



**Provincetown Public Pier Corporation (PPPC)
Caucus Hall Room - Town Hall
Meeting Minutes of Thursday, March 21, 2013**

Participants Present: Lee Ash (LA), Rex McKinsey (RM), Rich Wood (RW), Carlos Verde (CV), Sharon Lynn (SL), Francis Santos (JS), Rich Waldo (RWa), Tom Donegan (TD), Tom Coen (TC), Carla Anderson (CA), Dana Pazolt (DP) and Luis Ribas (LR)

Other Attendees: Ann Wood, Banner Reporter

LA called the Work Group Meeting to order at 4:03 p.m. PPPC Board member Rich Wood chaired today's meeting.

AGENDA

Continued Review of Surveys, Quotes and Options

RW referred work group members to the agenda handout and began with a discussion of follow-up items from the previous March 14, 2013 meeting.

SL reported on the meeting which she and RM attended, with Russell Titmuss from Bourne Consulting Engineering (BCE) and their subcontractor, Applied Coastal Research Engineering (ACRE). Both recommended a fixed wave attenuator as better for Provincetown than a floating attenuator, based on tide history and weather information. They will be available to speak on the project at the April 1, 2013 Town Meeting on whatever information the Work Group, PPPC and Board of Selectmen (BOS) recommend to move forward. They estimated the cost of a wave study at \$30,000.00, which would take about two months to complete. Recommendations to the Town would be based on an analysis of the wave study.

SL said that the Work Group needed to come up with a recommendation for Town Meeting. She expressed concern about how long the current repairs will hold up through the summer and the possibility of another major winter event without the necessary issues having been addressed.

RM said the request submitted to DCAMM to waive advertising costs for project bids had been approved. Article 11 will ask the Town to replenish the capital reserve funds being used for emergency repairs. BCE will provide engineering costs to be presented at Town Meeting for the design and engineering services that will prepare the Town to move forward with the public hearing and bid processes.

CA asked if the reserve reimbursement request was specific to the docks damaged from the storm or if other work was included?

LA said some piles that were scheduled for replacement have also been included in the request.

SL asked, for the sake of discussion, why the finger docks and floating piers were needed, given that millions of dollars in costs could be saved if the Town went back to moorings.

TD thought it might be a better approach to decide on the scope and vision of the project before moving forward with cost determinations, etc.

LA said it was necessary to first obtain good information in order to make the best decision.

RW outlined estimated costs that might be requested at Town Meeting: \$30,000.00 to replenish the maintenance reserve fund for the cost of floating dock repairs, and \$125,000.00 for timber pile replacements. The \$40,000.00 estimate for the wave study and \$150,000.00 for engineer design and bid documents, bring the estimated costs to \$350,000.00 to \$400,000.00.

CV calculated cost estimates to be higher, in the \$460,000 range.

LA said the PPPC is waiting on more numbers and reminded the group that costs will ultimately be decided by PPPC in conjunction with the Town Manager and BOS.

DP asked why there was a need for a second wave study?

RWa said the last wave study was done about twenty years ago. There have been substantial changes in wave patterns along with technological advances over that same time period as to how wave patterns can be studied.

JS asked if prior wave study records could be located? If there is no wind to study over the next two months, what information would the model be based upon?

RWa said he has not been able to locate the prior wave study but is still going through DPW records. The Army Corps of Engineers did its own wave study in 1995 and could be contacted for a copy of that report.

DP was concerned that the results of the wave study could be underestimated.

RWa said it would be up to the engineering firm to determine the value of the data it receives.

RM said the wave study will be a numeric model and that there will be no onsite measurement of wave data. The study takes information from a historical database (such as the NOAH study,) and creates a model of that environment. Once that model is established, they can then add other components, alterations and devices to see what happens to the established model.

RWa suggested that if the full design plan was to be contingent on decisions yet to be made regarding wave attenuation, it might be a better approach to put forth a conceptual design based on wave study results. This would allow the Town to better isolate its expenditures at various steps along the way of the project's development.

TD and CA voiced agreement with that approach.

CA cautioned that should the ‘do nothing’ approach be chosen and the floating docks removed, then the pier itself would be unprotected and take the brunt of wave force in lieu of any wave attenuation. She said that the area further east of the pier should also be included as a part of that consideration.

LR said there are two options to consider: Construct two stone breakwaters similar to the existing breakwater and install them on the east and west sides to protect the beach properties and the pier. A smaller scale wave attenuator might not offer the desired result. The second option is to make the floating docks seasonal: Remove them at the end of the season (eg. November) and leave several feet of dock in the water for the remaining over-winter fleet.

RM said building additional stone breakwaters would cost tens of millions of dollars and permitting would be enormously problematic. The breakwaters would also stop sediment from moving inside and outside the harbor, which would then have to be dredged on a somewhat regular basis (eg. every ten or twenty years).

TC saw three main issues of consideration: What kind of business environment does the Town want once the project is completed, what is the overall view of harbor issues in terms of wave attenuation, and what does it ultimately protect against (eg. hurricanes and nor’easters)?

LA said talking about ‘seasonal’ options doesn’t necessarily mean ‘throwing good money after bad’; that it may be considered as an affordable alternative.

TD said based on the information he has read, the main risk for Provincetown is winter nor’easters.

JS said he would like to see the design go forward for east side wind attenuation but not on the west side, since whoever buys Cabral’s Marina in the future will have their own considerations to make regarding wave attenuation.

CV said focus regarding wave attenuation should remain in the area where Town voters previously declined to install it.

SL returned discussion to the scope of the project and cost estimates to bring before the Town at Town Meeting.

CA said she would like to see the group focus its attention on the east side of the inner harbor.

LA referred participants to a draft document of a flyer to distribute to voters as they consider Article 11 when presented at Town Meeting. Discussion ensued on the Article as drafted by Town Counsel.

LA said she believed that the focus of this group was to consider the type of wave attenuation that is needed.

JS agreed. He said that the dock repair issues differ from the design considerations and should be treated as two separate issues when presented to the Town.

LA said Article 11 as written was set and published.

SL said any changes to be made at this point in time would have to be made as a motion on the floor during Town Meeting.

LA said in reading Article 11 as written, she did not think it too a great concern that the voters would be confused about the separation of issues. Also, the engineers will be in attendance at Town Meeting to assist with any explanations that might be needed.

TC thought the request to replace the PPPC's capital reserve fund was a losing argument and that the request should be focused on the need to fund the repairs.

RM said estimates from BCE and the contractors were needed before the Town could be provided with a dollar amount for design and repairs. He said the estimates should be available by the time Town Meeting convenes.

TC suggested putting the full cost of repairs into Article 11 rather than taking it out of the capital reserve, to ensure that a contingency fund would be in place for whatever might happen during the season.

SL said she, the PPPC Chair and Harbormaster would come up with a number on the Article to present to the BOS at their March 25, 2013 meeting. If that turns out to not be feasible, the work group will be asked to meet again.

CA asked if the decision was made in the future to hire someone other than BCE for the design and engineering process, would their estimates cover the cost difference?

RM said he did not know.

LA said the major thing people need to hear is that any monies reimbursed by FEMA are 'way down the road'.

RM said the process generally takes about a year.

RWa asked if the floating dock repairs would be completed by the 2014 season?

RM said the permitting process drives the project. If the PPPC and the Town can return to Town Meeting in the Fall with real numbers and a design concept, the floats could be ordered in the Fall for Spring, 2014 delivery and installation. The wave attenuation permit process could take longer but be fully implemented by Summer, 2014.

LA thought it worrisome that the project be considered unworkable unless concrete floats were installed. She suggested that there is a peace of mind that comes with the flexibility of options in taking a seasonal approach to removing the floating docks at the end of each season.

RM said the development of a building on the Tee was intended to derive additional income. If the decision was made to create a seasonal structure, the Tee would then be used for dock storage and summer parking. That one decision solves several other considerations all at once.

CA asked if the floating docks had to be stored on the Tee or if they could they be stored at the MPL in the off-season?

RM said yes, but in general that meant equipment would be stored 'all over the place'.

CA suggested that if the project is constructed flexibly in several pieces, then none have to be built 'to the max' and all the layers could be rearranged and optimized as time goes by.

The meeting was adjourned without a motion at 5:34 p.m.

Respectfully submitted,

Doug Allen
PPPC Administrative Asst.

Lee Ash, Chair