

Ad Hock Dock Committee
Meeting Minutes 01.11.21.

Attendees: Linda Murray, Jim Pineo, Robert Tougher, Paul O'Brien, Mary Devries, Dave Maher, Adam Dow, Brian Black.

- Call to order

Paul called the meeting was to order at 10:04am.

- Approval of Minutes

No minutes to approve.

- Paul spoke of review of dock plan of record and associated warrant articles.

Probably going to need some more meetings to talk about the parking lot of the docks.

Financial plan of record. A couple of warrant articles that Jim will review with us.

Jim Pineo:

Went through budget committee process and got some feedback from the budget committee for the warrant article for the dock repair and expansion. There was some concern regarding the extension. The extension of dock F is not going to happen. Budget committee did not want to see these bundled into one project. They want to spend the money they have right now. Dock A repairs to happen right now.

Proposed two separate articles.

No. 1. Is repairs of dock B C, D, E, F and G. That is one standalone warrant article. If it passes at town meeting by bond, the vendor will be prepared to start on repairs of B C and D will be done in advance of Summer weather. Going into the Fall of 2021 the vendor will do the remainder.

Dock is separate warrant article is \$300,000 for expansion.

Phase 1 = Dock A anticipated work to be complete by March 15th.

Phase 2 = Repairs of Docks B, C and D. Anticipated completion of that is June 1st of 2021

Phase 3 = Fall of 2021 to complete repairs to the remaining docks. Rebuild the docks E,F, G & H anticipated completion in March 2022.

Phase 4 = If warrant article passes will go on to the expansion to be completed by May 15, 2022.

Warrant Articles

850K in a bond.

If the warrant article fails, the rest is null and void.

300K in cash.

Utilizing a vendor out of Maine and subcontract with a local contractor.

Big thing is getting through at town meeting.

Questions:

Paul.

This has been a lot of work. Great job getting it down to one spreadsheet.

Bob Tougher

Everything looks good. Are we good to go with dock A as it relates to Mr. Bowers' property?

Jim

No. We have work to do there. That should not affect the repairs.

Paul

Don't think that is going to be an issue.

Jim

Only an issue if we want to extend dock A. Don't think it will be a problem.

Paul

We have to get out there and mark the lots.

Linda

Note: Chart says Dock H. There is no Dock H. G is the last dock.

Brian

If both articles pass, there is no way that the extension could be bonded?

Jim.

Right now the language is CASH, \$300k. Concern about adding to our long-term debt. When we are all said and done, if all warrant articles were to pass, we are \$67k over last year's request

for warrant articles cash. There is no way to be able to bond it if it passes.

Paul

I think our capital raise for 2021 is in good shape.

Brian

Asked about the two separate issues. Repair of docks and expansion of docks.

Paul.

Yes. That is a good way to approach it. The repair of the docks and the expansion of the docks.

Linda

Talked about the impact of bonding on the years to come. Using cash makes sense. If we have the cash lets spend the cash. Using cash for the docks makes sense.

Paul

There is a traunch of capital and we are able to use that to do the immediate repair of the docks.

There is some warrant article language. Is it done?

Jim

Warrant article language is essentially done, it is in review with the DRA.

Paul.

We will get the warrant article language out in the minutes, too. One page plan that says here is

the Dock program. We will get the map out to you and get the dock expansion laid out. The next thing after that will be the parking lot.

Bob Tougher

Initial CIP report for this Spring, the cash allocation amount was \$3m and now it is whittled down to \$68,000. There are some serious bonding issues coming up over the next few years.

Paul

Who would have believed that we actually have more revenues coming into the town than we anticipated? Financials were to the positive side. We're in good shape.

Jim

One thing. Received feedback from a budget committee member – very pleased with the direction that we are heading. CIP process recommended that dock extensions happen in 2024.

This committee needs to stand behind the decision to get these two projects get done together.

Linda

Expansion was not extended to them. It was a decision made by department heads and it did not fall into what we had told the voters last year. I think the BOS wanted to follow through with what we had told the taxpayers before. \$3M would not have happened because of the increase that Bob is talking about. As CIP comes to the BOS, we have to make decisions and choices as part of what you see today as part of the warrant articles.

Paul

It is great that the CIP committee allocates landing slots. I think that is what they are really good at. But then we have this flow of capital and cash coming in and we get together and we look at some things that weren't ready for prime time, but we make adjustments.

Linda

We should probably get a vote from this committee. We need to get feedback from Adam, Mary and Dave.

Mary

I understand the reason behind separating the two warrant articles. I'm in support of them. What are the next steps for this group? There is a budget committee meeting tomorrow. Are we planning to speak to that tomorrow evening?

Paul

You can speak to that if you want as individuals. We would love to speak to that as a unified group.

Linda,

I think that is what we are looking for. I hear Mary saying that she is in support of it all.

Dave Maher

I support this direction and also go with Mary's desire to have this committee vote on it and report that vote to the budget committee.

Adam Dow

I'm in support of it. I hope that separating it out doesn't run the risk of it getting turned down. Expressed being an Islander, the dock space is very important.

Paul

Kathy Eaton did a very useful job of speaking to the budget committee. If you assume every boat is on average 22 feet. I want to know how many new parking spaces we get. Will they get use? Yes. Will they spend money? Yes. If the docks look really nice, people will want to go there.

Linda

Thanked Adam for the Island resident side of it. It is significant. Lots of people come into town by boat instead of by car. It is not just about tourists, it's also about residents.

Paul

No disagreement about the repairing the docks. The bonding piece, whether it is bonded or cash, the \$300k increment is what created some consternation. Let the voters vote. If there is some support, that would be great. Need a motion to support the proposal to move the program to the voters in two warrant articles.

Motion to put forward two warrant articles to the voters was moved by Dave Maher

Mr. Tougher seconded it.

Bob Tougher

I understand the discussion to push out the dock expansion to 2024. I would speak to the issue that we need to do it sooner so we can get to the parking lot. I'm going to vote for it tomorrow. I would not push the issue that it is important to the economy.

Brian Black

The dock expansion is going to be the harder sell to the public. I hope that we are prepared to present a good visual so that the voters can see that it will not go halfway out into the bay. I think we do need to support what the gains would be to expand the docks. How many spaces are we going to pick up? Is there a financial advantage to having the work done at the same time that the repairs are being done? Present and let the people decide what they want to do.

Mary

Adams points were spot on. There is a way to highlight financial gain without using numbers.

Dock A work is going to begin right away and that should be advantageous. Why wouldn't we

continue that work.

Adam

Two types of people that use the docks. There are the people who are waterfront owners and island people get some sympathy. A lot of people have boats. I don't think the voters want more docks so people can tie up and be there for the day. Maybe there is a dock that you can't tie up or only be there for 10 minutes or so. Need to cover all the scenarios.

Paul

Jim, we need clarity regarding the fire dock.

Jim

When the bid documents went out...

The next steps when we do the seawall, it is penciled in that we program a drop-off space. Dave loved the idea. It won't be with this phase of projects.

Adam

I think the voters care more about drop-off, time limits for the docks.

Linda

We have a four-hour limit on the docks right now. It means you cannot stay for the day. WE may need to make sure people understand that we have a dock limit.

Paul

I like Adams segmentation model. There is something here for everybody. We need to segment the audience, the islanders, the waterfront owners, the tourists. Don't debate the data. We are creating much more capacity. Rumor has it we will have a new restaurant and a new retail store or two.

Bob

Unrelated issue. Wondered if ADC and the Chamber did heavy advertising to get people to come over. They are not driving into town or taking a boat. The more people you get on the Mount the better off we'll be.

Dave

Yes. I would add that the town should consider having a dock concierge monitoring the parking of the boats to generate more capacity.

Paul

I agree. They do a great job at the Naswa.

Paul

There is motion on the table to support the dock program as currently constituted with two warrant articles; One for bonding the big one for about \$850k and a second to pay cash for the dock expansions.

Moved by Dave Maher and a second by Mr. Tougher.

Rollcall vote:

Bob - yes

Mary - yes

Adam - yes

David - yes

Brian - yes

Paul - yes

Linda - yes.

Paul

By unanimous consent this motion has passed. We will convey this to the budget committee.

Paul

Probably not another meeting real soon.

Linda

I think we need to meet in May if something is going to happen in 2022, because whatever we're thinking of should go through the CIP process.

Jim

The bond hearing for the dock repairs is scheduled for Friday afternoon at 4pm. If you want to be at that meeting, I will send the link. It may benefit us to have this body there to speak.

Linda

So, we have two dates. One on Tuesday where the budget committee will review the warrant articles, Bob can clarify that they will take a vote after they present the operating budget.

Bob

I am not sure. It is somewhere in the middle of all that. We also have a meeting at 5pm.

Linda

So there are those two and then the Friday 4pm meeting.

Paul

If you represent an organization, not a bad idea to speak up about your passion. We should be capable of stating why we support it. The next thing is hopefully a set of warrant articles. The next step will be to move onto the parking lot. We are trying to get all the survey work done, so that when you meet to discuss that you will have the data.

4. Motion to adjourn moved by Adam Dowe, Seconded by Bob Tougher.

Rollcall vote:

Linda - yes

Adam - yes

Mary - yes

Bob - yes

Brian - yes

Dave - yes

Paul - yes.

Meeting was adjourned at 11:04am

Submitted by,

Karen Lancaster

