

Minutes for St. George Fort Point Ad Hoc Committee Meeting held on Thursday December 3, 2020

Attendance: Members: Ken Oelberger, Tim Polky, Jerry Hall, John Falla, Dale Pierson, Tom Gorrill

Announcements: None

Modifications to Agenda: None

Approval of November 19, 2020 Minutes: Jerry requested that under Alternate ROW, 2nd line, 3rd sentence be modified to “some of their concerns are obvious”. The minutes of November 19, 2020 were approved with this change.

Old Business

Survey & Design Contract- Tim said he called CES and Gartley & Dorsky (G&D) to let them know the Ad Hoc Committee (the “Committee”) selected G&D. Tom followed up with Will Gartley that the selectman approved \$1600 for the wetland work and the Committee would like to have the wetland flagging done as soon as possible. Will told Tom he expected to have the fieldwork done the week of December 7th. Tom explained to Will that the scope of work for the remainder of the project may be reduced; Larry Johannesman from the MaineDOT may do the preliminary design of the parking lot and we may not need a complete survey. Dale asked if the Town should have a contract with G&D for the wetlands. Tim said the work is consistent with their proposal and they have worked well with the Town in the past, so he did not feel we needed a contract at this time. Tom said Will was willing to meet with the Ad-Hoc Committee if that is beneficial.

DOT parking- Tom said he has exchanged contact information with Larry who will text **Tom to meet the next time he is in the area.** Tom also mentioned that he looked into the National Park Service’s (NPS) Rivers, Trails & Conservation Assistance Program that Larry mentioned during our November meeting. Tom said it is not a grant program, focusing instead on helping communities with projects define their project vision and goals, inventory resources, engage stakeholders, help with community outreach and participation strategies, help identify funding strategies and develop conceptual plans. Assistance is requested by filing an application which is due March 1, 2021. **Tom said he has a call into the program administrator, Julie Isbill,** to discuss how she could help with this project, but it does not fit well into our current application timetable for the project.

State ROW License-Tim received a draft of the proposed MaineDOT ROW license and distributed it to the Committee. Tom sent a copy to Doug Beck for comment but has not heard back. **Tom will follow up with Doug for his comments.** Jerry noted the mailing address on the license is incorrect; concern with the requirement that no use could be located within 30 feet of the white line; and with paragraph 9 on page 2 allowing either party to terminate the license. He questioned whether the Town would have still access if the State terminated the agreement. Ken asked if the Town would need a legal review. Tim said it would depend on the terms and noted that the BPL

would need to accept the License. These concerns were noted and will be added to any concerns that Doug may have. **Tom agreed to measure where the 30 foot setback falls on the site.**

State Maintenance Agreement- Members reviewed the draft agreements from BPL and agreed that the Sabattus agreement was closest to what will be needed for Fort Point. Ken suggested that the Town could prepare a draft agreement based on Sabattus as a way to expedite the process and the Committee agreed. **Ken agreed to prepare the draft agreement.**

Abutter Meeting- Ken distributed the draft abutters notice **and will work with the Town staff to mail it to the abutters today** in order to provide adequate notice for the meeting on December 12th. Jerry has reviewed the draft Powerpoint presentation Ken had developed for the planned January public meeting and feels that we can use some of that at the abutters meeting. Jerry said we need to explain the history of the project; that it was initially just to improve the portion of the trail on the Town's property and make it UA, that subsequently the State proposed we include the Fort Point Monument as part of the project in a way that could be beneficial to the Town, and that the Committee wanted to explain the project to the abutters and understand any concerns they may have before proceeding. Dale said we need to make sure they understand what we are proposing. Ken suggested a few pictures of the existing conditions may be helpful since some people attending may not want to walk the trail during the meeting. **Jerry agreed to prepare a one page draft handout for the Committee to review.**

Alternate ROW- Dale noted that he has heard from Richie Paulson, but has nothing to report yet.

Fund raising – John reported that no additional pledges have been received since his last report. Ken said he had not heard back from MCHT as to whether they were able to increase their donation beyond the \$10,000. Ken has talked with Meg Rasmussen, the Executive Director of the GRLT, and with Alvin Chase. They plan to discuss with their Board whether they have available monies for the project. He noted Meg said there may be a few people she could approach and is willing to give tours to prospective local donors. It was agreed we should begin the public phase of the funding appeal after that public informational meeting in January.

Schedule going forward – Ken said if we raise enough donations, we may not need a special town meeting. Tom asked if a town meeting is required to approve the license and/or the BPL Maintenance agreement. Tim said the Selectman can approve both. Ken noted that while grant awards are made late in the year, the monies are not made available until March. Jerry noted that these are reimbursement grants so we will need to determine how to manage that financially. Ken used an example that if the Town were awarded an \$180,000 grant, and the contractor submitted for 3 payments, the Town would need to up front the 60K before being reimbursed. John noted that historically the only time cash flow is an issue is in August and September before tax payments begin to arrive. Tom said the Contractor may do this project quickly, resulting in larger payment requisitions and therefore the up-front costs to the Town could be

large. He also said these payments are typically due in July and August when the majority of the work will be done. Tim said that these anticipated payments, to be made in advance of the project reimbursements, will need to be included in the budget process which starts in January.

Additional Discussion- There was additional discussion on when to meet with G&D. Jerry favored meeting with them to determine if there are ways we can reduce scope. **The Committee asked Tom to check if they are available for our next meeting on the 17th** and that he should be clear with them that the objective of the meeting will be to determine if there are ways we can reduce the Town's up front cost and if some engineering tasks can be deferred until after the grant awards. Tom noted that during our last zoom meeting with Doug Beck, he seemed to say that there was some flexibility in requiring some of the things he had noted in his site visit this fall. **Tom will review the application form to verify requirements of the submittal.** Dale cautioned that any change in those requirements by the BPL should be confirmed in writing.

Meeting was adjourned at 10:00 AM