

February 7, 2017

The Stonington Board of Selectmen held a joint special Board of Selectmen and Mystic River Boathouse Park Implementation Committee meeting on this date at the Stonington High School Commons at 7:00 p.m. Present were First Selectman Rob Simmons, Selectman Mike Spellman and Selectwoman Kate Rotella. Also present were Committee members Bryan Bentz, Mike Crowley, Nick Kepple, Tom Switz, Steve Planchon, Scott Bates, Mike O'Neill and Steve White as well as members of the public. Frank Todisco was absent.

(1) Call to Order

Mr. Simmons called the meeting to order at 7:00 p.m.

(2) Pledge of Allegiance

(3) Comments from the Public

None

(4) New Business

Selection of Officers

- A motion was made by Mr. Bates, seconded by Mr. Crowley and voted unanimously to approve Mr. Simmons as the Chair of the Mystic River Boathouse Park Implementation Committee. All were in favor and the motion carried.
- A motion was made by Mr. Kepple, seconded by Mr. Crowley and voted unanimously to approve Mr. O'Neill as the Vice-Chair of the Mystic River Boathouse Park Implementation Committee. All were in favor and the motion carried.

Assignment of Years of Service

Mr. Simmons reviewed the membership terms as listed in the ordinance. Committee members were asked to volunteer for the term of their choice. The results are as follows:

Three Year Term (to expire January 25, 2020):

Mr. Bryan Bentz
Mr. Mike Crowley
Mr. Mike O'Neill

Two Year Term (to expire January 25, 2019):

Mr. Frank Todisco
Mr. Scott Bates
Mr. Steve White

One Year Term (to expire January 25, 2018):

Mr. Nick Kepple
Mr. Tom Switz
Mr. Steve Planchon

A motion was made by Mr. Kepple, seconded by Mr. Switz and voted unanimously to approve the assignment of years of service. Mr. Bentz questioned his role on the Committee if he were no longer to be part of the Board of Finance as the ordinance states that a member from the Board of Finance is required. The Committee decided to discuss the issue if/when Mr. Bentz is no longer part of the Board of Finance. All were in favor and the motion carried.

Schedule Meeting Dates, Time and Location

Mr. Simmons stated that the first Monday of the month is one of the few days available to hold the MRBPIC meeting utilizing the Stonington Police Department's Community Room. Mr. Simmons polled the Committee as to if they wished to meet at 6:00 p.m. or 7:00 p.m. The poll results were 6-4 with the majority of the Committee choosing a 7:00 p.m. meeting time.

A motion was made by Mr. Kepple, seconded by Mr. Crowley and voted unanimously to approve the first Monday of every month as a set meeting date with a 7:00 p.m. start time to be held at the Stonington Police Department. Mr. White stated that a few Monday meetings would fall on holidays. Mr. Simmons stated that in that case the Committee would cancel the regular meeting and schedule a special meeting. With no further discussion, all were in favor and the motion carried.

Review the Mission of the Committee as Determined by Regulation

Mr. Simmons clarified that the item should have been listed on the agenda as Review the Mission of the Committee as Determined by the Resolution. Mr. Simmons reviewed the establishment of the Committee was to include qualified residents to be composed of nine (9) regular members and four (4) alternates. Mr. Simmons stated that the mission and duties of the Committee are to evaluate and plan improvements at the subject property; clearing, remediating and/or demolishing structures at the subject property; and overseeing the construction of parking, sidewalks and/or other site improvements necessary for the creation of a public park. Mr. Simmons stated that the Committee will be tasked with the creation of the park and that funds for the Boathouse will be raised by a separate Committee. Mr. Simmons stated that the Board of Selectmen has accepted a Memorandum of Agreement (MOA) with the Friends of Stonington Crew as they would like to become a tenant. Mr. Simmons added that the MOA establishes legal relations between the two properties.

Selection of Alternates by the Board of Selectmen

Mr. Simmons stated that interviews for the four (4) open alternate seats will take place at the February 8, 2017 Board of Selectmen meeting. Mr. Simmons added that the Board of Selectmen would not be making appointments at the February 8th meeting and would be sharing the information gathered with the Committee. Mr. Simmons stated that it should be noted there will be many areas that residents can become involved as sub committees will be formed in the future. Mr. Bentz asked what type of role an alternate member will have on the committee. Mr. Simmons stated that in the event a regular member is not available for a meeting, the alternate can sit in and vote, in order to ensure a quorum.

Securing of the Property

Mrs. Barbara McKrell, Director of Public Works, Mr. Tom Curioso, Highway Supervisor and Mr. Scott Deledda, Town Engineer collaborated with the Mystic Fire Chief and Building Official to review the property and submitted a list of items that require immediate attention as follows:

- Install chain and lock at property entrance
- Secure existing fencing and replace missing sections
- Reduce height of existing fencing
- Remove pool and surrounding wooden deck
- Secure doors on all buildings with new locksets
- Post signage as needed (No Trespassing, No Landing)
- Disconnect utilities as required
- Police Notice of the Property (added after discussion)

Discussion followed regarding posting proper signage as well as having the Police Department check on the property. Mr. Spellman stated that prior to having the police involved it is important that proper signage is posted to allow for the police to have legal grounds. Mr. Spellman added that "no diving" signage should

also be added to the dock area. The Committee agreed to add police notice of the property as an item to the list. Mr. Crowley asked about liability coverage. Mr. Simmons stated that coverage is through CIRMA of up to \$11 million dollars. A motion was made by Mr. Bates, seconded by Mr. Crowley and voted unanimously to adopt the items requiring immediate attention. Mr. Kepple asked for clarity that the vote was to authorize the tasks to be implemented by the appropriate town official/department. Mr. Simmons stated that was correct. Mr. O'Neill stated that there may be oil left in an underground tank and that he would work with a local oil company to have it removed. Mr. Crowley suggested that there should be a point person within the Town to oversee issues such as removal of the oil. Mr. Simmons stated that would be part of the discussion with the next item on the agenda. With no further discussion, all were in favor and the motion carried.

Project Management and Manager

Mr. Simmons asked the committee if they feel they should authorize a Project Manager and solicit bids for a Project Manager to assist the Committee and Town in moving forward with the project. Mr. Kepple agreed that the Committee should move forward with a Project Manager to allow for a point person to oversee the scope of the project. Mr. Crowley stated that he is in agreement as this is a very big project and a point person is necessary. Mr. O'Neill stated that an independent person would be needed to go through the permitting process as that cannot be a Town employee. Mr. Simmons stated that he was in agreement as this is a large project in need of someone who can oversee the scope. Mr. Bentz asked if the money that is allotted for the project should be used to cover the cost of a contractor. Mr. Simmons stated that the Town, Committee and Project Manager would work in collaboration to put the pieces of the project that cannot be done in house into the form of an RFP in the future when/if a Project Manager approved. Mr. Simmons added that an RFP could be drafted and submitted for review at the next meeting. A motion was made by Mr. Switz, seconded by Mr. Kepple and voted unanimously to approve the Town to prepare an RFP for an Owners Representative which would constitute Project Management and/or a Project Manager. Mr. Kepple asked what the Project Manager would cost. Mr. Simmons stated that further exploration is needed and will be shared with the Committee. Mrs. Rotella stated that with an RFP there is room for negotiation and in the end if the numbers are off you do not need to award. With no further discussion, all were in favor and the motion carried.

Comments from the Public

- Mr. Jim Kelley of Stonington stated that he is one of the many people interested in a spot as an alternate on the committee and added that he hoped to be nominated.
- Mr. Herb Holmstedt of Mystic stated that he wanted clarification on the park vs the boathouse. Mr. Simmons stated that the MRBPIC was in charge of creating the park and another committee would be in charge of the Boathouse. Mr. Homestead added the RFP needs to express that clearly.
- Ms. Honor Lawler from The Trust for Public Land asked if there was a timeline in place for the demolition of the house that is on the property. Mr. Simmons stated not as this time.
- Ms. Barbara McKrell, Director of Public Works, stated that she had previously worked in park development, hotel design and coastal projects. Ms. McKrell added that she has much experience to offer the project and hoped to be an asset to the Committee to further the project.

(5) Comments from the Selectmen

- Mrs. Rotella stated that she looks forward to working with the Committee and added she is happy to assist in any way.
- Mr. Spellman stated that the project has come a long way. Mr. Spellman added that if Mr. Bentz does not seek reelection he hoped he would take an alternate role on the committee.
- Mr. Simmons stated that without The Trust for Public Land we would not be here tonight. He added that without The Trust for Public Land we would not have the Palmer-Loper House as that would have

become condominiums and dockominiums. The Trust for Public Land saved the Palmer-Loper House, the property and one of the most historic houses in the Town of Stonington. Mr. Simmons added that The Trust for Public Land is an incredible resource and without them Coogan Farm, would have been some form of a subdivision as that is where it was heading until the Trust got involved. Mr. Simmons continued that The Trust for Public Land is an example of how community members with a vision for the future who may be lacking the technical skill can utilize this non-profit organization which specializes in securing unique and special properties. Mr. Simmons stated The Trust for Public Land has been a gift to the Town of Stonington and that at in each generation as well as for each of the three projects that have occurred, there have been dedicated, focused, intelligent people step up to the plate like Dr. Norm Boaz and Marcie Woolworth who responded to the call. Mr. Simmons added that the same is true with Coogan Farm which raised millions of dollars in private funds right from within the community.

- Mr. Simmons stated to the members of the Implementation Committee that they have been selected for their talent and ability. Mr. Simmons added that they are going to need others in the community as well. Mr. Simmons stated that if they are successful they are going to leave something that is a lasting legacy for the Town of Stonington just like Palmer/Loper and Coogan Farms.
- Mr. Bates took a moment to thank the Board of Selectmen for their time and thank them for their huge contributions. He added as alternates are selected to take a look at gender diversity as well.

(6) Adjourn

There being no further business to come before this Board, the meeting was adjourned at 7:58 p.m.



Stacey Haskell
Recording Secretary