



JAMESTOWN HARBOR OFFICE
TOWN HALL
93 NARRAGANSETT AVENUE
JAMESTOWN, RHODE ISLAND 02835

Phone 401.423.7262
Fax 401.423.7229

**TOWN OF JAMESTOWN
HARBOR COMMISSION**

Minutes of the January 14, 2015 Meeting of the Jamestown Harbor Commission
Approved: 2/11/2015

A meeting of the Jamestown Harbor Commission (JHC) was held Wednesday, January 14, 2015 at the Jamestown Town Hall, 93 Narragansett Avenue, Jamestown, Rhode Island.

1. CALL TO ORDER AND ROLL CALL

Vice-Chairman Cain called the meeting to order at 7:00 PM with roll call:

Present:

David Cain, Vice-Chairman/Chairman
Ed McGuirl, Commissioner/Vice-Chairman
Patrick Bolger, Commissioner
Bruce Dickinson, Commissioner
Joseph McGrady, Commissioner
Clifford Kurz, Commissioner

Absent:

William Harsch, Commissioner

Also in attendance:

Town Administrator, Andy Nota
Executive Director Chief Mello
George Souza, Conservation Commission Liaison
Kim Devlin, Harbor Clerk & Recording Secretary

2. APPROVAL OF MEETING MINUTES

A. December 10, 2014

Commissioner McGrady moved to approve the minutes of the December 10, 2014 Jamestown Harbor Commission meeting. Commissioner Dickinson seconded. So voted (5 ayes, 0 nays, 1 abstention (Kurz)).

3. CONSENT AGENDA

No Consent Agenda.

4. EXECUTIVE SESSION

No Executive Session.

5. OPEN FORUM

A. Scheduled Requests to Address

No Scheduled requests to address.

B. Non-scheduled Requests to Address

No Non-Scheduled requests to address.

6. EXECUTIVE DIRECTOR MELLO'S REPORT

Executive Director Mello reported that Public Works Director Mike Gray has received a proposal for the East Ferry boat ramp repairs. The proposal includes the engineering and permitting process. Executive Director Mello stated he would consult with Public Works Director Mike Gray and Town Administrator Andy Nota to determine if we should begin the

process.

Executive Director Mello also reported that the Harbor Management Ordinance and Comprehensive Harbor Management Plan, approved by the town council in August, are still being reviewed by DEM (Department of Environmental Management) and CRMC (Coastal Resources Management Council).

Commissioner Bolger questioned how the East Ferry boat ramp repairs would be funded.

Executive Director Mello stated that the funding will be discussed.

Vice-Chairman Cain asked about the pumpout project cost breakdown.

Executive Director Mello stated he would provide the accounting and breakdown at the next meeting.

7. MARINE DEVELOPMENT FUND BUDGET

A. 2014/2015 MDF YTD Budget

The Marine Development Fund budget was presented to the Jamestown Harbor Commission.

8. HARBOR CLERK REPORT

Harbor Clerk Devlin reported the wait list renewals have been sent and there are currently 110 renewals that have been processed.

9. LIAISON REPORTS

A. Conservation Commission Liaison

Conservation Commission Liaison Souza had nothing to report.

10. ONGOING BUSINESS

A. Budget

Executive Director Mello requested that this discussion be held until the specific agenda item.

B. Facilities

Commissioner McGuirl had nothing to report.

C. Mooring Implementation

Vice-Chairman Cain had nothing to report.

D. Traffic Committee

Vice-Chairman Cain had nothing to report.

11. OLD BUSINESS

There was no Old Business to discuss.

12. NEW BUSINESS

A. Election of Officers

I. Chairman

Commissioner Bolger nominated Vice-Chairman Cain to be Chairman of the commission, Commissioner McGrady seconded. There were no other nominations. So voted; (6 ayes, 0 nays).

II. Vice-Chairman

Commissioner Bolger nominated Commissioner McGuirl to be Vice-Chairman of the commission, Commissioner Dickinson Seconded. There were no other nominations. So voted; (6 ayes, 0 nays).

Executive Director Mello asked that agenda item 12(D) be moved up. Chairman Cain moved to move up item 12(D) to 12(B), Commissioner Dickinson seconded. So voted; (6 ayes, 0 nays).

B. Harbor Rates

Executive Director Mello provided the Jamestown Harbor Commission a brief summary of the budget process for the past month. Pat offered historical knowledge with resulted in the non-resident and commercial rates being 2x the resident rate.

Executive Director Mello stated that by using that formula, approximately 60k in revenue would be generated for projects.

Those funds, combined with the lease revenues, will provide funding for infrastructure projects. If the rates are approved that will generate the needed \$60,000. If you moved forward and approved rates, they would not need to go into effect until 2016.

Executive Director Mello provided the Jamestown Harbor Commission with an in-depth report on Jamestown's mooring rates compared to the mooring rates in other Rhode Island communities. Executive Director Mello presented the Long Range Infrastructure Plan (LRIP) to the Jamestown Harbor Commission.

Commissioner Bolger stated that the Jamestown Harbor Commission has talked about the Ft. Getty pier evaluation for 6 months and still have not met with the engineers who did the study. The Jamestown Harbor Commission allotted money in this year's plan to look at the Ferry Landing project possibilities and the Jamestown Harbor Commission has not yet seen any plan, yet there is 200k in the LRIP for the project. Commissioner Bolger stated he does not think these projects should be in the plan until the Jamestown Harbor Commission has reviewed the projects.

Town Administrator Nota stated he has both studies and the plans include complete restoration of the Ft. Getty pier above water. If the Ft. Getty pier is used as commercial pier, the project would be something to entertain. But the cost/benefit of revenues generated from commercial use are low, as not much revenue is generated via commercial use. Town Administrator Nota will provide plans to the Jamestown Harbor Commission for discussion.

Commissioner Bolger questioned what the 200k from the Marine Development Fund is for, specifically.

Town Administrator Nota stated that the 200k is a placeholder for Phase 1 of the East Ferry Landing project, but it is just a placeholder. No final decision has been made.

Executive Director Mello reported on the East Ferry boat ramp study. A discussion of the logistics and reporting ensued.

Town Administrator Nota stated that there is the potential for grant funding for the East Ferry boat ramp to lessen the cost to the Jamestown Harbor Commission and the town.

A discussion on projects and how the projects are funded ensued.

Commissioner McGrady stated that it is important to keep town facilities in good working order for the future. As far as the rate increases, it makes sense that that would be a good avenue to go down, but the amount of increase immediately is significant. Maybe a graduated increase would be a better way to approach the issue.

The Jamestown Harbor Commission opened the floor to the public for comment.

William Munger, 102 Cole Street, presented the Jamestown Harbor Commission with correspondence stating his opinion on why mooring rates should not be increased.

Bob Packer, 51 Pennsylvania Avenue, stated the increase would take away from his livelihood.

Donald Richardson, 12 Davis Street, stated that Jamestown's rates should not be compared to other communities because Jamestown does not have protected harbors. He also stated that the seawall repairs are not the responsibility of the mooring holders.

Rob Gallagher, 180 East Shore Road, stated there seems to be a piece missing on how the money will be spent.

Town Administrator Nota stated that no one wants a rate increase. If you look at how the structure of the Jamestown Harbor Commission works, it is not by chance. The Jamestown Harbor Commission establishes a Harbor Management Ordinance, and goes through regimented public hearings before the entire community. In the Harbor Management Ordinance, under Section 78-21. Goals., it states "To distribute equitably the burdens and benefits of harbor management and development among commercial mooring operators, private mooring owners, other groups or individuals with special interests in the water and the waterfront, and the town." This document was approved by the Jamestown Harbor Commission, the Town Council, and CRMC (Coastal Resources Management Council). The specific issue of equitable distribution was not discussed at public hearing.

Town Administrator Nota stated that the Jamestown Harbor Commission approved an Asset Inventory, presented at numerous public meetings. This is a detailed document that sets priority for infrastructure projects, and was approved by the Town Council.

The philosophy behind the increase is backed up by the public documents approved by the Jamestown Harbor Commission. I am not here to promote the merits of the increase but to clarify what funds remain and why the rates are being increased. Unless something changes between the Harbor Management Ordinance, Comprehensive Harbor Management Plan and Asset Inventory, the Jamestown Harbor Commission has an obligation to follow the documents.

William Munger stated that there was an additional 100k in the budget but the town took it away.

Town Administrator Nota stated that the town did not take the money away, the lease revenues are separated into a waterfront reserve fund for capital improvements. The Jamestown Harbor Commission makes recommendations. The Town Council approves the funding. That has not changed at all. The discussion is beyond this committee on what projects to fund and in what order. Priorities change and the LRIP can change to fit the needs of the town.

Commissioner Bolger stated that the town's contribution to waterfront capital improvement is the lease revenues. The Jamestown Harbor Commission contribution is through the mooring fees.

Mel Whitaker, 23 Friendship Street, stated he has lived on the island for 45 years and has had a mooring for 40. The mooring fee is not out of line, as 40 years ago he was paying \$60 and now he is paying \$105. The increase would put rates back where they should be after the fees were lowered.

Commissioner Dickinson agrees with the increase for resident mooring fees, non-resident mooring fees, and wait list fees but not for the commercial fees. The commercial operators are going to get double whammied because the lease fees are going up, as well.

Vice-Chairman Cain stated he would like to see a progressive rate increase.

Town Administrator Nota stated that the Jamestown Harbor Commission is under mandate to have a budget by March 2 to submit to the Town Council. If the Jamestown Harbor Commission does not want a rate increase then the project funding will need to be reassessed.

William Munger stated that it would make sense to indicate on the LRIP how the funding for the projects is broken down, and to line up the Asset Inventory to the budget. The (East Ferry) boat ramp is 100% funded by the MDF and the seawall is 50% town and 50% MDF. It doesn't make sense to redo the boat ramp, to spend that kind of money on it.

Executive Director Mello stated that just because the money is listed on the LRIP doesn't mean we have to spend the money.

Commissioner McGuirl stated that the LRIP is for planning purposes and it is meant to be fluid.

Chairman Cain moved to close the open forum portion of the agenda, Vice-Chairman McGuirl seconded. So voted; (6 ayes, 0 nays).

Commissioner Bolger stated that the Jamestown Harbor Commission has a responsibility to fund their portion of the projects just as the town funds their share.

Chairman Cain proposed a 15% rate increase for the next fiscal year.

Commissioner McGrady proposes a 10% increase for the next three years.

Executive Director Mello requested time to work with the proposed numbers and stated he would prepare a new budget with that rate increase and rework the LRIP with the suggested revenues.

Executive Director Mello stated that the rates, operating budget and capital plan would be tabled until the February 11 meeting.

Commissioner Bolger moved to continue the rates, operating budget and capital plan until the February meeting. Commissioner Dickinson seconded. So voted; (6 ayes, 0 nays).

C. 2015/2016 Marine Development Fund Budget

This item was continued until the February 11 meeting.

D. 2015/2016 Long Range Infrastructure Plan

This item was continued until the February 11 meeting.

13. CORRESPONDENCE

A. CRMC – Re: January 2015 Calendar; 1/5/2015

B. CRMC – Re: Semi-Monthly meeting agenda; 1/5/2015

C. CRMC – Re: Public Notice – Pinheiro aquaculture application; 1/8/2015

Executive Director Mello stated that the item will be placed on the next agenda, and he will provide additional information at the next meeting. The item cannot be discussed at this time, the correspondence can only be accepted.

Commissioner Bolger moved to continue the item to the next meeting, Commissioner Dickinson seconded. So voted; (6 ayes, 0 nays).

14. OPEN FORUM – CONTINUED

Jerry Scott questioned if the Jamestown Harbor Commission is able to borrow funds on their own?

Executive Director Mello stated that no, they cannot.

15. ADJOURNMENT

Chairman Cain moved to adjourn at 9:36 PM, Commissioner Bolger seconded. So voted; (6 ayes, 0 nays).

Respectfully submitted,



Kim Devlin
Jamestown Harbor Clerk