

**Provincetown Public Pier Corporation (PPPC)**  
**Judge Welch Hearing Room**  
**Meeting Minutes of**  
**Thursday, March 9, 2006**

**Present:** Lee Ash (Chair), George Hitchcock and Len Clingham

**Excused Absences:** John Baldwin, and Chip Bradish

**Other Attendees:** Rex McKinsey (Pier Manager) and John Davidson (Administrative Assistant)

Meeting Called to order @ 4:07 by Chair.

***Public Statements***

**Larry Meads:** Marina User has an outstanding bill. Dock was damaged at the first storm of the year. Used docks for 4 months last summer and 4 months for the prior season. Is pulling out of the floating docks. His boat is too small given the fees that they are. Would like to know how his bill will be assessed for his current bill.

**Response by Rex McKinsey:** The rate was established as a year round rate. There is no seasonal rate for fisherman. The recreational seasonal rate is \$4000. The damage in question was caused by a fisherman moving out his boat during a storm.

**Larry Meads:** The quick fix did not hold his float in space.

**Lee Ash:** This is a time for public statements and that particular comment in regards to specific billing issues should be addressed in writing to the PPPC directly.

**Larry Meads:** Piles of garbage/wood on pier. Feels that it is really dangerous to walk down on the pier. The Davits are blocked in by floating docks stored on the pier.

**Lee Ash:** Many of Mr. Meads concerns were addressed at the last Public hearing of 2/23/06. Requested that the pier manager bring the issues of Mr. Meads to the boards attention in detail.

**Steve Melamed:** Introduced himself and bought with him a hand out with a list of 6 items. Spoke on behalf of entrepreneurial endeavors on the pier. See attached.

**George Hitchcock:** Push Carts not allowed that was why the Lopes Square merchants did not want to have retail businesses on the pier.

**Steve Melamid:** Push Carts are allowed per the Zoning Board

**Len Clingham:** New to town and feels that the dynamics of the pier is changing. Would like to see a pier policy on how to handle these situations rather than see it done via piece meal, situation by situation. Would like to see the pier used for more economic development and more operations on the pier. Would like to see if we could add Steve's attachment to the minutes.

**Lee Ash:** Was in receipt of a letter from Highland Creamery from last year for a proposal to sell shaved ice on the pier last year. Last year the PPPC was not in a position to deal with retail on the pier. I would like to take this opportunity to welcome Lori Romano back to present her proposal for a retail outlet to function out of John Salvadores' booth to employ teenagers to sell shaved ice.

**Lori Romano** emphasized that she would keep the operation marine orientated. Complete proposal included with minutes.

John Salvador spoke on behalf of Lori Romanos' proposal. Letter of support included in minutes.

**Len Clingham** spoke favorably on the concept of the proposal.

**George Hitchcock:** Do you already have the equipment?

**Lori Romano:** Willing to make the investment on equipment.

**George Hitchcock:** Is there a reason why we could not test this concept for one year.

**Lee Ash:** Stated that we would not be making a decision at this meeting but invited Lori to personally present her idea to the board. Would like to have further discussion on the proposal. Feels that the board needs to be prepared and develop criteria before we move forward.

**George Hitchcock:** Feels that this is the perfect project opportunity to move forward and use this project as an experiment for the pier to move forward as a test run for this type of retail business.

Move that the board should allow Lori Romano and the Highland creamery move forward and establish a shaved ice stand operating out of John Savadore's booth, float space 1W. for this season only and to ensure that all proper permits and licenses from the town are obtained by Lori Romano and the Highland Creamery. Subject to agreed upon provisions from the staff.

**Moved by:** George Hitchcock

**Seconded by:** Len Clingham

**Yea: 2 Nay: 1**

### **Motion Passes**

Lee Ash what kind of precedent does this set in regards to subletting booths.

**Rex McKinsey:** Staff might be of assistance here to come up with a set of parameters for Lori Romano and the Highland Creamery to move forward with this proposal.

**Lee Ash:** Feels that groundwork must be done before a vote by the board on this project can move forward.

**George Hitchcock:** How much time do you need to get everything going.

**Rex McKinsey:** Have an acceptable plan brought before the board by April.

**Len Clingham:** Feels that the board should give a conceptual approval now. We are not setting any precedence at this point in time.

### **Dave Schumacher of Family Pride:**

They have out grown all other space in town and the pier is the only space large enough. Gave a brief synopsis of planned activities, placement on the pier, security and safety issues. Attachments included with meeting minutes.

**George Hitchcock:** Security Issues signed off by Police Chief. (?)

**Len Clingham:** Had asked that this had been brought before the board earlier. Is the event insured? DS: Yes and the PPPC/Town will be named on the insurance certificate. Has the pier been used for a whole week before?

**Rex McKinsey:** No this is a first.

**Lee Ash:** Have you spoken with Rex in regards to the fee.

**Rex McKinsey:** The fee has been discussed and set at \$2000.00 for the week. If the new pavilion is in place the fee would be increased.

**George Hitchcock:** Are we changing the criteria for this event from others.

**Rex McKinsey:** Where most events have been set in the past as single day events. This event has been set up on an hourly basis.

**George Hitchcock:** Would the pier be available for other events when not in use.

**Dave Schumacher:** Sunday thru Saturday.

**Rex McKinsey:** The tents in place could be utilized for other events.

**George Hitchcock:** Would the pier be available for a for-profit organization if requested during the time period?

**Dave Schumacher:** Tents will be set up Saturday but not used until Sunday. We can use the tents for other purposes.

Moved to approve the rental of the pier for the Family Pride Coalition Week of July 29 to Aug 5 subject to all conditions.

**Moved by:** Len Clingham

**Seconded by:** George Hitchcock

**Yea: 3 Nay: 0**

### **Motion Passes**

Move that the PPPC regulation 1/3/10 be waived for this event.

**Moved by:** George Hitchcock

**Seconded by:** Len Clingham

**Yea: 3 Nay: 0**

### **Motion Passes**

### ***Rate/Regulations from Public Hearing Continued:***

Rex presented cost analysis on the various rate proposals on the float spaces, floating dock spaces and fixed pier rates. See attached Pier manager Report for details.

Rex recommends the option to adjust the rate using CPI less Fuel and Food for a rate increase of 2.1 %.

Len Clingham had discussed the various option w/Rex prior to the meeting.

Motion to approve the proposed pier regulations of the public hearing Of 2/23/06 with the modification to the fee schedule to tie it to the CPI less the Fuel and Food component in effect being a 2.1 % increase.

**Moved by:** Len Clingham

**Seconded by:** George Hitchcock

**Yea: 3 Nay: 0**

### **Motion Passes**

### ***Directors Statements***

**George Hitchcock:** Has been working with Rex on a design for a fix to the south floating dock. Not as easy a task as first thought. Making progress to get quotes from local contractors. May have to move the gangway temporarily.

**Len Clingham:** No Other Comments at this time

**Lee Ash:** None at this time. Follow up from last week with regards to Georges' investigation to the solution to south

floating dock problem. Went back to the management agreement in regards to issues of this type. Shaping a conversation with Rex before going to the BoS. Having facts in hand as well as a broad interpretation of management agreement.

### ***Review Minutes***

Not today

### **Tickler Review/Pier Managers Report**

Nothing to add to the Tickler at this time.

### **New Business**

Logo design

A motion was made to adopt as a logo for the PPPC the seahorse design.

**Moved by:** Len Clingham

**Seconded by:** Lee Ash

**Yea: 3 Nay: 0**

### **Motion Passes**

A motion was made to go into Executive Session and not to return to open session.

**Moved by:** Lee Ash

Roll call Vote:

Lee Ash YES, Len Clingham YES and George Hitchcock YES

A motion was made to hire Luis Ribas for the position of AHM.

**Moved by:** George Hitchcock

**Seconded by:** Lee Ash

**Yea: 3 Nay: 0**

### **Motion Passes**

A candidate has been selected. Luis Ribas

Meeting Adjourned @ 6:05

**Moved by:** George Hitchcock

**Seconded by:** Lee Ash

**Yea: 3 Nay: 0**

### **Motion Passes**

Minutes Respectively

Submitted by

John Davidson

PPPC Administrative Assistant

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Lee Ash, Chair

Date