
REPORT OF THE TOWN MANAGER

TO: SELECT BOARD
FROM: JACQUI BEEBE, TOWN MANAGER
SUBJECT: TOWN MANAGER REPORT
DATE: MAY 20, 2024



CAPITAL PROJECTS

Eastham Wastewater Project

- The Town has offered wastewater contracts (3) for the project and are currently negotiating all three. EPG will **Design the Collection System** and provide **Owner's Project Manager Services for our Wastewater design and treatment plant. OPM responsibilities will continue into the construction phase.**
- **GHD, our current Wastewater consultants** will go under contract for the **treatment plant design and continue as designers into the construction phase.**
- The project has received comments from MEPA (MA Environmental Policy Act) filing, and our next deadline is to answer those questions and file a formal EIR (Environmental Impact Report) by June 17, 2024.

Eastham Water Project

- **Wellfleet Water Extension-** will be completed in the next 10 days, and we will invoice both the Drive-In and the Town of Wellfleet.
- **Contract 23**-is not permittable, as the NPS has changed its regulations since the town completed all the survey work in 2016. They are requiring that we re-survey all of the contract 23 roads, as well as provide engineering and permitting assistance to the 80 homes in the contract. The additional burden this causes is roughly \$2,000,000+ in today's dollars as well as an 18 to 24 month delay in a contract already awarded. As this is the last contract to complete the system, we can not reschedule while we work on permitting and continue with the contract. I will schedule a discussion on the topic with EPG and will work with Director of the Environment, Hillary Greenberg to look at other options to provide water to residents if necessary.

Town Hall Exterior Renovation

- The project is running into delays due to a dispute with the masonry sub-contractor, Thompson's Waterproofing. They are asking for an additional amount to replace all

the lintels around the windows, which are rotten and need to be replaced with steel. We are disputing this as the lintel replacement and required work was discussed and shown in the bid specifications. By contract, the subcontractor should complete the work under protest while any appeal or process is occurring, so we have reached out to the AG's Office to try and mediate the dispute. If the non-performance continues it will cause a delay in the completion of the masonry work and subsequent work on walkways and landscaping that need to be scheduled after the masonry is completed. Best estimate is that we are now into June for completion.

- Work still to be completed: replacement of two air conditioning condensing units, repair and painting of the cupola, and installing the new flagpole.

Nauset Regional High School Building Project

- The District went out to bid May 2, 2024 for the \$120,000,000 high school bond. They received eight bids, and the winning bidder was Mesirow from Chicago, who offered an interest rate of 3.840996 and a bond premium of \$3,463,633. The premium will be applied to the debt, and combined with the favorable interest rate, lowers the Eastham FY25 payment by \$40,474 to \$1,544,962.
- In continued good news, the MSBA notified the District that they will contribute an additional \$8,062,731 to the project (already at 42% reimbursement). This will be used to pay expenses for the project and reduce debt service, and should reduce Eastham's share of the project by \$1,612,846.

TOWN MEETING FOLLOW-UP

- The Town Clerk has already submitted certified votes of the land swap votes in article 5B & C to the NPS.

PROJECT UPDATES

Strategic Plan

- **The Strategic Planning Committee is on target to complete the new draft of the plan (2025-2029) by the end of the fiscal year.** They are working on final summaries of Goals and action items. Expect to see final draft soon.

Evergreen Cemetery:

- I have been working with the Board of Trustees and Town Council to work on legal documents so that the Town will assume responsibility for the operations of the cemetery. We have been discussing having a license outline these responsibilities until such a time as we could transfer title at Town Meeting. I am meeting with the Trustees with John Roughly at the beginning of June.

580 Massasoit (Thrift Shop)

- **Town Meeting approved CPA funding to complete an exterior renovation of the 580 Massasoit property**, including replacing aluminum siding with materials more in keeping with original, replacing windows, creating walkways and parking, (improving access), and replacing/renovating the front porch and front exterior. We will be meeting with the Friends of the COA group over the summer to get a better sense of their needs and then develop the timeline for the project. We will not be going out to bid with this until fall of 2024.

Beach Plum Motor Lodge

- SV Design has been very busy working on scenarios for the Beach Plum property. We are on target to have a preliminary design and cost estimate for you to review in June. They have determined that we can accommodate three units on the site, most efficiently in one building, that would allow two studio apartments and one one-bedroom apartment. The initial design has the new structure tucked in behind the existing house, with the highest elevation away from the abutters, to allow for privacy. The view from the street will be minimal.



Route 6 Corridor:

- EPG traffic engineer, Jim FitzGerald met with public safety to staff review the draft route 6 plan and make necessary adjustments
- We will be scheduling a next presentation for the Board in June, just prior to a meeting to review the plan with the MA DOT.

Intersection Design & Permitting:

- The Town has contracted with EPG for the design and permitting of two intersection improvements for **Bridge Road and Bayview and Herringbrook at Kingsbury Beach Road**. The later is a simple design project, but the Bridge/Bayview intersection is problematic as the site is a low-lying road, in the resource area for conservation, and in need of better drainage. These factors will require a more extensive design and permitting process. Once this phase is complete, we will plan to complete construction of this improvement.

DEPARTMENTAL UPDATES

Recreation Department

- The Sticker Office windows open Friday, May 24 for in-person business. Memorial Day Weekend hours will be Friday, Saturday, and Sunday from 9am to 3pm. The office will be closed on Monday, May 27.
- The Sticker Office hours for the season are Thursdays through Mondays from 9am to 3pm. The office is closed Tuesday and Wednesday and Holidays.
- 2024 stickers are needed July 1. The 2023 stickers are valid through June 30.
- The Sticker Office now accepts credit cards as payment, there is a finance charge when using a credit card.
- Beach gate attendants and charging/requiring stickers at the town bay beaches (see attached memo)
- As of now, there will be no lifeguards at Wiley Park or Great Pond. Without lifeguards to supervise the docks, we will not put the docks in at Wiley Park.
- We currently have (3) swimming instructors on staff – last year we had (4). We are still actively looking for another instructor. Swimming lessons and Swim Team will happen, depending on the number of instructors they will be structured differently.
- The Windmill will open on July 1. Hours to be determined!
- The Recreation Department takes over the recycling of plastics and cans at the Transfer Station from June 1 through September 30.
- We enrolled 110 children in the summer program! The program runs July 1 through August 9.
- Father's Day Fishing Derby – June 8
- Kick-off Summer Dance Party – June 20

- Summer programs - yoga, pickleball clinics, basketball clinics, family games at the beach, historical bike rides, July tug-of-war event, August Family Karaoke event.

Police Department

- The Chief is planning to **place the new digital speed signs** in the following locations: Bracket Road-near Emerson, Nauset Road-near 1675, Schoolhouse Road-near Candlewood, Steele Road-near 210, Campground Road- between Walker and Higgins, and Samoset Road-near Clayton Circle.

LEGISLATIVE UPDATES

- **H2097, The Community Fund-** The new language the Select Board voted on May 4, 2024 has been sent back to the Senate with certification of vote by the Town Clerk. Hopefully, we will be able to get this through the legislature before this session ends. Senator Cyr's office has been very supportive and helpful throughout this process, and we are on the home stretch!
- **H4012, Conservation Restriction for District H-** Still in the House and no new information since 1/4/24.

LOOKING AHEAD

The Council on Aging is having its annual volunteer appreciation luncheon Wednesday, May 22 at 10:00 am. They have extended an invitation to the Board. If you would like to attend, please email Dorothy Burritt at coadirector@eastham-ma.gov.