



**Provincetown Public Pier Corporation (PPPC)
Caucus Hall Room - Town Hall
Meeting Minutes of Thursday, April 18, 2013**

Participants Present: Lee Ash (LA), Rex McKinsey (RM), Rich Wood (RW), Carlos Verde (CV), Ginny Binder (GB), Sharon Lynn (SL), Francis Santos (JS),

LA called the Work Group Meeting to order at 5:00 PM.

AGENDA

Discussion – Vacant Post

LA started discussion by stating that the group will be meeting with the Board of Selectmen (BOS) on Monday to give an update on the dock repairs and information on ballot question #2. RM stated that there are three separate overrides on the ballot, and the work group is concerned with #2. LA stated that the PPPC Board will be meeting the following Monday with the BOS to discuss the audit.

LA asks RM if there is an absence, was anything stipulated when the Pier Corp was created about having an alternate post. GB may not be able to make all the meetings but would not mind if someone subs in.

RM does not believe the agreement legally allows an alternate. Volunteers could be appointed for tasks but not for a Director's position. The Board believes that Scott Fraser may be leaving in the close future. JS mentioned that you do not have to be a resident of Provincetown to serve on the board. JS said we do not have a lot of residents in town and could still utilize services to get them involved. Phone conference calls could be used. LA said certain skillsets could be helpful on the board, for example, an engineer's expertise. LA said the current law states you can participate to count towards the quorum but not the vote.

Engineers Floating Dock Post Repair Report

RM asked Bourne Consulting Engineers (BCE) to survey the amount of damage from the storm and look at the progress with regards to shoring up the docks. The report is crafted to not put an engineer's stamp on it but to acknowledge that we have to shore it up. The process will take up to a year. The report does what it needs to do with a set of recommendations for monitoring and ensuring that floats are not overly stressed during wind events. The concrete sections are severely compromised but if shored up with steel braces in one area the stress will go to the next weakest point. RM said BCE looks to us to have daily or weekly inspections for the next set of stresses.

GB asked if the engineers can do a photo modeling to show where we will be if we do not make repairs.

RM said the report only shows the interim repairs we have done to date. RM said this deals with a short term issue to help with the season approaching. Ballot question #2 deals with a longer term replacement.

LA asked if report gives us a stamp for the season.

RW said it does for the south floating docks. The report gives us recommendations about it with certain limitations.

RM said because of the report, a letter is going out to the captains that verbal warnings will be given about the conditions of the docks and more importantly that they may be directed to their moorings when necessary.

LA wants a waiver signed from the captains, and RM said there will be.

RM said the report allows the tenants, showing the conditions, to use the docks to some degree. But, the conditions for the docks, for example when there is a wind event, would need to be re-evaluated daily or weekly.

CV asked if we could spray paint some cracks to keep track of the deterioration, and RM said they will be grouted and filled.

SL asked if some repairs are being done, and RM answered that the south docks are done except for a broken off section. RM said the staff is now concentrating on the north dock.

RM also mentioned that the AGM project, which will be for the fender piles around the main pier and the T, costing approximately \$130K, is a couple weeks out.

CV asked if there was a plan B for another storm. RM said boats would go to their moorings, but if something else happens, it will be almost impossible to fix repairs of repairs. That is what makes ballot question #2 essential. GB then asked what was the lifespan of the original components, and RM answered the lifespan of the project and theoreticals were supposed to be twenty years plus. GB said the lifespan was futile for the docks without wave attenuation.

RM said that when the crew is done with the north dock, BEC will be informed. RW asked if a review should be done by the engineers of the north dock so we are covered with the floating docks on paper. RM said the Pier would still not be covered because an engineer's stamp would not be given. RW then said to cover the Pier Corp a waiver should be signed. RW asked if it should be passed by legal first. SL confirmed that it should. RW said time is critical because of the fleet coming in for the season.

RM will write the waiver soon but in the meantime a verbal warning has been going out to the captains. LA said that the waiver should be shown as part of the lease conditions. RM said it would be part of the permit conditions.

JS said the expectations for the repairs would carry us through November 1st.

LA was also wondering if the docks are sitting lower in the water. RM answered with higher because the docks have lost their buoyancy. CV suggested if it makes sense to put a weight on them.

LA asked if the engineering report is included in the packet for the BOS, and SL and RM said yes.

RW asked when will the north docks be completed, and RM answered not for two weeks.

LA suggested that Luis should attend Monday's BOS meeting.

SL said the Pier Corp should tell the BOS that the short term needed repairs have been done. They should also say that the project was bid out and the docks are waiting for delivery of materials. Giving a start and complete date will also be helpful. SL asked RM what the boats are tying to currently. RM said they are tying to the south docks and have been giving verbal warnings about these conditions and what to expect. RM said that they are not fixed but braced up and the bracing will be done in the next couple of weeks. The pilings for the AGM will be here in three or four weeks. The AGM project will take to the end of May/June.

RW asked after the two weeks are done to repair the north docks, will the end section of the south docks be addressed.

RM said he is trying to calculate if it will be worth the time and cost, but, with four slips gone, that will be approximately \$10K in revenue lost.

GB stressed that the wave attenuator is needed and our current state shortened our lifespan on the docks by ten years. JS said SF Marine will be using this harbor to deliver wave attenuators for Plymouth on April 24th. SL asked why they cannot deliver them to Plymouth, and RW said the Plymouth harbor does not have the same protection this harbor does.

Ballot Question #2

LA asked SL if and how the question will read on the ballot that it is being proposed by BOS and Town Manager (TM). SL said the question is set. SL said the question was printed in the Banner in standard ballot format. JS asked if we get a federal grant, can it be reimbursable. SL answered yes.

GB asked if flyers can be produced to educate the voters. SL said that it is allowed outside of the building. LA asked if a list of things should be made in order to put some information in the Banner.

RM said there is information about ballot question #2 in tonight's materials. LA does like the write up, but requests it be shorter. GB said she will rewrite the information, and RM requested that there should be mention in the write up of the Pier applying for emergency federal funding with a 75% reimbursable amount. LA asked what purposes can this write up be used. RM said it can be used for the Banner, talking points with the BOS, and maybe a mass mailing. CV said placing it in the Banner should be helpful.

RM said the 75% is based on the staff estimated repairs amount of 1.6 million dollars. Instead of placing that information in the ballot, just mentioning the application for emergency or FEMA funds should be sufficient. RM and CV both agreed this is about voter education. GB said she will have a new draft Monday night.

Motion to advertise in Banner for voter education

Motion – Carlos Verde

Second – Rich Wood

Vote:

Yes: 4 No: 0 Abstain: 0

Motion passes

RW said placing a block ad where it is seen and including a number for people to understand may be helpful. LA will work on it and put it in for next Friday. LA asked if this is supported by the BOS. SL said it is best to wait until Monday. She is in favor but cannot speak for the BOS and that is the purpose of Monday's meeting. LA asked if the BOS can play an active role. RM said the town cannot advocate for ballots in the general election and this needs to come from the Pier Corp. SL said maybe doing a block ad or recap article showing what has transpired will be helpful.

RM said a viewpoint article may be more effective to show the history of the economic development of the Pier. RW asked if this should be in addition to CV's motion of a block ad and LA said yes. CV said pictures may be more effective to show why we need a positive vote.

GB asked if WOMR would be interested in doing a positive advertising piece for the Pier. LA and CV both like the idea. RW said he will talk to Ira Wood for that. LA asked if advertising in the Cape Cod Times would be helpful, and both RW and RM said no.

JS said we need advanced planning for dredging to avoid future shoaling issues. Also, in 2020 the 400th anniversary of the monument will occur. Plymouth is doing a lot of updating of the infrastructure and we should consider the same.

LA said we need a joint effort to do dredging and it should go further up the chain than the Pier Corp. RM said the Harbor Committee and the Conservation Commission plus the BOS will be presenting information about dredging and beach management planning at Monday's meeting. GB asked if the Pier Corp would consider doing a funder to optimize resources in preparation for

Pier market demand by 2020. CV said our tenant came to us and we did emergency dredging two years ago. It is up to us to address the problem.

RM said he is our tenant, and the float space has always been an issue since the installation of the bulkhead. CV said it is now getting worse and will affect other floats such as the courtesy float. LA asked about using the Waterways Fund, which is a holding account for mooring fees. RM said the town just voted to transfer \$65K out of that fund. JS said this could have been realized properly a month ago when the sand was removed. RM said because we rely on the highway department for removing the sand, it hinders us. The highway department does not let the equipment go under the pier for fear of it getting stuck.

LA asked if we shared the cost for the 2010 repair and RM said the BOS took \$8,000 out of the Harbor Access Fund. RM said we did not pay for that repair. LA said that somebody should take charge of Jon Salvador's situation and it should not be the Pier Corp. JS and CV discussed possibly using private contracts for dredging to lower the cost.

RW said help with repairs should be discussed with BOS in Monday's meeting, but we will need data on the cost. RW asked RM to call Winkler to obtain that information.

A motion was made to adjourn at this time.

Motion: Carlos Verde **2nd:** Rich Wood

Vote:

Yes: 4 **No:** 0 **Abstain:** 0

Motion passes.

Meeting adjourned at 6:00 PM.

Respectfully submitted,

Connie Boulos
PPPC Administrative Asst.

Lee Ash, Chair