion to offer our terms to the renters. Monies were never discussed but all three renters have paid 5% escalated prices in their previous agreements and the only hard change we need to add is the language regarding fuel. I am going to the dock now to verify there is still parking and people are allowed to fish below the highway bridge.

Oh, here is the verbiage we use on our Dockage Agreements regarding open flames and fueling:

OPEN FLAMES / FUEL: The use of torches or open flames, flammable or toxic removers, or any other hazardous equipment is strictly prohibited. The use of fireworks while on the premises is strictly prohibited. The use of grills or cooking devices on the dock is prohibited. **NOTE**: For everyone's safety, at **NO** time will bulk fuel be allowed on the premises or dock for the purpose of fueling your boat.

I will print what I have to date and leave an envelope for each of you for your reading. Feel free to call me or e-mail me with any questions or ideas.

Rose Ann – Here is a link to Amazon's #1 Selling Printer for under \$100 (Ha Ha)

https://www.amazon.com/HP-DeskJet-2755e-Wireless-Printer/dp/B08XYP6BJV/ref=sr_1_3?crd=3BT20K02MNR89&keywords=printers&qid=1706645031&srefix=printers%2Caps%2C89&sr=8-3&ufe=app_do%3Aamzn1.fos.006c50ae-5d4c-4777-9bc0-4513d670b6bc

Thank You Both,

Don