



# Minutes

The Provincetown Public Pier Corporation Public Meeting of Thursday, September 12, 2019, at 4:00pm, in the Judge Welsh Room of Town Hall, 260 Commercial Street, Provincetown, MA 02657.

**Members Present:** Regina (Ginny) Binder (GB), Chair; Herbie Hintze (HH); Carlos Verde (CV); Scott Frasier (SF); Richard C. (Rick) Holland (RH).

**Other Attendees:** Donald (Don) German (DG), Acting Harbormaster; Doug Boulanger (DB), Pier Manager; Jamie Demetriou (JD), Office Manager.

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

GB called the meeting to order at 4:02pm.

## 1. Public Statements

None

## 2. Review Minutes

HH made a motion to table the 15 August 2019 meeting minutes review until the 26 September 2019 meeting, CV seconded. All in favor 5-0.

## 3. Special Agenda Items

### Ginny G Relocation and new charter requests

DB: As the 2019 summer season comes to an end, long-term tenant of 7W needs a new dock space.

RH: There is no precedent for preferential treatment. Does the tenant have to go back into the general pool of applicants?

CV: He's been a tenant of Luigi's float for many years. I think it would have to be back into the pool of applicants.

SF: Should the spaces be allocated based on who is engaged in commercial fishing?

RH: He should be in pretty good shape in terms of getting preferential treatment based on his business.

CV: Spot 10W (where the Hindu resides) is a possibility.

SF: He should submit an application. We can go from there.

HH: We are talking about rules and regulations, but at the end of the day he just wants a place to dock his boat.

RH: We do have rules and regulations, and they should be followed.

SF: The rules and regulations that are being updated are being updated to avoid subjective decisions being made, as in this type of situation.

### Electrical incident

DB: Electric shock incident problem has been identified by a team of engineers and repaired. Electrical Engineer feels that the repair work done was adequate for the time being. DB has a conference call scheduled for 9/13/19 to discuss in more detail.

RH: Do we have a press protocol, a "talking head" or chain of command for press-related inquiries?

GB: It depends on the reporter, who they reach out to, etc.

RH: I will think more about a proper protocol / chain of command.

DB: Everything has been inspected, but we are holding on releasing an official press release until we have official approval, and the repairs are inspected by the town.

SF: To summarize the facts to date: We have had two incidents similar to the recent incident. In both cases, we called the town's electrician and, in both incidents, felt that they had solved the problem. In the latest incident, having used a professional testing organization, the source of the electrical current was the pedestal that had been mishandled and created a stray current. The solution was to ground the plate.

GB: The loose wire was discovered by American Electrical Testing (AET). AET systematically inspected every circuit on the pier.

CV: When this is signed off officially, we should remove the barriers and proceed as business as usual ASAP.

SF: Once everything is done, we should have communication with the families affected.

### Trap Shed Application Process

DB asked the Board who will be on the trap shed committee this year.

GB: When I joined in 2018, I tried to delegate as much to the Board and away from the pier staff to relieve workload. Maybe we don't need these kinds of sub-committees now that we have Pier staff.

CV felt that subcommittees like this may need to stay in existence in some way. RH agreed that the Board should remain involved.

GB: The Board does have history with the people involved and so the Board should remain involved, particularly HH (who has been trap shed committee chair in past years).

### Additional Costs for GEI to conduct utility inspections

GB: In addition to electrical, GEI will also inspect sewer and water.

DB wanted to emphasize that these inspections were done separate from the electrical incidents. Because of them, though, DB wants GEI to do a full inspection. There are numerous concerns, including water lines, sewer lines, etc. With this full inspection report, DB can put out a bid package for proper repairs. The inspection should be able to start the week of 16 September 2019.

SF: As the pier gets older, it's going to get much more expensive to maintain. Just in this inspection alone, we are spending an extra \$12,900. What we are going to find, in doing this, is that many things need to be upgraded.

GB feels that this is the exact right time to do these upgrades.

SF: We are going to need more revenue to pay for these repairs. In the last fiscal year, we are going to be at break-even. We are going to face some very substantial bills in the utilities area. We either need financing from the town or we need to raise money from our tenants. In terms of the town, we would not be able to get money until July 2020.

HH: As a board, why don't we present this problem to the Select Board at the next meeting we have with them?

GB: We have been setting the table with the Select Board that these are going to be our needs in the coming years. The concept of \$200K/year for maintaining an \$18 Million facility is completely appropriate and is not entirely unanticipated.

CV made a motion to approve the \$12,900 additional inspection costs, HH Seconded. All in favor 5-0.

#### USCG Security Inspection 9/19/2019 10AM

DG: First Annual security inspection will take place at 19 September 2019 at 10:00am.

#### WAKE Stakeholders Meeting 9/19/2019 2PM

DG: WAKE Stakeholders Meeting next Thursday. Invited to the meeting are representation from a variety of concerned parties (Dolphin, Ferries, etc.), USCG, PPPC, etc. CV is going to represent the PPPC and report back to the Board.

SF: Based on my research, there is one known solution and that is a speed limit.

CV: When you're a captain of a vessel, you are responsible for your own wake. As opposed to a speed limit, I think we need a "no wake zone."

#### Hurricane Dorian after action report

DG: The pier weathered the hurricane well. No problems and no apparent damage. Pier lights were turned out to facilitate seeing out better. Police recommended red lights inside the office, but probably not the best solution, as any light inside affects the ability to see out.

GB: I appreciate and would like to thank Rob Acuri, a seasonal Assistant Harbor Master, for coming in to do the 12-8 shift.

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

DB presented the report. GB requested that the CIP be sent to SF for review at least 48 hours prior to its September 26, 2019 due date to Elisabeth.

GB: We need to look at the additional costs for American Constitution to dock so that they are aware of them (due to security plan) ASAP.

GB: Do we have economic impact studies of vessels, i.e., comparing the American Constitution and the Celebrity cruise ships? CV: American Constitution customers apparently like artwork, from what he has heard from the galleries.

DG: Somebody came in and asked what we charge for a security detail and I didn't know the answer.

CV: The police have a format for how they charge by the hour and we should work with them.

CV: DB needs to get specifics around where the wave attenuator components will be stored during construction in the harbor; how the contractors will handle all the pieces. The schedule does not work for our fisherman. This should not be our financial responsibility in terms of workarounds / logistics / mooring adjustments to the fisherman that have to take place due to the poor scheduling by the contractor.

## **5. Harbormaster Report**

DG: Schooner Regatta will be advised that the pavilion used for their party will have to get an alcohol license next year.

## **6. Office Manager Report**

JD stated that PPPC is going with the POS system ShopKeep.  
SF made a motion to approve the POS's \$2,148.00 cost, HH seconded. All approved 5-0.

GB asked JD to send a post-season / winter staff schedule to the Board as an FYI.

## **7. New Business**

SF: Suggested a motion that the Board authorize DB to be allowed to call Corporate Counsel as needed (and simultaneously inform the Chair of the purpose of DB's contacting of the Counsel).

GB: In keeping points-of-contact at a minimum with Counsel, she felt that she should remain the contact person with the PPPC.

CV, RH: Stated that they are pleased with the transparency of the staff that has been happening lately and the great work being done.

CV: Also wanted to thank GB for her work done on the Board.

HH made a motion to adjourn at 6:06pm, RH seconded. All passed 5-0.

Respectfully Yours,  
T. Jason Brown