



**Provincetown Public Pier Corporation (PPPC)
Judge Welsh Room
Meeting Minutes of Thursday, October 13, 2016**

Members Present: Kerry Adams (KA) (arrived at 4:52 P.M.), Ginny Binder (GB), Herbie Hintze (HH), Carlos Verde (CV) and Scott Fraser (SF)

Members Absent: None

Other Attendees: Rex McKinsey (RM), Harbormaster and Jarrod Koskey, Administrative Assistant.

Additional Attendees: Ray Sturdy III (RS) (Pier Business Manager Interviewee), Robert Casper (Public Attendee), Katie Ward (The Banner)

Chair Kerry Adams called the meeting to order at 5:00 P.M.

(KA) made introductions of the board members as well as (RM), (JK) and (RS)

Public Statements:

Robert Casper posed the question as to when he could expect answers from (RM) regarding limitation questions regarding the crane on the pier. (RM) replied that he has received his multiple emails and calls and to understand the pier is a “bridge” and all they need to do is to advise intent to bring the crane but it must be behind commercial uses of the pier. Both parties agreed to take further conversation “offline”. (CV) asked when the question was originally posed to (RM). Robert Casper stated he would have to refer back to his email account to see the dates when emails were sent to (RM) and David Panagore.. (RM) replied that it was posed since The Schooner Race.

Review of Minutes:

A motion was made to approve the minutes of the September 22, 2016 Public Meeting as written.

Motion: Kerry Adams

2nd: Herbie Hintze

Yes: 5

No: 0

Abstain: 0

Motion passes.

Working Groups

Personnel sub-committee: Introductions made of those present at meeting by Kerry Adams.

Engineer’s Report:

(RM) stated he has been working with Rich Waldo and others in order to quantify and model out the immediate repairs for this section. Advised that now that outside of T was done that the most logical way would be to approach the pilings would be to handle 40-50 at a time. He reviewed the costs located on the engineer's report provided to all members. Mentioned age of oak piles and that they failed to last past 5 years which fell short of 6-8 year expectation. He expressed the idea of replacing the fixed piers behind office if we intend to re-configure the commercial fishing fleet that this should be done in 10-15 years and using Greenheart would be best and less expensive easier to relocate if the need arose. (KA) asked if Rex had been able to ask Bourne about someone who had been using the composites for a review of others who have used composites and their experience with the product. (GB) mentioned Greenheart is more dense but if we could again, find others and their experience with the different options. <(KA) introduced Katie from The Banner.

(SF) asked how much the need for piling replacement is due to the effects of vessels. (RM) replied that most damage was environmental vs from or by the vessels. (SF) questioned revenue vs cost of maintenance of that piece of pier, is there a need to have customers bear some of the cost if it's strictly that particular area.. (RM) replied this could be considered by B.O.S and contents of Capital Improvements Plan. However, making the switch to Greenheart or composite can mean not having to look at this again for 10 years. (SF) posed the question of finances of different types of pilings.

(HH) asked about the idea of finding someone with experience with the different types and if it would shorten the time frame. (RM and KA) stated it would still have to be looked at by FEMA.(GB) stated our primary concern should be to evaluate the cost breakdown and wisest decision financially over the long term and bringing back the improving fishing industry.

(KA) stated that the engineer and DPW will be involved when meeting with selectmen.

(GB) suggested never using untreated oak again.

(SF) suggested further research

(CV) asked about the cost of the 62 pilings already replaced. (RM) stated the cost found on the engineer report and (CV) asked about a further cost breakdown of materials and labor. He also asked about the guides and their cost and (RM) stated it was a different project but needed ASAP and is on the list to do and is done "in house". (CV) questioned the costs on engineer report and being the same for different years and for the purpose of budgeting that the numbers should be brought up from 1-3% for the following year and having a more precise number.

(KA) suggested that this be looked at closer in next meeting and anyone with questions to email those to (RM) so he could have the information available. (HH, GB agreed)

(SF) brought up 2 safety issues that were known hazards and the time it was taking to repair and expressed his desire to have it repaired sooner. (RM) mentioned that these items are listed on all of the projects posing hazards. (KA) suggested pylons for immediate/ temp fix until completed.

(CV) asked why not just fix now?

(KA) "Points noted"

(KA) asked (RM) to discuss the FEMA update.

(RM) stated this is from Peter O'Connell. (KA) mentioned he is a consultant brought in by Town Manager. (RM) stated that Peter is key to helping the funding occurring at a quicker pace and use that revenue to be used on previous list.

(GB) stated this is still much to review.

(RM) discussed 887-889 and that an obligation letter should be moving forward soon for 887 & 888.

(GB) questioned about the time frame for financial re-imbusement and that she wants more time to examine the information.

(RM) stated he does not have a definite feel for where FEMA is at in the processing of this project but permits are in place. (GB) asked about final review piece not being “in place”?

(RM) replied that the 2015 project env assessment done and final review portion is where reviews go from FEMA to MEMA and back to FEMA. This process is all thru the state.

(KA) mentioned Peter coming to next meeting to meet board and have him provide details.

(CV) asked about 887 and 888 reimbursement-processes and how it will be tracked. (RM) replied that this will come from state to finance department. (CV) asked about tracking it and wants selectmen to be aware of it for budgeting purposes. He wants to have conversation with Town Manager when it occurs so everyone is aware.

(SF) suggested a memorandum from RM to Town Manager explain the process of tracking the money. (HH) suggested a motion for this.

(KA) stated Town Manager is well aware of the process and is included in communication of the reimbursement process.

(CV) made a motion to a paragraph be written on how the money will be received and the mechanism as to how it will be transferred to the bank account.

Motion: (Scott Fraser) 2nd (Herbie Hintze)

YES: 5 NO: 0

(Kerry Adams) – Motion passes.

Pier Manager Report:

(RM) discussed the cruise ships being the final one to arrive on Saturday the 15th of October and confirmed with (HH) if he would be there. (HH) stated he would be there.

(RM) stated Survival Training on the 20th and 21st of October and that would be the last of events until fireworks for NYE. Focus is on new business manager, maintenance and the budget season.

(RM) Stated a mailing out to fisherman for the safety training course for the purpose of the survey found in packet for their input and knowledge.

(CV) asked about the squid fishing incident and parking on pier. (RM) replied that fishing is completed for the year due to incident and that the end was coming soon regardless. As for parking he stated that parking on the pier this time of year for fisherman at night has been common practice for years but is open to changes if the Board prefers.

(CV) asked about the incident and vehicles being parked without hanging tags and that these vehicles did not have the tags. He feels this process should be enforced more strongly due to potential issues such as the most recent incident.

(GB) suggested this for future agenda and make clarity regarding parking rules.

(CV) stated if not on pier for work purposes that the tag should be required.

(KA) asked (RM) to make a note of this for the next meeting.

(SF) suggested numbering the survey papers.

(KA) made special announcement to ask Board for commendations for Pier staff for excellence in responding to an incident involving two fisherman who fell into the water off the pier. Mentioned, Luis R, Pauline G., Ryan C., Dick S. and Jarrod K. Stated further information could be gathered from (RM) or (JK)

(SF) asked if USCG were advised and PPD as well.

(Kerry Adams) asked for motion for commendations:

Motion: (KA) 2nd: (HH)

Yes: 5 No: 0

Motion passes.

(CV) inquired about particular vessels being docked at pier and if they are being charged accordingly. He is happy to see pilings job being worked on. Again, he asked for financials for pilings cost breakdown.

(SF) asked if 'Hindu' had departed for season and had paid their bill. (RM) replied that they have left and paid.

(KA) commented on El Galion and cruise ships and predominantly positive reaction. He also commented on positive reports from USCG on security. He then thanked pier staff for a positive and safe season.

(GB) inquired about cruise ship feedback from town and those from ships.

(RM) mentioned that (HH) was present and people truly enjoyed his presence as well as the ship's captain. Topic of social media discussed regarding negative comments and how a post on PPPC Facebook page was made to alleviate many concerns of local residents.

(GB) mentioned a feedback link to ship passengers being sent.

(HH) stated the people on ship were very enthusiastic and pleased with their visit.

(RM) mentioned an article in Bar Harbor mentioned that 33% of visitors from cruise ships return if they enjoy their experience.

(CV) stated that some tenants are not happy with loading and unloading ice and why transient vessels are sometimes docked in a position making loading and unloading more difficult. Suggested having transients relocate during necessary times. He also discussed Sandy Silva and her discount of \$4k. (RM) asked if (CV) knew that she is charging for that space. (CV) discussed Jersey Princess paying full dockage and dockage trouble and her not being charged full price. (KA) introduced (RS) as potential new business manager and to introduce himself and talk about his background.

(GB) stated she was happy to meet and posed questions as to why he would want this position.

(RS) replied that the environment and his background would be a great fit.

(SF) noted job description and financial management and addressed (RS) with a question as to if (RS) feels he could actually manage the breakdown and detailed aspects of budgeting/ actuals. (SF) also brought up ability to develop a protocol of financial reconciliations between Town Hall and the Pier. (RS) replied he feels confident with past experience that he sees the need for protocol and set process. Discussed his ability to “dig into” the details and relationship management for doing so.(SF) asked (RS) about his biggest concern with taking the position and (RS) stated creating relationships with different types of personalities and expressed his ability to do so effectively.

(KA) stated that this being (RS’s) 3rd “visit” that they all agree that he is a good fit.

(GB) asked about a motion to approve his hiring. (KA) mentioned this is a formality and (RM) suggested a motion.

(SF) asked about a contract.

(CV) stated that this position and hiring a business manager is a “huge step” and thought it good to bring to board for more questions.

(Ginny Binder) called for a motion to hire (RS) as business manager.

Motion: (Ginny Binder)

2nd motion: (Scott Fraser)

YES: 5 NO:0

Motion passes.

(Ginny Binder) made motion to adjourn meeting at 6:19 pm

Motion: (Herbie Hintze)

2nd Motion (Carlos Verde)

YES:5 NO:0

The meeting was adjourned at 6:19 P.M.

Respectfully submitted,

Jarrold Koskey,
PPPC Administrative Assistant

Kerry Adams, Chair