

# East Ferry Update



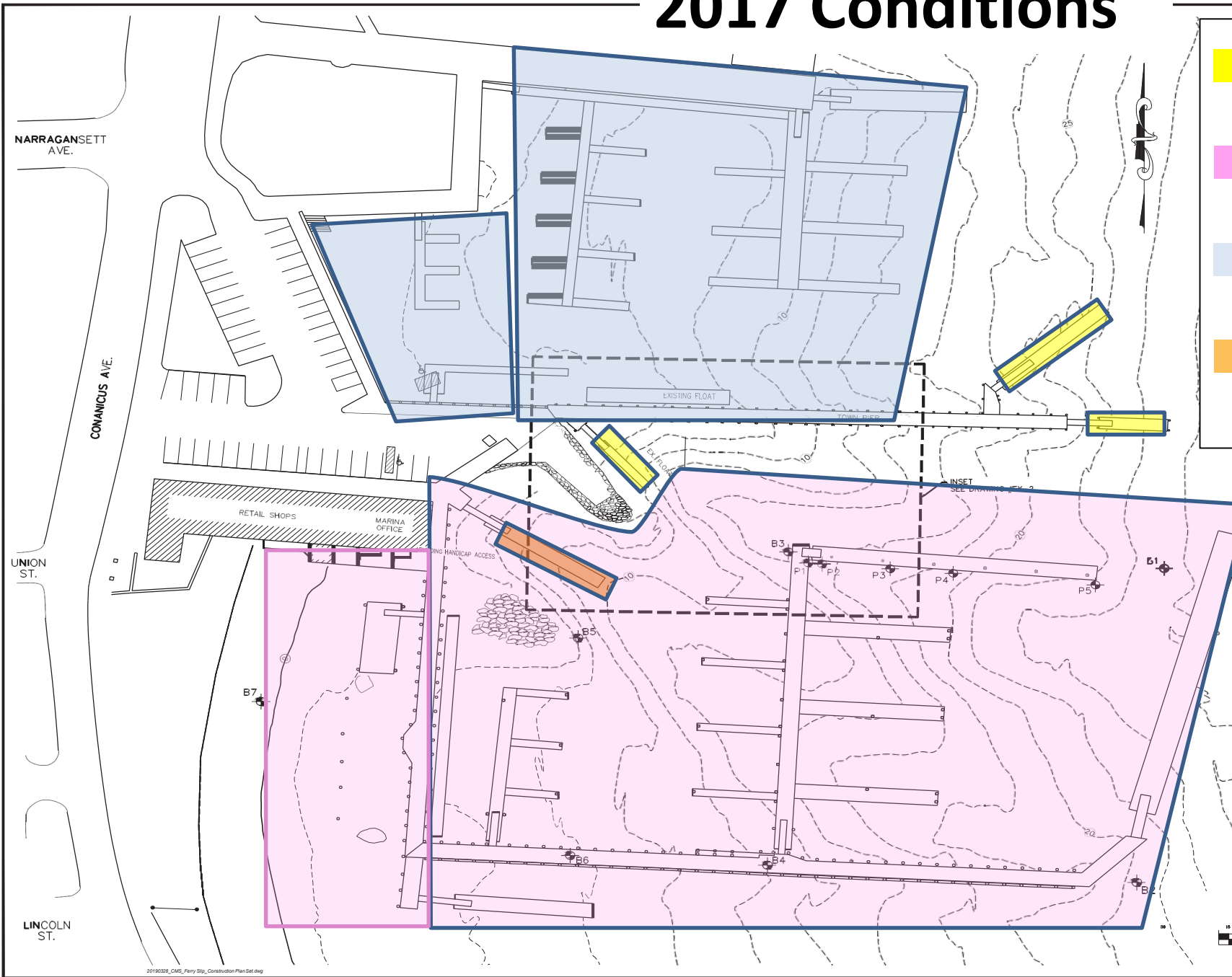
**Jamestown Harbor Commission Meeting**

**March 8, 2023**

The Town Council recognizes the long standing history of the ferries in Jamestown



# 2017 Conditions



- Public touch and go floats
- Privately owned Marina CMS
- Town owned leased to CMS
- Landing dock for Ferry Katherine & Jamestown

HARBOR ENGINEERING, LLC  
 26 BOSWORTH STREET  
 BARRINGTOWN, RI 02806  
 (401) 628-4870  
 harboreng.com



No.	Revision	Date	App.

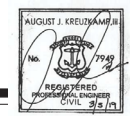
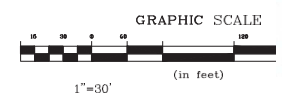
Designated By: AJK  
 Scale: 1"=30'  
 Project Title: JAMESTOWN TOWN PIER NEW FERRY DOCK

Client/Owner: CONANICUT MARINE SERVICES, INC.  
 20 NARRAGANSETT AVENUE  
 JAMESTOWN, RI 02835

Issued for: BIDDING & CONSTRUCTION

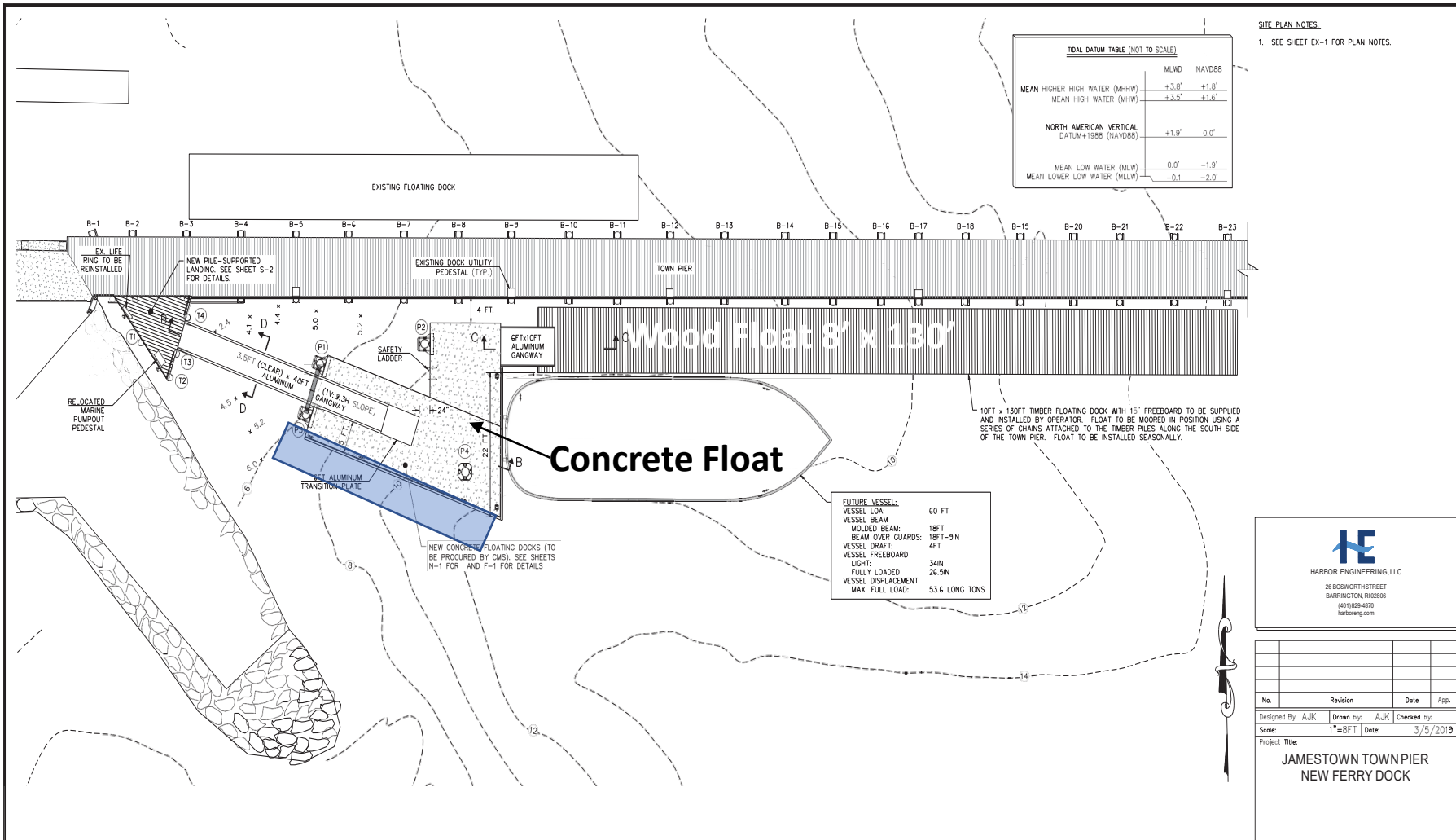
Drawing Title: SITE PLAN EXISTING CONDITIONS  
 ELEVATION VERTICAL DATUM: MEAN LOW WATER DATUM

EX-1	Drawing Number:
3 10	Sheet of
2017-01	Project Number:
	Survey Index:



# 2017 – Town-CMS/JNFC Approved Proposal

**Statements by CMS – 12/13/17 Harbor Commission Meeting:**  
**“Ferry World would take the left side; the inboard side would be available to the general public”**  
**The existing public Condition will “still remain public touch and go”**  
**“In board space will be available to the public 24/7-365.” Public Access affirmed.**



Public Touch and Go

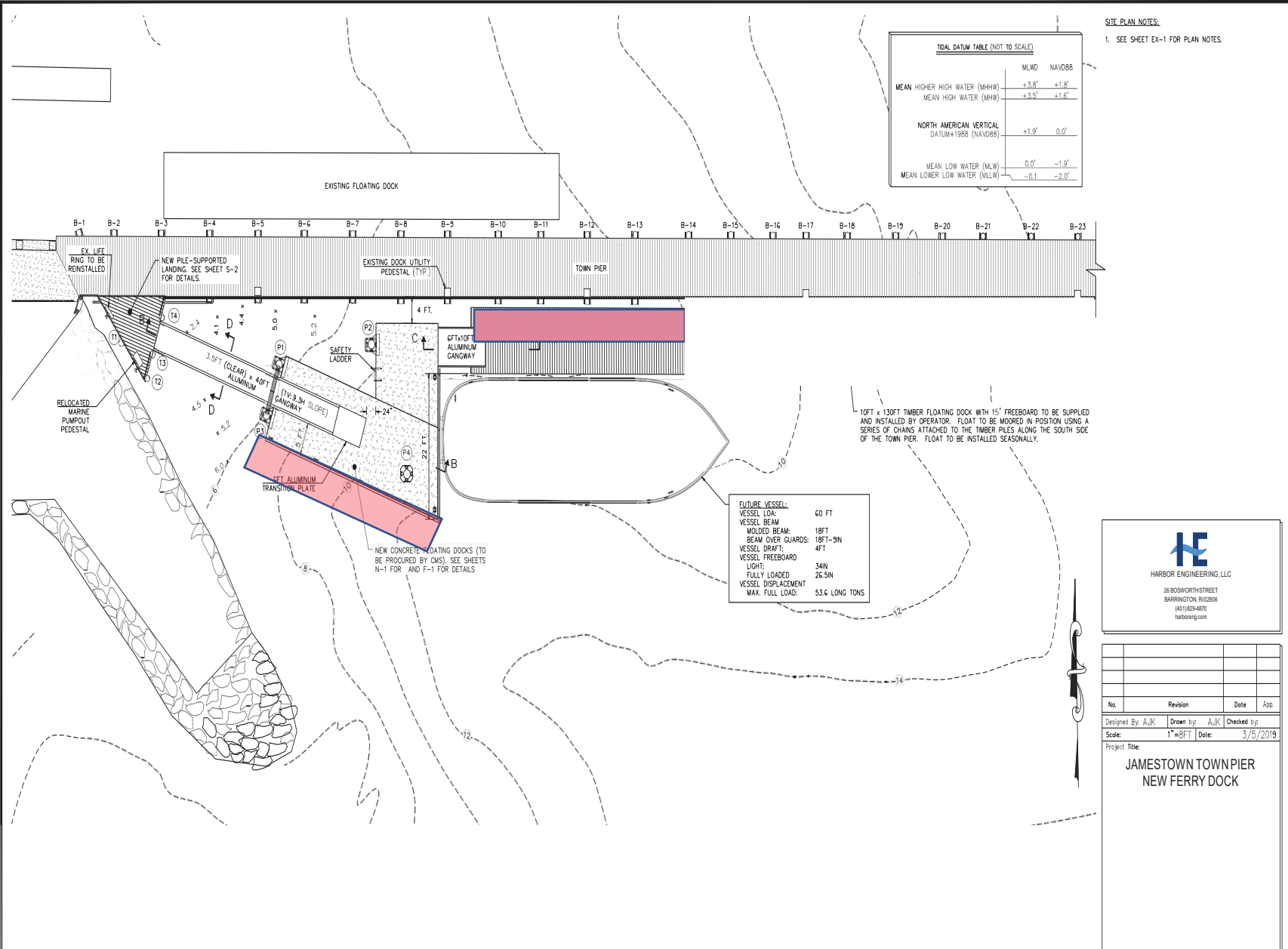
**HE**  
 HARBOR ENGINEERING, LLC  
 28 BOSWORTH STREET  
 BARRINGTON, RI 02806  
 (401) 664-4870  
 harboreng.com

No.	Revision	Date	App.

Designed By: AJK | Drawn by: AJK | Checked by:  
 Scale: 1"=8FT | Date: 3/5/2019  
 Project Title:  
**JAMESTOWN TOWN PIER  
 NEW FERRY DOCK**



# 2022 Season Ferry Location – No Agreement



- CMS Occupation



**CRUISE**  
**JAMESTOWN TO NEWPORT**  
**FERRY**

**NO SWIMMING**

**DEPARTS HERE**  
**ACTIVE LOADING**

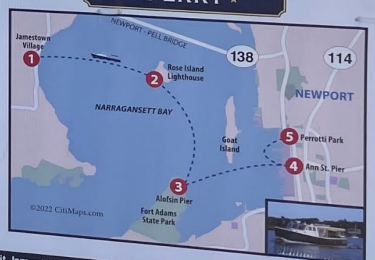
ATTENTION FERRY PASSENGERS!  
PLEASE WAIT UNDER THE WHITE BUILT UNTIL ALL PASSENGERS HAVE OFF LOADED.  
THE FERRY BOARD ON A FIRST COME FIRST SERVED BASIS UNTIL THE VESSEL IS FULL.  
THANK YOU!

**STOP 1**  
**JAMESTOWN**

**CRUISE**  
**JAMESTOWN TO NEWPORT**  
**FERRY**

UNRESERVED HOP-ON HOP-OFF FERRY DEPARTURES

TO:	DEPARTURE
Jamestown Village	9:00 a.m. ○○○
Rose Island Lighthouse	10:30 a.m. ○○○○
NARRAGANSETT BAY	12:00 p.m. ○○○○
East Island	1:30 p.m. ○○○○
Fort Adams State Park	3:00 p.m. ○○○○
Perrotti Park	5:00 p.m. ○○○
Ann St. Pier	6:00 p.m. ○○
	7:00 p.m. ○○
	8:00 p.m. ○○
	9:00 p.m. ○○



Purchase Tickets Here or Visit [JamestownNewportFerry.com](http://JamestownNewportFerry.com). For Questions Call (401) 423-9900 Ext.1.





FESTIVAL EXPRESS RETURNS  
APPROXIMATE DEPARTURE TIMES

2:30 PM	3:30 PM
4:30 PM	5:30 PM
7:00 PM	8:00 PM

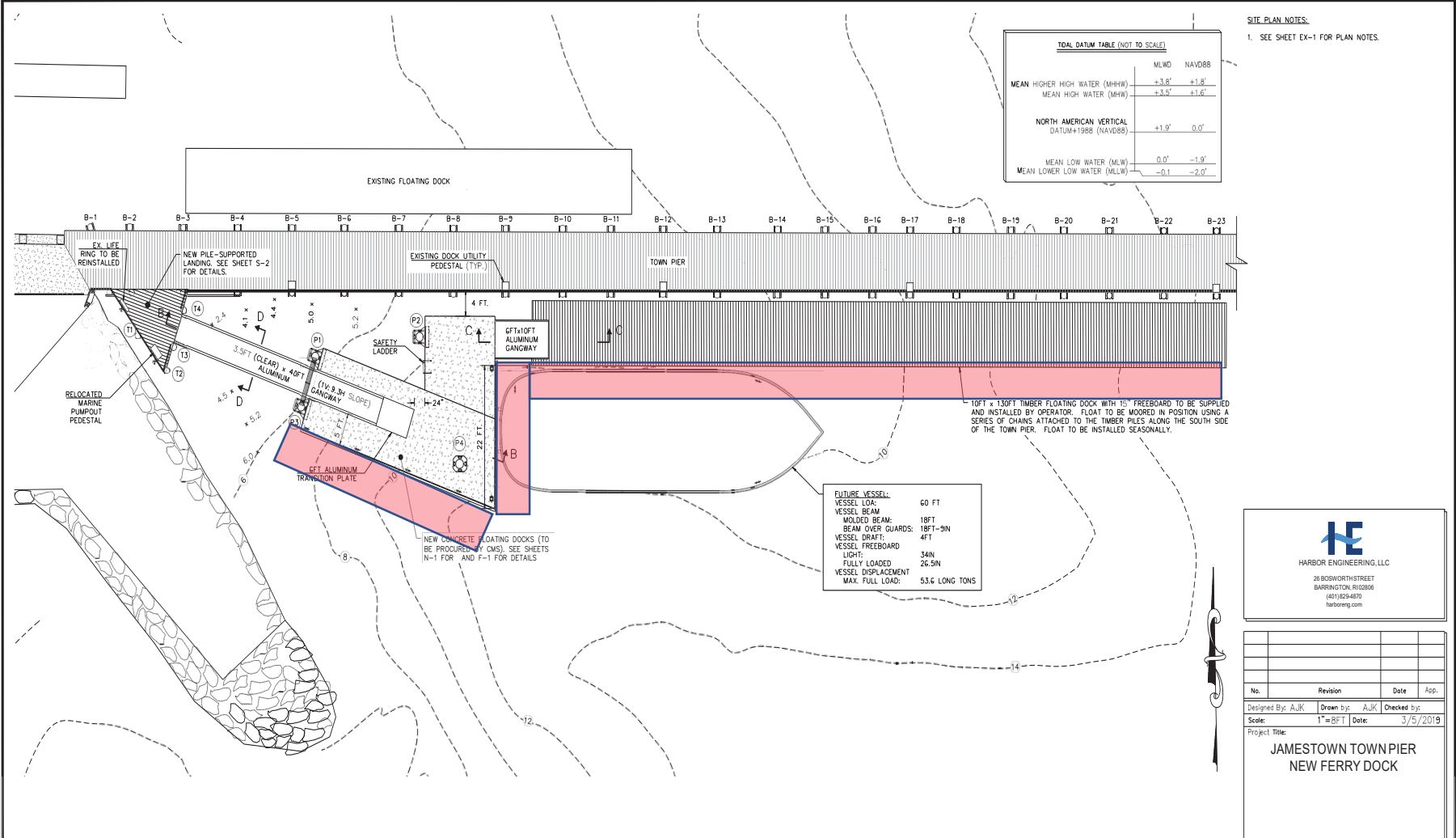
**CRUISE**  
JAMESTOWN TO NEWPORT  
FERRY  
Folk Festival Express  
Departures approximately every 40 minutes. Please have  
tickets and ready to be scanned. Thank you.  
JAMESTOWNTOSEAPORT.COM





# 2023 - CMS/JNFC Proposal

CMS exclusive use with no restrictions of expansion or additional Ferries and Event Cruises  
 15 Year Lease – TRANSFERABLE at any time  
 \$12,000/year



CMS/JNFC Ferry Space

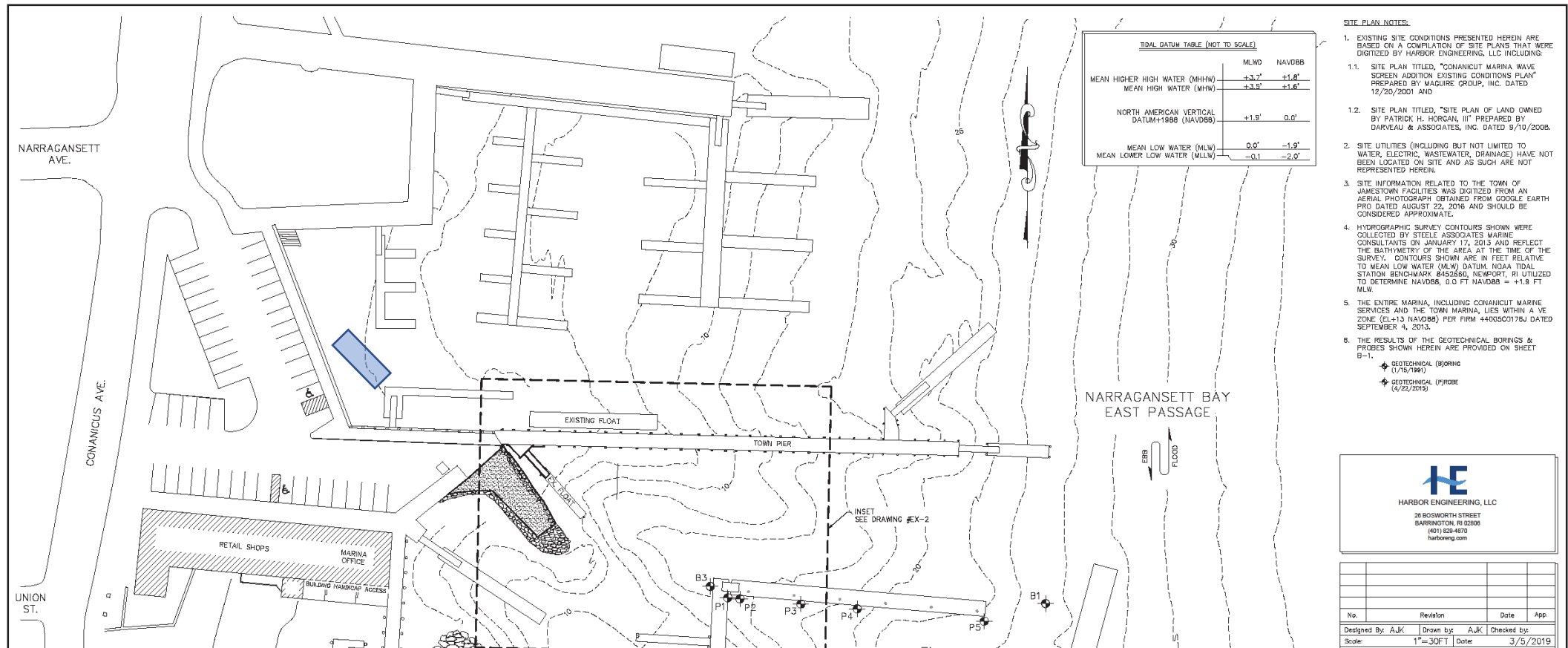
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 harboreng.com

No.	Revision	Date	App.

Designed By: AUK | Drawn by: AUK | Checked by: AUK  
 Scale: 1"=8FT | Date: 3/5/2019  
 Project Title: JAMESTOWN TOWN PIER NEW FERRY DOCK

# 2023 – CMS Proposed Public Touch and Go Location

Inside Leased area under TPG Management.  
 Rejected by Tenant (TPG)  
 Rejected by JHC Chairman  
 Inaccessible – water too shallow and limited maneuverability



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 harboreng.com

No.	Revision	Date	App.

Designed By: A/JK | Drawn by: A/JK | Checked by: A/JK  
 Scale: 1"=30FT | Date: 3/5/2019

# Timeline – 2017-2018

- **Prior to 2017 – 40’ Town touch and Go – unrestricted free public access**
- 2017 – CMS offered to replace the Town Public T&G with a handicap accessible concrete pier leading to a 130 foot floating wooden dock immediately adjacent (south) of wood pile pier
- 2017 -18, the Town and CMS had discussions on the project, agreed to parameters and funding, including the town’s insistence that the touch and go part of the dock be lengthened from 29 feet to 35 feet to replace existing 40’ public access.
- 12/13/17 Jamestown Harbor Commission Meeting – during review of CMS proposal of new handicap access dock and new 130’ float
  - **Statements by CMS:**
    - “Ferry World would take the left side; the inboard side would be available to the general public”
    - The existing public Condition will “still remain public touch and go”
    - “In board space will be available” to the public “24/7 365. Public Access affirmed.
- The Town agreed to the assent from RICRMC that CMS had already procured, signing as owner of the property, including signing the agreement for grant funding from RIDOT on behalf of the Town. The grant promised public funds to construct the project providing public handicap access. CMS agreed by RIDOT/Town/CMS Grant Agreement:
  - To accept \$150,000 of \$210,000 offered by RIDOT
  - To assume all project costs in excess of public funding available
  - Improvements are owned by the Town
  - To enter a use agreement with the Town upon project completion to provide for shared use of new facility.
  - That Use Agreement was never requested by CMS



# Timeline –2018

- 2018 – Subrecipient Agreement among and between RIDOT, Town of Jamestown and Jamestown Newport Ferry (Conanicut Marine Services, Inc.) regarding Ferry Boarding Dock ADA Improvements
  - Statements within the 3-party signed Agreement:
    - “The (proposed) docking facility... **is located on Public property owned by the Town of Jamestown**”
    - “The State has agreed to contribute up to and not exceeding \$200,000 in Ferry Boat Funding towards the project... The remaining cost of the construction of the project **will be funded solely by Conanicut Marine Services, Inc.**”
    - The Ferry Boarding Dock project will consist of the modification of the timber apron on the town owned wood pile pier to accommodate the new gangway attachment angle; furnish and installation of a 4’ x 40’ aluminum gangway ramp; furnish and install concrete floating landing dock that is approximately 35’ x 13.3’ with attached 14.5’ by 10’... and furnish and install a 6’ x 10’ aluminum connecting bridge ramp **to the Conanicut Marine Service Inc. supplied timber float...**

# Timeline – 2020-2022

- CMS failed to complete the entire proposed project. They did not build the 130' wooden dock adjacent to the wood pile pier for public access and ferry use.
- 2021 - CMS sold its marina and transferred its lease for town property to TPG. CMS sought no lease or use agreement with the Town of Jamestown for the concrete float at East Ferry.
- Nonetheless, CMS maintained a sign at the entrance to the gangway to the dock for the Jamestown Newport Ferry. At the beginning of the 2022 boating season, CMS did not have a use agreement with the town for use of this facility.
- 2022 boating season, CMS occupied the entire dock without agreement, excluded the public from using the touch and go area of dock and asserted ownership of the new dock facilities.
- Summer of 2022, Town officials put up signs noting that the dock provided public access for boaters, CMS objected; claiming ownership

# Timeline – 2022-2023

- CMS was advised to seek a use agreement with the Town to operate the Ferries
- The Town Council allowed the Ferries to operate through 2022 Season without an agreement despite the ongoing dispute.
- Negotiations began with CMS – **CMS Requested Executive Session for negotiations**
- Summer and Fall 2022 - Town Council and Jamestown Harbor Commission offered CMS an agreement (2/28/23). CMS rejected the Town offered use agreement. CMS refuses to acknowledge public ownership of the new dock facilities, and the need to enter a use agreement with the Town to use the dock facilities.
- February 2023 - Town Council concludes:
  - Town ownership of upgraded dock facilities and landing areas
  - CMS has no use agreement to the access, the landing area, or the dock facilities
  - Under the current circumstances and without a use agreement, approved by the Town Council, CMS cannot use the East Ferry touch and go docks or any of the Town owned facilities to operate their business



# Summary

- Prior to 2022 there was a Town owned dock available for the boating public known as the inner touch and go
- In 2022 this space was occupied by the Ferries exclusively thereby blocking the public boating access-the Town Council did not interrupt this despite a known dispute
- The Town Council is committed to restoring the boating public access by investing \$50-200K to complete the project originally proposed in 2017 and never completed by CMS
- The Jamestown Ferry can still operate from the east side of the bay and still has the option to return to the private marina dock owned by TPG in Jamestown which it had used for the decades before 2022.
- The Town Council recognizes the long history of the Jamestown Ferry even in its current form
- The Town Council values that history and has offered a use agreement to the Ferry Service to run without any disruption. This was rejected by CMS on February 28, 2023
- Available on Town Website [www.jamestownri.gov](http://www.jamestownri.gov)