March 14, 2020

NORTH HAVEN

CHALLENGES AND PRIORITIES

Update for Town Meeting
Vision

To ensure North Haven's long-term viability by increasing the diversity of our economy, maintaining an affordable and effective infrastructure, and supporting an enviable quality of life.
Challenges we face – As a Community

- Ferry service and air service to the island
- Cellphone access
- Internet access
- Sea level rise
- High-quality school
- Grocery store
- Year-round housing
- Temporary lodging
- Obtaining & retaining a labor force
- Increasing economic opportunities

- Airstrip
- Congestion
- Emergency Services
- Waterfront Access
Town Government Initiatives

- **Airstrip**: A year-round, town-controlled airstrip
- **Congestion**: Improved traffic and parking management
- **Emergency Services**: An improved Public Safety Building (Fire/EMS/Plow Trucks)
- **Waterfront**: Accessible waterfront, both working and recreational
A year-round, town-controlled airstrip

North Haven has a long history of aviation on the island
A year-round, town-controlled airstrip

And here is why we need a longer airstrip
A year-round, town-controlled airstrip

Challenge: The Town needs a safe and effective airstrip available year-round. Witherspoon's is troubling because of its close location to the school, the road, and its length. A longer strip would allow Penobscot Island Air to use larger aircraft.

Proposed Solution: Find another airstrip that would provide a safer and longer alternative.

Alternatives Explored:

- Extending Witherspoon’s
- Crabtree Farm
- Sussman’s (across from Turner Farm)
- Watson’s
- Mullin’s Head Park
- Existing Roads
- Advertisement to Purchase Land
Airstrip

Extending Witherspoon’s

• Landowners said no
• Land falls off on western end – requiring extensive fill
• Land is wet on eastern end – require permits and mitigation costs
• Safety issues:
  • School
  • Store and Inn
  • Road
• Noise issues:
  • Densely populated area
  • Houses very close
Airstrip

Crabtree Farm
- Town-owned land, sufficient for 2,500-foot airstrip
- Close to Witherspoon’s – similar noise signature
- Vernal pools and wetlands – 3 acres, 130,680 square feet
  - State wetland mitigation fee for Knox County = $3.61/square foot
  - $3.61 x 130,680 = $471,754.80
  - Permits required from State DEP and U.S. Army Corps of Engineers
    - Permits cost time and money and are not a certainty
- About 75,000 cubic yards of earthwork required
Airstrip

Sussman’s

- Concerns about noise and environment – Fresh Pond
- Requires a road from South Shore Road to the airstrip
- Slopes upward to the west
- 57,757 cubic yards of earthwork required
- Mr. Sussman has withdrawn the offer
**Airstrip**

**Watson’s Airstrip**

- Existing airstrip
  - Already used by Penobscot Island Air from October to May
  - 3,000 feet
  - Neighbors are already used to the noise
  - Parallel to South Shore Road – no other road required

- Family is concerned about noise
  - Attempted to negotiate a 5-day experiment last summer
  - Family ultimately declined to enter into the agreement
Airstrip

Mullin’s Head
- Sufficient length
- Sparsely populated area
- Wetlands
- Town Park
- Environmental
- Earthwork

Existing Roads
- Sufficient length?
- Town-owned
- Power lines/utilities
- Trees
- Relocating the road

Advertising Results
- No responses or offers so far
Airstrip

Where do we go from here?

**Alternative 1: Eminent Domain**

- The Town exercises its eminent domain authority under Maine law to acquire Watson’s Airstrip

**Alternative 2: Study**

- The Town pursues funding from the FAA and Maine DOT to conduct a third-party study of potential airstrip sites on the island.

Discussion then
Informal straw vote
Airstrip

Study:

- Purposes:
  - Identify and study possible sites
  - Present analysis and options to the Town
  - Conduct public hearings
  - Allow the Town to make a decision
  
  No requirement to become a federally-approved airstrip if we take money

- 95% funded by State and Federal Government
- Cost estimate: $200,000 to $300,000
- North Haven Share: $10,000 to $15,000

- Timeframe:
  - Apply Fall 2020
  - Decision on Funds: Spring 2021
  - Work: 6-12 Months

- Decision: Fall 2021 to Spring 2022
Airstrip

Eminent Domain

• 2-Part Process
  1. Public Exigency exists to acquire the land: 3-6 months
  2. Determining appropriate value: 1-3 years

• The town acquires the land after Part 1

• Final adjusted payment made after Part 2

• Estimated Cost:
  • Assessed value of the land is approximately $640,000
  • Fair value likely to be higher
  • Litigation would require payment for land and attorney’s fees
Airstrip

Informal Straw Vote:

- Use Eminent Domain?
  - Vote Yes

- Don’t Use Eminent Domain – Conduct the FAA/DOT Study
  - Vote No
Congestion – Traffic and Parking

• Two new parking areas on Smith Street

• Smith Street one-way uphill July to Labor Day?

• Parking near Town Office
• New parking deck between J.O. Brown’s and the Ferry Parking lot?
  • Discuss this in conjunction with Waterfront Access
Public Safety Building

- **Current building:**
  - Houses Fire, EMS, and two plow trucks
  - No sewer or water, no showers, sinks, or restrooms
  - Constructed and renovated over the years
  - Fire and EMS portions heated; Plow truck portion not heated
  - Fire trucks and ambulance barely fit; cannot walk around the trucks

- **Current location**
  - Close to road
  - Small apron in front of building
  - The rear is close to the shoreland zone, making expansion challenging

- **Possible location – State pit, Crabtree Farm**
Public Safety Building Options
Public Safety Building Options
Public Safety Building - Process

• Two-step process:
  1. Select a construction manager
     • Select location
     • Develop design
     • Approve design
     • Obtain stamped architect’s drawings
     • Pay preconstruction Fee
  2. Present design to Town’s voters
     • Approve construction
     • Authorize Town to borrow needed funds
     • Construction begins

Special Town Meetings:

1st Meeting: Authorize Town to borrow money for the preconstruction fee

2nd Meeting: Approve construction and authorize Town to borrow funds
Waterfront Access

Why do we need more access?

Diversify our Economy – Provide for Greater Economic Opportunity

- Fishing
- Aquaculture
- Boatbuilding & Repair
- Recreational Boating

- Transportation
- Scientific Studies
- Research & Development
- Public Access
Waterfront Access

What we’ve done:

• Looked around the island at alternatives
  • Thorofare
  • Mullins Head
  • Pulpit Harbor
  • Southern Harbor

• Considered one large facility
  • Proved too hard and too costly

• Thinking about a couple of smaller projects

Pulpit Harbor – Town Float

$650,000
Waterfront Access

Second Bridge Wharf

$1,100,000
Waterfront Access

Izzy’s Beach Wharf & Floats

$1,200,000
Waterfront Access

J.O. Brown’s & Ferry Parking Area

$1,800,000
Waterfront Access

Town Boat Ramp
Waterman Lane
Financing – 2020 Budget

Assumptions:
- Property valuations remain the same from 2019 to 2020, $316 million
- SAD #7 budget increases 2%
- Total to be raised by taxes, school and town: $4,547,527

<table>
<thead>
<tr>
<th>If your Annual Taxes are currently</th>
<th>$1,000</th>
<th>$1,500</th>
<th>$5,000</th>
<th>$10,000</th>
</tr>
</thead>
<tbody>
<tr>
<td>With the recommended budget increase, you will pay</td>
<td>$1,102</td>
<td>$1,653</td>
<td>$5,511</td>
<td>$11,022</td>
</tr>
<tr>
<td>Amount of increase</td>
<td>$102</td>
<td>$153</td>
<td>$511</td>
<td>$1,022</td>
</tr>
<tr>
<td>Change in mil rate</td>
<td>Current: 0.01302</td>
<td>New: 0.01435</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
## Financing – Borrowing to Fund Initiatives

### Initiatives:

- Airstrip: $1.5 million
- Public Safety Building: $2.5 million
- Waterfront: $1.5 million

**Total:** $5.5 million

- No decisions today
- Special Town Meetings to Come
- Payments would begin in 2021
## Financing – Borrowing to Fund Initiatives

### 20-Year Note

<table>
<thead>
<tr>
<th>Amount Borrowed</th>
<th>Avg. Annual Payment</th>
<th>Mil Rate</th>
</tr>
</thead>
<tbody>
<tr>
<td>$2.0 million</td>
<td>$135,592</td>
<td>0.01480</td>
</tr>
<tr>
<td>$3.0 million</td>
<td>$203,388</td>
<td>0.01500</td>
</tr>
<tr>
<td>$4.0 million</td>
<td>$275,050</td>
<td>0.01524</td>
</tr>
<tr>
<td>$5.5 million</td>
<td>$378,193</td>
<td>0.01555</td>
</tr>
</tbody>
</table>

### Current Tax Payment vs. New Tax Payment Including 2020 Budget

<table>
<thead>
<tr>
<th>Current Tax Payment</th>
<th>New Tax Payment Including 2020 Budget</th>
</tr>
</thead>
<tbody>
<tr>
<td>$1,000/year</td>
<td>$1,137 $1,152 $1,171 $1,194</td>
</tr>
<tr>
<td>$1,500/year</td>
<td>$1,705 $1,728 $1,756 $1,791</td>
</tr>
<tr>
<td>$5,000/year</td>
<td>$5,683 $5,760 $5,853 $5,972</td>
</tr>
<tr>
<td>$10,000/year</td>
<td>$11,367 $11,521 $11,705 $11,943</td>
</tr>
<tr>
<td>Lattimers - $1,820/year</td>
<td>$2,068 $2,096 $2,130 $2,174</td>
</tr>
</tbody>
</table>
## Financing – Borrowing to Fund Initiatives

### 30-Year Note

<table>
<thead>
<tr>
<th>Amount Borrowed</th>
<th>Avg. Annual Payment</th>
<th>Mil Rate</th>
</tr>
</thead>
<tbody>
<tr>
<td>$2.0 million</td>
<td>$108,227</td>
<td>0.01470</td>
</tr>
<tr>
<td>$3.0 million</td>
<td>$162,340</td>
<td>0.01488</td>
</tr>
<tr>
<td>$4.0 million</td>
<td>$219,216</td>
<td>0.01505</td>
</tr>
<tr>
<td>$5.5 million</td>
<td>$301,423</td>
<td>0.01532</td>
</tr>
</tbody>
</table>

### Current Tax Payment vs. New Tax Payment Including 2020 Budget

<table>
<thead>
<tr>
<th>Current Tax Payment</th>
<th>New Tax Payment Including 2020 Budget</th>
</tr>
</thead>
<tbody>
<tr>
<td>$1,000/year</td>
<td>$1,129</td>
</tr>
<tr>
<td>$1,500/year</td>
<td>$1,693</td>
</tr>
<tr>
<td>$5,000/year</td>
<td>$5,645</td>
</tr>
<tr>
<td>$10,000/year</td>
<td>$11,290</td>
</tr>
<tr>
<td>Lattimers - $1,820/year</td>
<td>$2,055</td>
</tr>
</tbody>
</table>
Next Steps

- Airstrip
- Public Safety Building
- Waterfront Access

No Decisions Today

- Special Town Meetings - Vote
- Talk with Select Board Members
- Come into the Town Office