

Draft

Town of Chilmark Board of Selectmen August 31,2010 Special Meeting Minutes

Chairman Warren Doty called meeting to order at 4:30 p.m. in the Selectmen's meeting room.

Present: Selectmen Warren Doty, Frank Fenner, Jonathan Mayhew, Executive Secretary Timothy Carroll, Richard Smith, Kent Healy, Treasurer Melanie Becker, (reporters) Megan Dooley, Remy Tumin

Mr. Doty stated this special Selectmen's meeting is to prepare for September 7, 2010 Selectmen's Meeting. First we will review the cost of the rebuilding of the Menemsha Dock. Then review and prepare the warrant for the Special Town Meeting to be held on September 27, 2010.

Rebuilding Menemsha Docks:

Mr. Carroll informed the Selectmen that the remaining floating docks arrival will be delayed a bit due to the impending hurricane. Approximately one week delay.

Mr. Doty asked if the team investigating the fire had interviewed the persons from Mr. Mayhew's list of witnesses. Mr. Mayhew reported that with in the last few days the witnesses were getting interviewed. Mr. Fenner asked if Mr. John Kousbouski was on the list of witnesses to be interviewed. Mr. Fenner had heard he was in the "book a boat" slip just before the smoke was reported. He would be a good witness to be interviewed. Mr. Mayhew said he would like to add him to the list for he is a reliable witness.

Mr. Doty stated that it seems that USCG Captain Gifford and Commander Lattanzi have been responsive these last 10 days, referring to interviews and moving forward.

Mr. Doty asked if (Engineer) Mr. Healy would report on his recommendations for the rebuilding of the drive on dock in Menemsha. Mr. Healy worked with information from the site and from the Board. Mr. Healy feels the best plan would be to have 2 steel spiles 16 feet apart, with 2 whalers to drive composite sheeting into. The material the whalers would be made from would be wood. Mr. Healy believes that the spiles will likely need to be driven 50 feet for a solid hold. Mr. Doty asks how they can be sure that the grout that will be pored into the steel tube pilings will not sag at the cap. Mr. Healy assured he will be on site when the spiles are being set and he is confident the caps will not sag. As for the deck design of the drive dock it will be concrete and 15 feet wide. The railing materiel still needs to be decided. Mr. Doty would like to see a less industrial look than say highway guard rails. Mr Carroll said that chain link fence would be an easy application for the fencing. Building code requires that openings be small enough so that a 4" sphere would not be able to fit through the slats.

Mr Carroll brought up that the storage tanks that are buried at the old USCG Boat house should be removed now during the rebuilding process. Mr. Doty noted this should be brought up at the next Meeting that the USCG are attending. Mr Carroll thought that Mr. Mayhew had a very good design idea for the USCG Boat house placement. Moving the Boat House to the center of the dock with ramp in the middle.

Mr. Carroll reported on design recommendations for electric connections for the dock from Cole Powers. The best priced design is to have a primary cable pulled out to the filled dock and then erect a telephone pole to support an aerial transformer. The estimated cost for this is \$75,000.

Mr. Fenner would like to consider adding additional funds to the warrant for the dock to be rebuilt properly, and to complete the project. He thinks an appropriation of about 15% of the estimated cost to be added for a contingency plan. This would bring the amount for the Dock rebuilding to \$1.5 Million. Mr Fenner would like to use the Board of Selectmen's maintenance funds to pay for the engineering and surveying and not to wait for town meeting to vote to spend this amount, to keep the project moving forward.

Mr. Carroll believes if the specs could be finished by October 10, 2010 they could go out to bid by November 15, 2010.

Mrs. Becker, the Treasurer, presented the Board of Selectmen with some decisions to be made concerning the payment of the finances for the project. Mrs. Becker also addressed other financial items on other Chilmark Town projects. Special Town Meeting warrant article #1 (Dock Repairs) might not qualify for a tax exempt bond. With the rates being so low now she considers combining with the Middle Line Road loan. 5% of dock project taxable but combined project umbrella under tax exempt. Mrs. Becker would be sure that the wording in the contracts are so that when and if funds become available (by state/federal grants or insurance payments for example) lower the amount that is due on the loan. Another option to consider are Recovery Zone Bonds. These are of lower interest rates to us because the Federal government subsidizes the taxes due on these bonds making them attractive to the buyer of the bonds. Mr. Doty asked "how do we make sure these don't have a down side." Mrs. Becker will meet extensively with the Towns Financial advisor before a decision is made.

The Tea Lane Farm Article for the special town meeting:

Mr. Smith asked if there was still a committee established to guide the plans for the Tea Lane Farm. Mr. Doty said that the committee had worked to establish a plan and the plan now is to begin. Mr. Smith said that he believes that more funds should be allocated to the rehabilitation of the house and barns. He said he had asked Ben Moore to come up with architectural plans and a bid packet for the project. The estimated cost for this is \$3,000. Mr Doty thought this was a reasonable cost.

Mr Fenner and Mr. Mayhew both believe this is the time to complete the rehabilitation and are of the mind to add more funds to the project. Mr. Doty reminded Board members that they have letters of proposals from persons willing to live in house as is and to make improvements while living on the premises. Mr. Doty believes that the \$160,000 from the CPA and Historic Preservation Commission would be a sufficient amount to allocate for the Special Town Meeting Article. Mr. Smith said he had extensively researched the plan and believes that \$300,000 should be the amount on the Article for the Tea Lane Farm project.

Mr Fenner moved to approve \$300,000 as the total amount for the Article in the Special

Town Meeting warrant, with \$160,000 from CPA, \$90,000 from Free Cash and \$50,000 from Stabilization. Mr. Mayhew seconded the motion. SO VOTED: 3 Ayes

Beach preservation:

Board walk plan needs to be discussed more. Board of Selectmen hope that the Beach committee will attend the next Selectmen's meeting.

USCG boats slip lease:

Mr. Carroll would like to have Town Counsel Ron Rappaport review the revised lease.

Telephone pole on Menemsha Cross Road:

Mr. Fenner would like to see NStar move an electrical telephone pole back from the road edge at least 2 feet. This pole was a replacement to the pole damaged in a car accident. The placement now is only 7" away from roads edge. Moving this pole now before the wires are attached is a wise thing to do. Mr Fenner moved to contact NStar on this and have them move this pole. Mr. Mayhew seconded the motion. SO VOTED: 3 Ayes

Hurricane Preparedness:

Mr. Mayhew and Mr. Fenner will both be pulling their boats. Mr. Carroll said that the code red program is in place (reverse 911) and anyone can register to be up dated on the emergency alerts as they are released. To register go to the Chilmark Web page www.chilmarkma.gov and on the left hand side of the screen locate tab for CODE RED and enter information.

Mr. Carroll will continue participating in the Mass Emergency Management Agency/ National Weather Service conference calls at 12:30 PM daily to get a "cone of probability" for the track Earl will take.

Mr. Carroll stated he had a problem with the proposed island-wide business and road closures proposed by Oak Bluffs for 3-4 hours prior to the storms arrival. Mr Carroll would like the Selectmen's consensus on this.

Concerning Beaches Mr. Fenner would like to be sure the Town is not liable for any loss. Decisions on these matters will continue as more information on the Hurricane comes in.

Mr. Fenner moved to adjourn. Mr Mayhew seconded. SO VOTED: 3 Ayes

Minutes respectively submitted by Dilly DeBiase.