



**Provincetown Public Pier Corporation (PPPC)**  
**Provincetown Town Hall, Judge Welsh Room**  
Meeting Minutes of Thursday, January 24 2019

**Members Present:** Regina (Ginny) Binder (GB), Herbie Hintze (HH), Rick Holland (RH), Carlos Verde (CV), on phone Scott Fraser (SF)

**Other Attendees:** Rex McKinsey (RM), Jamie Demetriou (JD)

**Public Attendees:** Dana Pazolt, Rich Wood, Beau Gribbon, Rachael White, Billy and Jeff Souza, John Burns, Bob Dutra, Randy Rovatti, Ray Sturdy, Bobby Palheiro, Mike Rego, Chris Costa, Glenn Rorro, David Flattery, Tom Scherer, Liz Cabral, Rich Wood, Kurt Schmidt, Travis Beaton, Frank Travers, Don German, John DeMatteis and Maxine Notaro.

**Chair, Regina Binder, called the Provincetown Pier Corp meeting to order at 5:30 P.M.**

**Public Statements:**

Rich Wood:

I'm only going to comment on the new pier and wave attenuator project. From a distance, there seems to be not enough staff and manpower and don't have enough qualified individuals for the upcoming project to cover all the responsibilities to manage this big project. I would feel better if the Town took over the project management working with the PPPC and Pier Manager.

Rachael White:

There is a reason that this group was established with all due respect to the past selectmen. They were not good landlords because they had their own agendas. It is incumbent on you to get this job done. But I will repeat there are too many bosses. Communication is key, and you have to listen to the people.

**Motion made to approve the PPPC Amended Minutes from January 10 2019**

**HH, RB, SF, CV, 4-0-1**

RB:

Before we get to the review of the floating dock construction phasing this is our first meeting since the passing of Luis Ribas. My board and I are interested in honoring him and making sure his legacy is in the front of mind for all of us. With that in mind we have a few ideas of things we'd like to do. My initial thought was to set up a scholarship fund for a student from the Lower Cape who is interested in pursuing Maritime Career. So that's a thought but I want to defer to my board to see what other thoughts we might have.

CV:

I like the idea of a plaque at the Harbormasters Office. But I also like the idea of a scholarship fund.

SF:

I talked with a woman from the Town Scholarship committee today and she said there is a box in your property taxes that you can tick and you can designate money from taxes or addition to taxes that goes with the town scholarship. We might be able to work with them to get that money designated to the scholarship.

HH:

Being a former teacher I am well aware of the scholarship situation. One thing I want to make perfectly clear is we have to be very clear as to what we want and we have to put it into writing. Be specific. Otherwise this award could go out to anyone. We all knew and loved Luis and I think we should honor him in this way.

RH:

I am largely in support of what memorial recognition we want to ascribe.

SF:

So many members of the public being here tonight we might be able to get you guys to help. Maybe go to the Board of Selectmen and ask to honor Luis during The Portuguese Festival.

RB:

CV can you check on the plaque

HH can you check on the scholarship

RB I am happy to go to the Board of Selectmen to have a Luis Ribas day during the Portuguese Festival. And if you guys have any ideas.

Rich Wood:

I second Scott's idea re. The Portuguese Festival. Donald Murphy in town is involved in that. As a member of The Knights Of Columbus in conjunction with these guys and gals behind us we have an annual dinner at The Portuguese Festival and we have donated for the past 3 or 4 years to the Fisherman's Memorial. I don't know where that is but this might be an opportunity. They might want to change their vision a little and utilize those resources.

Beau Gribbon:

There has been a scholarship fund established and it might be something we can merge into since they have already gone through the process. Chris King made a donation in the name of David Dutra and that went on for the past couple years to kids that graduated and were applicable for scholarship. Will try to get more information on that to find out what the process is.

CV:

\$5,000.00 for allocation towards that

SF second that

**Roll call vote**

**HH, CV, RB, SF, RH All in favor**

**Directors Statement**

HH:

We lost another valued member of the team. Jarrod has left us and I think we should do something to honor his service of the past 2 years.

CV:

We lost Luis Ribas. He worked the pier, he was a fisherman, a volunteer firefighter and helped everyone.

To answer Rich's concerns there will be a Clerk of the Works, and DPW, an Engineer will be overseeing the bidding contract and also the PPPC involvement. There will be a lot of people overlooking this. This is not a project we take lightly

SF:

The Pier is Town's asset. FEMA did not give us the money they gave it to the Town. And the town is going to finance it. I'm sure The Town Manager, DPW, and the Board of Selectman will be all over the process.

RB:

Process by which we acquired the funds from FEMA was arduous to say the least. With incredible thresholds at every point that we had to demonstrate our needs. Bidding opened January 11<sup>th</sup>. The engineering firm that created the bid doc is reviewing the 8 proposals we got. All of them have as a requirement a number of site preparations. All of this is spelled out in every drawing. We are bringing in a Clerk of the Works and a communication plan. Key to that is letting people know what we are doing. With safety and and how to minimize disruption.

I met with the Board of Selectmen on the 16<sup>th</sup> and the HM budget as proposed was passed. They know we might need additional funds for the HM services contract. \$204,907.

They are willing to entertain and likely will approve a greater budget if that's what we need. This year we are going to look at how are we going to run with the budget we have and go back to them next year and say this is what we really needed and know that they are already expecting that number.

**RM Presentation**

This construction and the piece of paper that you received kind of gives you a sense of where the timeline is. We've taken in bids and are excited that the bids came in exactly where they needed to be and funding is in place. The caveat is FEMA is only going to replace some of the aspects of the facility. What we permitted was a little more than what they are going to pay for. We need to build what FEMA is going to pay first then maybe later we can get to the rest of it.

There are several phases:

Phase 1 The Wave Attenuator. 600 ft starting off the North Floating Dock. It has a dog leg in it to deal with the eel grass. 600 ft long with cleats at 20 ft intervals on both sides. We are going to put in a temporary bridge to access area. This should be done by 8/22 according to contract.

Phase two:

Next the entire South facility gets taken out and everybody temporarily moves to the attenuator. Guys, there is no power and water but you get new docks. The South docks gets replaced, we re-establish the gangway that comes off the loading zone. No hinge on right angle, there will be a transition plate. Get that berth back by the gangway. The South side, we expanded those fingers so each berth will have 18' vs 15'. That will be done 10/15-10/17.

Phase three:

Take away temporary bridge and takes out the floating docks on the North Dock. That means we need to come up with another idea for dinghy dock. And hopefully by that time of year you guys and gals will start pulling your boats out of the water and hopefully we can take care of everybody that's still here with South Dock, 10W, transportation dock and wherever we can to keep you guys still working. Parking lot and floating docks are going to be their laydown area according to contract. Piles are 45' long and can't keep them on the deck. There will be barges in the area.

We have cancelled events in September but The Portuguese Festival and the 4<sup>th</sup> will happen.

Probably curtailing traffic but we will need to get to the pier the contractors and pier personal and active fishers.

There will be a communication plan by the office, the construction trailer, floating dock, also by email and website update. Mooring and permits renewals will come with a paragraph about the construction and how we can work around it.

The temporary bridge and wave attenuator access is by authorized personal only. Not a public access. Signage in place.

Wave attenuator is 60' monolithic blocks and 3 ft diameter piles filled with sand and zincs. Looks like Provincetown Marina. The new slips will have new electrical systems, pilings on main and fingers piers are larger than in the past. 12" to 16" gantry's 12 to 28" all sand filled, electric to run under gangways. Water will be run on interior of floats. No garden hoses. North Dock will have 80' gangway to accommodate most people with wheelchairs or any other mobility issue.

I'd like the 90' re-established if we can on the North dock. We could continue this link on from the loading dock to the gangway to Kurt's berth to continue to stern of Glutton then we would have another gangway that drops on to that float. That's the part I have less confidence in. 90' on the dinghy dock gives us more berths but the South section gives us more protection.

**GB Takes Questions:**

Beau Gribbon:

We were promised pilings on the fixed pier. I don't see any talk of pilings.

RM:

The money is funded. AGM had ordered piles. Start date is in the next month.

Beau Gribbon:

Consideration for my 3 boats and clarity on how this is going to work.

The hydraulic crane is a deathtrap

Special income for this project, they need more qualified staff. Project Manager

Rachel White:

Transition hinges vs hinges?

RM: Transition plates width of docks and covers the span of distance so two pieces are not in contact when moving

RB: None of the decisions on the quality of the materials is up to us. It is taken with the engineer and clerk of works to determine if any piles can be used.

SF: A lot of people are focused on the docks being put in place but we also need to manage a fleet, fishermen, traffic, offloading, and parking. It is our responsibility. We need a person to facilitate the interactions of the tenants and contractors to minimize interruptions.

Bob Palheiro:

Are jobs out to bid? It wasn't done right the first time. Or the second time.

RB: I'd be delighted to send you the bid docs. I am confident in saying we are putting the right levels of authority and expertise and let Rex do his job as HM and get the answers he needs asap.

Bob Palheiro:

Traffic, spoke to Rex and Town Manager the main hub is by the bathrooms

CV: traffic will be limited

Dana Pazolt:

Can we give people parking passes? HM, contractors, etc?

Rich Wood:

Do we know the exact date the contractor has to be down there to get it done?

RB: We have finish dates.

RM: 8/22 If not done it costs the contractor 275.00 a day. There is a penalty.

RB: Performance specifications. We need these things to perform in this way and contractor responsibility will tell us how they will meet the performance specifications and the engineer evaluates that according to what the spec. should be and that's how the bids are level.

David Flattery:

I echo Beau's concern about staffing, who is the decision maker?

RB: Our decision because it's a Pier expense. And depending whether we could fit it under the FEMA contract. Rex?

RM: We are going to put together the right words to see if we can get FEMA to pay for it. If not we are going to have to foot the bill for ourselves.

RB: We have the luxury of a capitol reserve. We can draw against it and come back to the town to request reimbursement. But we are not going to run without the right people in place.

RM: GEI will manage the project

RB: If anyone wants to work with us in a sort of working group way through this process I would be delighted.

RM: 4 final bids. 2 were within 16,000 of each other one of them was AGM

4,300,000.00

4,365,000.00

5,500,000.00

SF: Final thought thank you all for coming!

The Bookkeeping issue, Steven Roderick has made a proposal of three things.

1 To get caught up to date for \$7,500.00

2 Write a financial manual

3 Ongoing bookkeeping contract \$1,000.00 a month

Motion to hire for #1

**RB motion HH second**

**All in favor RB, HH, CV, SF, RH**

**Motion made to adjourn the Provincetown Pier Corp public meeting of January 24<sup>th</sup> 2019.**

***Motion: (GB)***

***2<sup>nd</sup> Motion: (HH)***

**Chair, Regina Binder, adjourned the PPPC Meeting of January 24<sup>th</sup> 2019 at 6:30 pm**