



# Minutes

The Provincetown Public Pier Corporation public meeting of Thursday, June 27, 2019, at 5pm, in the Caucus Hall of Town Hall, 260 Commercial Street, Provincetown, MA 02657.

**Members Present:** Regina (Ginny) Binder (RB), Chair; Herbie Hintze (HH); Richard C. Holland (RH), Carlos Verde (CV).

**Excused Absence:** Scott Frasier.

**Other Attendees:** Rex McKinsey (RM), Harbormaster & Pier Manager; Doug Boulanger (DB), Facilities Manager; Jamie Demetriou (JD), Office Manager.

**Members from the Public:** Josh Rowan, Captain of The Hindu schooner.

**Agenda** (Discussion may ensue, votes may be taken)

## 1. Public Statements

None.

## 2. Review Minutes

RB requested the meeting participants speak up and clearly in absence of the minutes' taker.

**HH made a motion to approve the meeting minutes of May 23, 2019. CV seconded the motion and it passed, 4-0-0; RB, CV, RH, HH.**

**HH made a motion to table the meeting minutes of June 13, 2019. CV seconded the motion and it passed 4-0-0; HH, CV, RB, RH.**

RB mentioned that she will work on getting the meeting minutes to the PPPC in a more timely fashion as they seem to be operating at a week behind.

## 3. Special Agenda Items

The Hindu Request

At the start of discussion, RM reported that Mr. Rowan was currently on a sunset cruise and that his girlfriend may make an appearance today on his behalf; said they now have a signed contract with a check and today's meeting was to address The Hindu possibly being awarded a five-to-ten , or long-term, contract; related to Mr. Rowan that the Board was looking a number of potential tenants and that he learned the Hindu has a lease in Key West. At this point, Mr. Rowan arrived at the meeting. RB said her concern is over making a special case for the Hindu in regards to the agreements existing for the other tenants. RM said the difference is that the Pier owns the Hindu's float slip and suggested looking at a rough draft of a new agreement with seasonal terms as put together by staff.

RB said it's possible that the fast ferry has asked for a ten-year lease and that Captain John's may also ask for one; polled the other board members for their input.

Mr. Rowan said he doesn't have the terms of the Key West lease on hand, but would send along an electronic copy; referenced it as similar as to what other slips have here on the Pier such as options to renew and a requirement to follow protocols as they change; said all the slips are owned by the City and there is a 20-year wait list to get a commercial slip in the City and that his lease term is indefinite in that he is able to continually renew in a situation that is favorable to both parties.

RM said Mr. Rowan got his payment in by the deadline and RB made a point that the Pier does not want to give the public the appearance that The Hindu is being given special or preferential treatment for coming in at the last minute. HH said he liked the idea of looking at the Key West lease. Mr. Rowan said he was fine with the Pier taking a few months to look over the lease. CV referenced the previous PPC meeting whereby discussion centered on The Hindu being late with its paperwork and said he was glad to hear about the arrangement with The Hindu in Key West. Mr. Rowan gave a bit of back history regarding The Hindu and Foggy (Kevin Foley). RB said the Board would look forward to reviewing both the Key West lease as well as what that City does with its float tenants.

After Mr. Rowan left the meeting, the Board continued its deliberations on The Hindu. CV said he would be in favor of a five-year lease, and RH concurred. DB spoke of a lease proportioned as 2+3+5, down the road. RM said a Public Hearing would be required to make changes to the lease arrangements and RB said the Board was in a good situation to review the lease in order to make a good business agreement following 16 years of prior experience, and that she would consider the appropriate language needed to present the case to the public. Further discussion involved some history regarding rates and rate changes.

#### **4. Pier Manager Report**

RM spoke of staff training conducted this past spring and which continues into the summer, including those who are in attendance at the annual National Seashore Lifeguard Training session, getting training on shark-related incidents; new response kits have been ordered as part of a State grant.

RB asked when the Pier would receive the results of the report they paid into concerning the rise in potential aquatic incidents. RM said a draft is being prepared for the Committee. RB said she felt the Board should be apprised of training that the Harbor is providing for the staff. The Board discussed suggested strategies and remedies for shark emergencies.

RM reported that the third shift was now up and running through mid-September and the fishers were happy about that and said the He is addressing the issue of wakes in Harbor zones and that slowing down the ferries could add 8 minutes to the trip, which would throw off the schedules of the ferry businesses. RB asked if the published times could be changed. RM said there were tests done to measure the impact of such changes. CV asked where the complaints came from.

RM said complaints generally came from the West End when the tides are low, that the waves come from the center of the Harbor and that among the complaints are those from the shellfish grants. RM expressed his concern to keep the ferries running on time and that a route change of 500 yards is a solution under consideration. CV voiced concern that there has been a wake issue and yet today is the first he has learned of the situation. RM said the Harbor Committee has been fielding a majority of the complaints. RB requested a joint meeting with the Harbor Committee and possibly some representatives from the Shellfish Committee. RH questioned if there was truly a terrible inconvenience to the complainants with the solution proposed. RM said the expected attenuator would not affect the current problem, as presented.

RM said staff was prepared to work with the Police Department for the upcoming Portuguese Festival festivities. The Board discussed ways to present the Harbor budget to the Town.

## **5. Select Board Meeting**

RB spoke of the Pier budget to be presented to the Board of Select on July 8th and the MLU; suggested a preview might be arranged instead, with updates, and to then go forth in January with an ask based on the numbers. RB said she didn't see any reason why the Harbor shouldn't be on a fiscal year, as opposed to a calendar year. RH said he could be available for the July 8<sup>th</sup> meeting.

RB said she and RM met yesterday with Acting Town Manager David Gardner regarding what might be presented to the Select Board at the July meeting. HH said he would be at the meeting of July 8<sup>th</sup>.

## **6. Director's Statements**

RH said he was at a recent Film Festival event and spoke with a woman in Development with the Festival about the prospects of weddings at the Pier as a possible revenue stream and, in that vein, the potential for film festival events on the Pier, as well.

CV reported that he has been getting complaints concerning parking at the Pier regarding people who park at the Pier and then walk about the Town, rather than taking a whale watch; mentioned the measure of photographing parked cars and that there are people down at the Pier who are keeping watchful eyes on this situation on a continual basis. CV said he did not witness this scenario himself. HH added that he has seen cars driving down the Pier to drop people off or pick them up for the ferry by taking available parking spots instead of staying in the running queue. RM said tickets started to be written last week and that with the Harbor being fully staffed for the first time in a number of years, a lot of work is being done and training continues. RB asked for a staff schedule, including staff training, as per the new rules of January 10, 2019 which mandate that a staff calendar is made available to the PPPC every two weeks.

RB said she had fielded a number of complaints from the public about being spoken to, or treated in, a disrespectful manner by staff and said that as the Pier is the gateway to the Town, there should be no reason for not treating the public with respect. RB requested a list from RM of all the protocols and information being disseminated to the public from the Harbor Master's office this season.

## **7. Office Manager Report**

JD spoke of ongoing work regarding the Square and the progress being made on that front; said they are on track to go live with Quick Books on August 1<sup>st</sup>; reported a number of budget meetings with RB, DB and RM; said the ECNs went out this week and that they have received new staff shirts; reported 22 available Kayak spaces open to the public for rent, and that Priscilla Jackett is still working on the Moorings data, to which RM remarked, Ms. Jackett is a godsend.

## 8. Facility Manager Report

DB gave updates; said the front of the Harbor Master's office and the ramp were pressure washed this week and wood trim painted; miscellaneous painting throughout the Pier continues on good weather days; benches are being sanded down and stained; walked the Pier with the Cape Cod Commission and a tentative date of the 2<sup>nd</sup> week of August for a traffic study be addressed, CC Commission is trying to be scheduled along with the study one on Bradford & Standish Streets; All Fire extinguishers throughout the Pier as well as Harbor Master's boats were inspected this week and several fire extinguishers were replaced; said everything will be set and in order for the Blessing of the Fleet; addressed Floating Dock Reconstruction project; noted that Layout drawings have been returned to the contractors with PPPC comments and that a conference call is scheduled for tomorrow morning to review schedule.

CV asked if a deck was being installed, to which DB said it was not, that it's a rack storage access to the ice machines. CV asked if a budget could be built to purchase a new forklift. DB said it is on his list. CV said that if it gets to the point where 2k in repairs is being put into the forklift's upkeep, then a consideration should be made to get a new one. RB said she and DB have been looking at budgeted line-items to figure out where the need is and how to move forward.

## 9. Sub-committee Reports/Old Business

### Embarkation fee discussion

RB suggested the sub-committee to address the issue of the embarkation fee be tabled at this time. CV stated his interest in this matter related, in part, to the costs of machines to collect the fees and store data, which he quoted as coming in between 2k and 9-10k. RB said she spoke with JD on the issue and then brought a talking point to Steve Roderick in terms of how such fees are collected in other municipalities, and added that the honor system hasn't seemed to work. CV said he felt it was the Board's responsibility to implement the measure to collect fees through accurate accounting. RH said he'd like to float the thinking by Steven Roderick.

RB raised the prospect of people down on the Pier engaged in random counting of passengers. HH asked why it's not as simple as getting the manifest numbers from the boarding operations. CV replied that it could be as simple as that and agreed that he didn't understand why those head counts could not be made available. RH questioned if a mandate could be employed to arrive at accurate accounting. RM said he would look into these concerns and proposals but that the numbers that are traditionally recorded usually reflect the reservations and not the final head-count. DB said he has repeatedly requested this information on a weekly basis.

CV said he is not of a mind to make any approvals concerning the transfer of licenses or moving of docks around to accommodate vessels until this ticketing issue can be resolved.

## 10. New Business

None.

**HH made a motion to adjourn the meeting at 6:61pm. RH seconded the motion and it passed, 4-0-0; HH, RH, RB, CV.**

Respectfully Submitted,  
Jody O'Neil