

Be it remembered that a regular meeting of the Port Commission of the City of Long Beach, Mississippi, was begun and held at the Long Beach School District Central Office, 19148 Commission Road, in said City at 5:30 pm, it being the third Thursday in January, 2008, and the same being the time, date, and place fixed for holding said meeting.

There were present and in attendance on said Port Commission and at the meeting the following named persons: Commission President Phil Kies, Commissioners Robert Starek, Steve Nicosia, Charles Purchner, Chuck Ryan, Barbara Reed, Harbormaster Calvin Poupart, Port Attorney Bryan Vonder Bruegge, and Deputy City Clerk Stacey Dahl.

Absent the meeting were Commissioners James Hancock, Vernon Ehlers, and Charles Stringer.

There being a sufficient number of duly appointed commissioners present to constitute a quorum, the following proceedings were had and done.

There were no comments or amendments to the agenda.

Commissioner Starek made motion seconded by Commissioner Nicosia and unanimously carried to approve the Port Commission Minutes of December 20, 2007, as submitted.

There came on for discussion the Great American Cleanup 2008, which is scheduled to be held on March 11, 2008. The beautification project's objective is a cleaned, restored/improved and replanted area. The proposed site is the northeast corner (site of former Chamber of Commerce) westward and south to the east/west roadway. After considerable discussion, Commissioner Reed made motion seconded by Commissioner Nicosia and unanimously carried to approve the Great American Cleanup 2008 project for the Long Beach Harbor; stipulating the name be changed from Cat Island Oasis by Marina to the Long Beach Harbor Beautification Project, the Commission retains the right to approve the final landscaping design, and other conditions that may arise outside of this proposal.

There came on for discussion harborhouse/baitshop preliminary plans and a request from the commission at the December 20, 2007, meeting, directing Mr. David Ball, City Engineer, to request absolute guide lines from FEMA. Said letter from Mr. Ball to FEMA/MEMA ordered spread upon the minutes of this meeting in words and figures as follows:



A. GARNER RUSSELL & ASSOCIATES, INC. / CONSULTING ENGINEERS

520 33RD STREET, GULFPORT, MS 39507
P.O. BOX 1677, GULFPORT, MS 39502

TEL (228) 863-0667
FAX (228) 863-5232

MEMORANDUM

Date: 1/11/08
To: Gary Bowman; Anthony Long
From: David Ball
RE: Long Beach Harborhouse

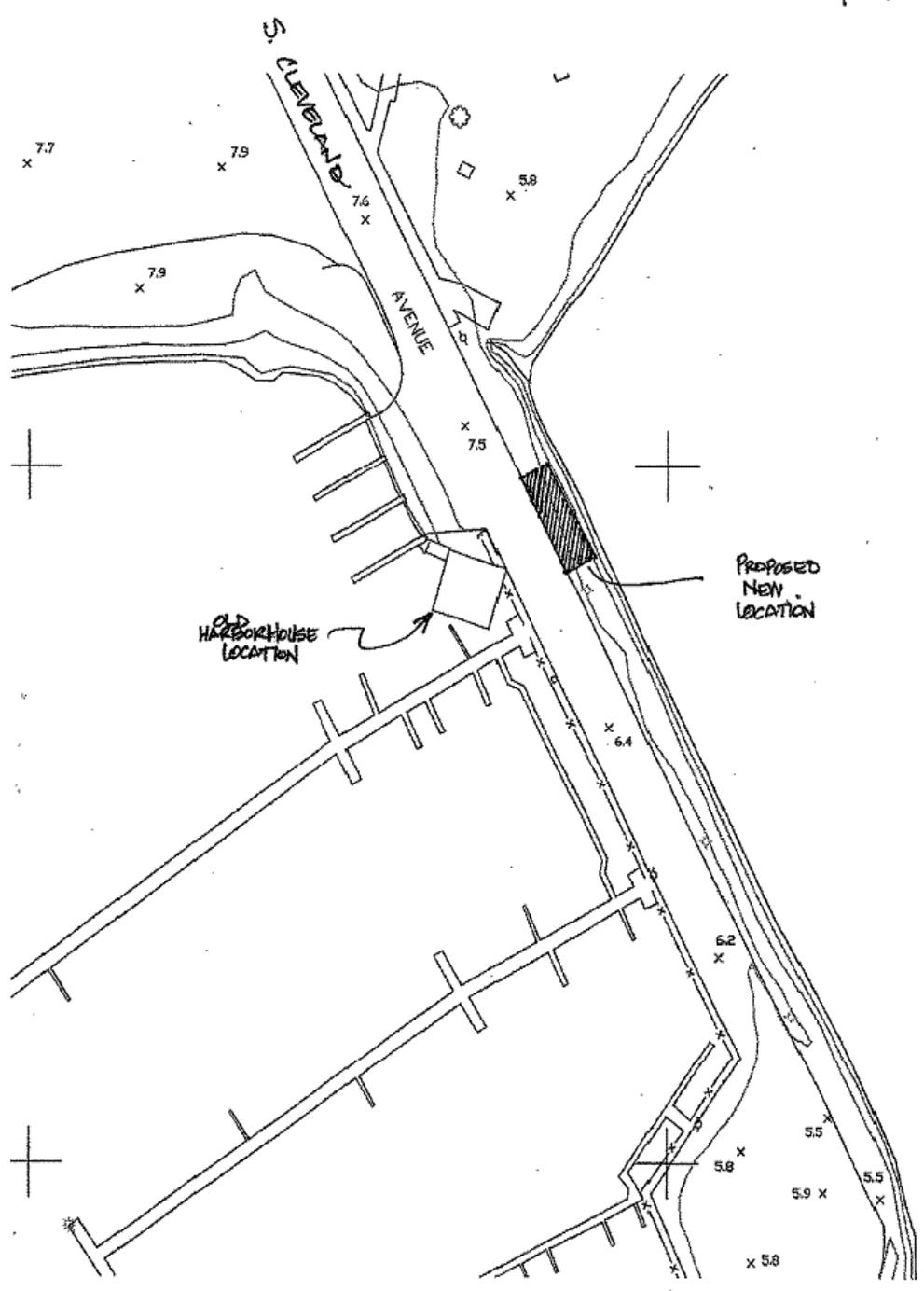
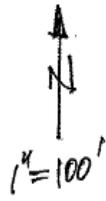
As you may recall, the City of Long Beach has recently run into some difficulties with reconstructing the Harborhouse. We have discovered that a building built completely over water (as our old Harborhouse) is uninsurable through NFIP, which means it would be ineligible for FEMA reimbursement. A building partially over water is insurable but at incredible expense, meaning the City could not afford to carry the insurance. It has therefore been decided that the City must move the Harborhouse to a land location. The attached sketches show the proposed location, and proposed floor plan.

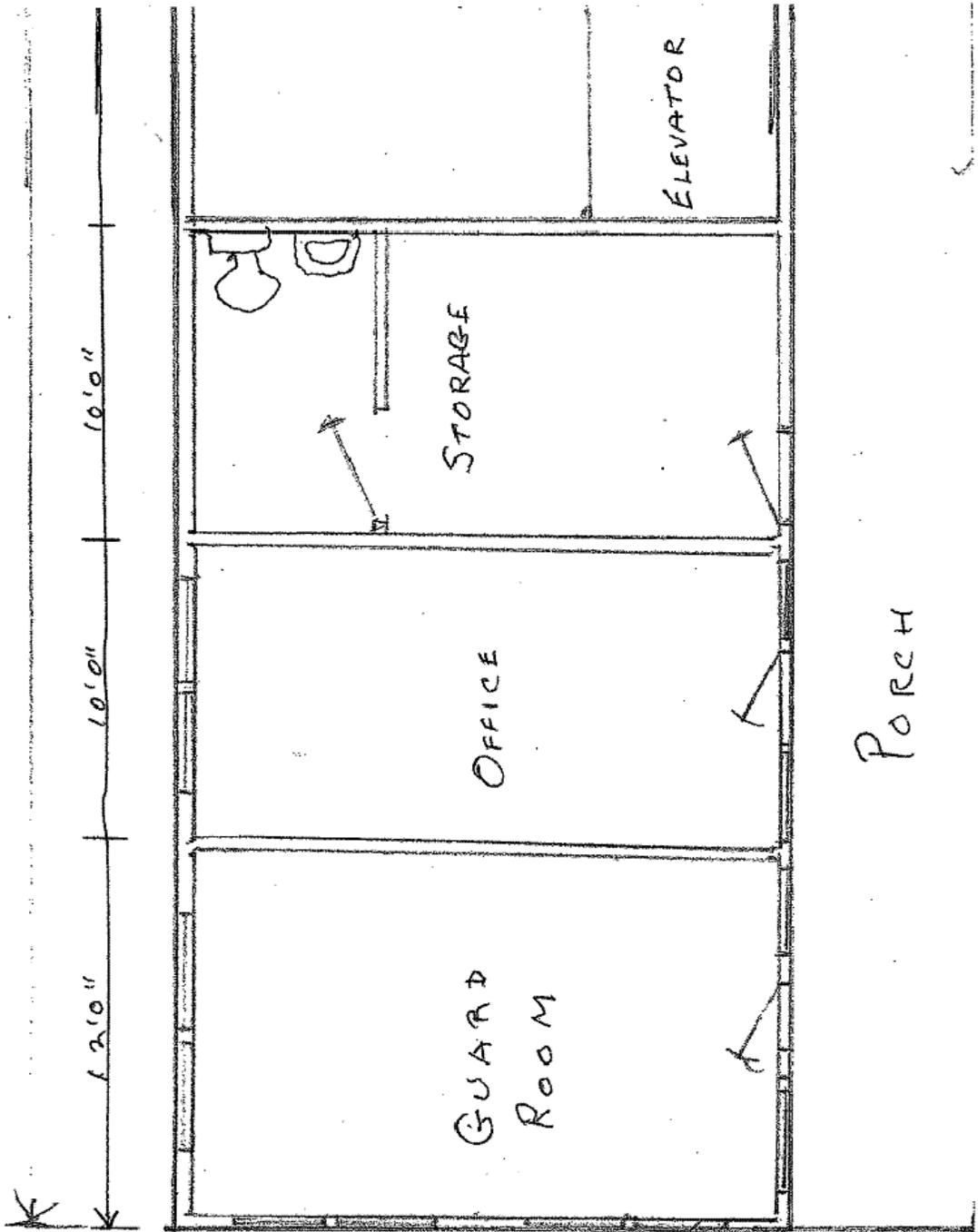
Obviously, the City recognizes that a change of this magnitude should first be approved by FEMA and MEMA personnel. The City therefore requests information relating to the relocation of this building, especially information such as:

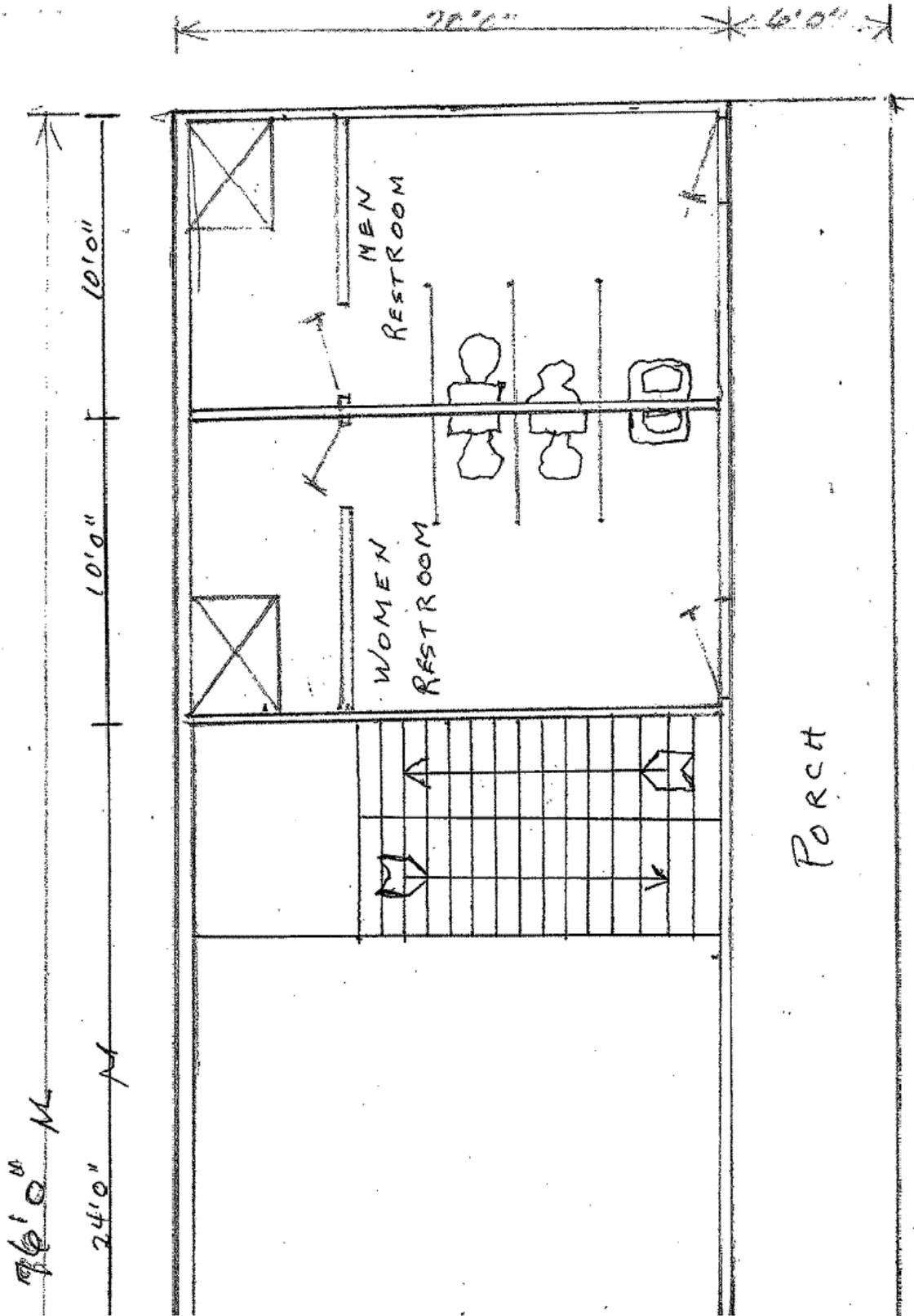
- Is a revised location eligible for full FEMA funding?
- Is a revised orientation eligible for full FEMA funding?
- Is a revised shape eligible for full FEMA funding?
- Can the bathhouse be reconstructed so that it is movable, and be rebuilt at the old location?
- Or must the baitshop be attached to the Harborhouse?
- Will the bathhouse be fully funded?
- To what standards must the building conform? What elevation?
- Is an elevator (as a requirement for ADA accessibility) 100% eligible?

Essentially, the City is looking for the final, absolute rules regarding the reconstruction of the Harborhouse. Some funds have already been expended in the design of the Harborhouse for the old location. Will those fees, plus the fees for the new design, be 100% reimbursable?

Obviously, the City is anxious to proceed with the reconstruction of this important facility, and we look forward to your assistance in this critical matter.







There was no action required or taken regarding the aforesaid letter.

There came on for discussion Land Leases at the Long Beach Harbor; particularly the Chamber of Commerce, Lookout Catering, LLC, and Steve's Marina Restaurant. After considerable discussion, Commissioner Starek made motion seconded by Commissioner Reed and unanimously carried to direct the Port Attorney to request the aforesaid lessees submit to the Port Commission, a written letter of intent to rebuild their facilities.

There came on for consideration Tidelands Project Reports, whereupon the reports were ordered spread upon the minutes of this meeting in words and figures as follows:

font



A. GARNER RUSSELL & ASSOCIATES, INC. / CONSULTING ENGINEERS

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TEL (228) 863-0667
FAX (228) 863-5232



January 10, 2008

Miss. Department of Marine Resources
1141 Bayview Avenue, Suite 101
Biloxi, MS 39530

RE: Tidelands Project Reports – City of Long Beach

Gentlemen:

Enclosed are Semi-Annual reports for Tidelands Projects for FY2002, 2003, 2004, 2005, and 2006. We've also enclosed a copy of the updated "Tidelands Projects Plan of Action" worksheet, which reflects the status of all Tidelands projects completed, planned, and applied for.

As noted in the reports, the projects for FY2002, FY2003 and FY2004 are complete, with a minor amount of funds "left-over". It is proposed to apply these left-over funds to the overrun for FY2005 and future projects. We appreciate your advice about how to officially close these projects out.

Sincerely,

David Ball, P.E.

DB:1814
Enclosure

cc: Mayor Skellie
Port Commission

**Mississippi Tidelands Public Trust Fund
Project Report**



**By
City of Long Beach – FY2002 Harbor
Improvements**

Due Date: January 4, 2008

*** FOR OFFICIAL USE ONLY *** DO NOT WRITE BELOW THIS LINE ***	
Received By Tidelands Administrator: _____	Date: _____
Required Elements Present and Complete:	
*Final Project Design _____	*Narrative Description of Project _____
*Identification of Benefits _____	*Photographs of Project _____
*Expenditures Report _____ (to include Tidelands and Matching Funds)	*Milestones for Completion _____
Comments: _____	



Mississippi Tidelands Public Trust Fund Semi-Annual Report

Project Title: FY2002 Harbor Improvements

Project Manager: Mayor Billy Skellie Project #: FY2002-P-104

Organization: City of Long Beach Date: 1/10/08

Fund Source(s): Tidelands: \$ 200,000

Other: \$ 0.00

TOTAL: \$ 200,000

Narrative Description of Project, to Include Project Objectives and Goals, Final Project Design, Milestones for Completion, and Benefits to the Community and Public (Attach Additional Sheets if Necessary):

This project was to construct a new wave baffle breakwater along the west side of the harbor entrance channel. The project was completed in April, 2005 at a final price of \$155,759 plus miscellaneous costs of \$13,654 plus engineering costs of \$12,560. The balance of \$18,027 will be applied to overruns on future year's projects.

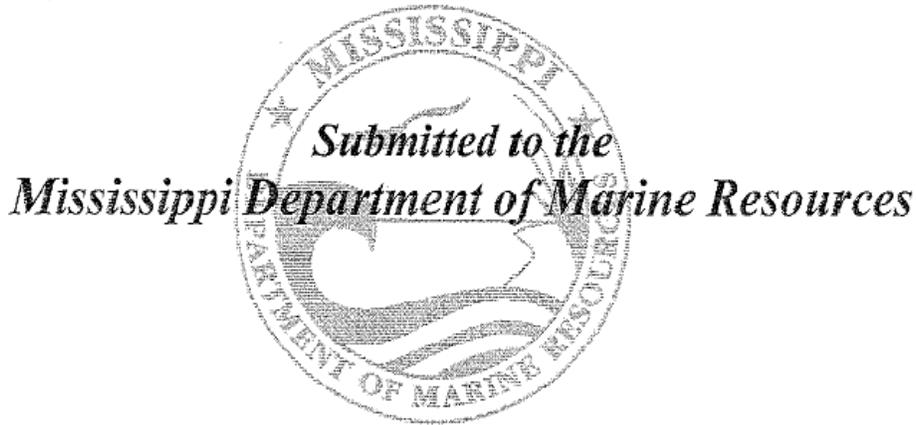
Date Project Initiated: _____ Anticipated Date of Completion: 2005

***Please be sure to attach an Expenditure Report, to include Tidelands and Matching Funds, and Photos or Official Plans of your Project with this report, along with a photo of sign displayed at site.**

Billy Skellie
Signature

Date

**Mississippi Tidelands Public Trust Fund
Project Report**



**By
City of Long Beach – FY2003 Harbor
Improvements**

Due Date: January 4, 2008

*** FOR OFFICIAL USE ONLY *** DO NOT WRITE BELOW THIS LINE ***	
Received By Tidelands Administrator: _____	Date: _____
Required Elements Present and Complete:	
*Final Project Design _____	*Narrative Description of Project _____
*Identification of Benefits _____	*Photographs of Project _____
*Expenditures Report _____	*Milestones for Completion _____
(to include Tidelands and Matching Funds)	
Comments: _____	



Mississippi Tidelands Public Trust Fund Report

Project Title: FY 2003 Harbor Improvements

Project Manager: Mayor Billy Skellie Project #: FY2003 P104

Organization: City of Long Beach Date: 1/10/08

Fund Source(s): Tidelands: \$ 200,000

Other: \$ 35,000

TOTAL: \$ 235,000

Narrative Description of Project, to Include Project Objectives and Goals, Final Project Design, Milestones for Completion, and Benefits to the Community and Public (Attach Additional Sheets if Necessary):

This project was to provide 13 additional rental berths within the Long Beach Smallcraft Harbor. Minor repairs and upgrades to the Harbor building were also included.

The minor repairs and upgrades to the harbor building were completed by Apple Construction Company in December, 2002, at a final cost of \$17,375.

The contract for the new pier extensions and berths was completed by Bay South Construction Company in February, 2004, with a final cost of \$142,507.

Engineering and contract administration cost a total of \$16,007 for all projects, making a total expenditure for all projects \$175,889. The balance of \$24,111 will be applied to future project overruns.

Date Project Initiated: _____ Anticipated Date of Completion: 2004

***Please be sure to attach an Expenditure Report, to include Tidelands and Matching Funds, and Photos or Official Plans of your Project with this report, along with a photo of sign displayed at site.**


Signature

Date

**Mississippi Tidelands Public Trust Fund
Project Report**



By
**City of Long Beach – FY2004 Harbor
Improvements**

Due Date: January 4, 2008

*** FOR OFFICIAL USE ONLY *** DO NOT WRITE BELOW THIS LINE ***	
Received By Tidelands Administrator: _____	Date: _____
Required Elements Present and Complete:	
*Final Project Design _____	*Narrative Description of Project _____
*Identification of Benefits _____	*Photographs of Project _____
*Expenditures Report _____	*Milestones for Completion _____
(to include Tidelands and Matching Funds)	
Comments: _____	



Mississippi Tidelands Public Trust Fund Report

Project Title: City of Long Beach-FY2004 Harbor Improvements

Project Manager: Mayor Billy Skellie

Project# FY2004 P105

Organization: City of Long Beach

Date: 1/10/08

Fund Source(s): Tidelands: \$97,910.66

Other: \$

TOTAL: \$97,910.66

Narrative Description of Project, to Include Project Objectives and Goals, Final Project Design, Work Completed, Milestones for Completion, and Benefits to the Community and Public (Attach Additional Sheets if Necessary):

This project was to completely rebuild the older part of existing Pier #1, to restore it to fully serviceable condition.

The project was completed by Walter's Marine Construction Company in June, 2005, at a final cost of \$130,423.

Engineering and Admin costs were \$18,748. The overrun of \$51,260 will be funded using surplus funding from prior

years.

Date Project Initiated: 2004 Anticipated Date of Completion: 2005

***Please be sure to attach an Expenditure Report, to include Tidelands and Matching Funds, and Photos or Official Plans of your Project with this report, along with a photo of sign displayed at site.**

Billy Skellie
Signature

Date

**Mississippi Tidelands Public Trust Fund
Project Report**



**By
City of Long Beach – FY2005 Harbor
Improvements**

Due Date: January 4, 2008

*** FOR OFFICIAL USE ONLY *** DO NOT WRITE BELOW THIS LINE ***

Received By Tidelands Administrator: _____ Date: _____

Required Elements Present and Complete:

*Final Project Design _____

*Narrative Description of Project _____

*Identification of Benefits _____

*Photographs of Project _____

*Expenditures Report _____

*Milestones for Completion _____

(to include Tidelands and Matching Funds)

Comments: _____



Mississippi Tidelands Public Trust Fund Report

Project Title: FY2005 Harbor Improvements

Project Manager: Mayor Billy Skellie

Project# FY2005 P106

Organization: City of Long Beach

Date: 1/10/08

Fund Source(s): Tidelands: \$ 262,190.85

Other: \$ _____

TOTAL: \$ 262,190.85

Narrative Description of Project, to Include Project Objectives and Goals, Final Project Design, Work Completed, Milestones for Completion, and Benefits to the Community and Public (Attach Additional Sheets if Necessary):

This project was to reconstruct the older portion of Pier #2, which had become deteriorated with age. Bids were to be received on September 20, 2005, but this was cancelled after Hurricane Katrina devastated the area on August 29, 2005.

The reconstruction of Pier #2 has been handled as a part of the FEMA-funded project to restore the harbor. The City requests that this Tidelands Grant be reallocated to pay the local cost share of all the Hurricane Katrina repair projects, along with further improvements to the Harbor as detailed in subsequent fiscal year Tidelands Applications, such as the expansion of the west fishing jetty, and the installation of a concrete bulkhead wall along the north side of the Harbor.

Date Project Initiated: 2005 Anticipated Date of Completion: 2007

***Please be sure to attach an Expenditure Report, to include Tidelands and Matching Funds, and Photos or Official Plans of your Project with this report, along with a photo of sign displayed at site.**

Billy Skellie
Signature

Date

**Mississippi Tidelands Public Trust Fund
Project Report**



**By
City of Long Beach – FY2006 Harbor
Improvements**

Due Date: January 4, 2008

*** FOR OFFICIAL USE ONLY *** DO NOT WRITE BELOW THIS LINE ***

Received By Tidelands Administrator: _____ Date: _____

Required Elements Present and Complete:

*Final Project Design _____ *Narrative Description of Project _____

*Identification of Benefits _____ *Photographs of Project _____

*Expenditures Report _____ *Milestones for Completion _____

(to include Tidelands and Matching Funds)

Comments: _____



Mississippi Tidelands Public Trust Fund Report

Project Title: FY2006 Harbor Improvements

Project Manager: Mayor Billy Skellie

Project# FY2006 P109

Organization: City of Long Beach

Date: 1/10/08

Fund Source(s): Tidelands: \$ 144,533.53

Other: \$ _____

TOTAL: \$ 144,533.53

Narrative Description of Project, to Include Project Objectives and Goals, Final Project Design, Work Completed, Milestones for Completion, and Benefits to the Community and Public (Attach Additional Sheets if Necessary):

The Tidelands Grant Application for FY2006 had several components, with a total estimated cost of \$744,000. The final grant was in the amount of \$144,534. The City has not yet filed an amended application due to uncertainties about the recovery from Hurricane Katrina; however, it is likely that some of the projects originally requested will be implemented after the hurricane recovery is better defined, such as the installation of a concrete bulkhead wall along the north shore of the Harbor.

Date Project Initiated: 2006 Anticipated Date of Completion: 2007

***Please be sure to attach an Expenditure Report, to include Tidelands and Matching Funds, and Photos or Official Plans of your Project with this report, along with a photo of sign displayed at site.**

Billy Skellie
Signature

Date

Tidelands Project Plan of Action
City of Long Beach
Updated 11/26/05

FY96 Projects Completed		
✓ Misc. Harbor Repairs	\$46,578	(Complete)
✓ Fuel Facility	\$65,750	(Complete)
✓ Paving	\$20,824	(Complete)
✓ Electrical Upgrade - P1	\$21,442	(Complete)
✓ Mass Concrete along West Side	\$7,800	(Complete)
✓ Long-Term Harbor Plan	\$14,588	(Complete)
✓ Engineering & Admin	\$14,255	(Complete)
TOTAL COSTS:	<u>\$193,237</u>	
FY96 Tidelands Grant Received	\$175,000	
Overrun	<u>(\$18,237)</u>	
FY97 Projects Completed		
Overrun from FY96	\$18,237	
✓ Pier #5	\$225,572	(Complete)
✓ Electrical Upgrade - P2	\$19,280	(Complete)
✓ Misc. Costs for Fuel Facility	\$4,330	(Complete)
✓ Engineering & Admin	\$14,261	(Complete)
TOTAL COSTS:	<u>\$281,680</u>	
Earned Interest	\$5,344	
FY97 Tidelands Grant Received	<u>\$250,000</u>	
Overrun	<u>(\$26,336)</u>	
FY98 Projects Completed		
Overrun from FY97	\$26,336	
✓ East Fishing Pier	\$94,316	(Complete)
✓ Repairs to West Fishing Pier	\$18,184	(Complete)
✓ Repairs to Baffle Wall	\$26,000	(Complete)
✓ Misc. Repairs - Hurricane Georges	\$26,688	(Complete)
✓ Engineering & Admin	\$10,102	(Complete)
TOTAL COSTS:	<u>\$201,606</u>	
Earned Interest (estimated)	\$6,000	
FY98 Tidelands Grant Received	<u>\$200,000</u>	
Surplus Funds Carried Ahead	<u>\$4,094</u>	
FY99 Projects Completed		
✓ Engineering & Admin	\$10,316	(Complete)
TOTAL COSTS:	<u>\$10,316</u>	
Funds Carried from FY98	\$4,094	
Earned Interest (estimated)	\$6,228	
FY99 Tidelands Grant Received	<u>\$150,018</u>	
Surplus Funds Carried Ahead	<u>\$150,024</u>	
FY2000 Projects Completed		
✓ Engineering & Admin	\$1,319	(Complete)
TOTAL COSTS:	<u>\$1,319</u>	
Funds Carried from FY99	\$150,024	
Earned Interest	\$18,582	
FY2000 Tidelands Grant Received	<u>\$186,869</u>	
Surplus Funds Carried Ahead	<u>\$364,156</u>	
FY2001 Projects Completed		
✓ Dredging of Harbor & Channel (Gulf)	\$537,550	(Complete)
✓ Sand Beach Tests	\$4,350	(Complete)
✓ Pier Repairs - P1,P2,&P3 (Apple Const)	\$104,024	(Complete)
✓ Engineering & Admin	\$39,447	(Complete)
TOTAL COSTS:	<u>\$685,371</u>	
Funds Carried from FY2000	\$364,156	
Earned Interest	\$13,553	
Contribution from Hartson County	\$100,000	
FY2001 Tidelands Grant Received	<u>\$250,000</u>	
Surplus Funds Carried Ahead	<u>\$42,338</u>	
FY2002 Projects Planned		
✓ Wave Baffle Wall @ Entrance	\$183,759	(Complete)
✓ Geotechnical Investigations (S. Earth Sciences)	\$9,914	(Complete)
✓ Structural Engineering (Costell)	\$6,740	(Complete)
✓ Engineering & Admin	\$12,560	(Complete)
TOTAL COSTS:	<u>\$181,973</u>	

Funds Carried from FY2001	\$42,338	
Earned Interest	\$2,375	
FY2002 Grant Received	\$200,000	
Surplus Funds Carried Ahead	<u>\$63,340</u>	
FY2003 Projects Completed		
✓ New Xpier between P1 & P2 (Bay South)	\$97,046	(Complete)
✓ Extension of Pier 5 (Bay South)	\$45,481	(Complete)
✓ Repairs to Harbor Building (Apple Const)	\$17,375	(Complete)
✓ Engineering & Admin	\$16,007	(Complete)
TOTAL COSTS:	<u>\$175,889</u>	
Funds Carried from FY2002	\$63,340	
FY 2003 Grant Approved (held in trust)	\$200,000	
B.I.G. Grant Received	\$35,000	
Earned Interest	\$2,500	
Surplus Funds Carried Ahead	<u>\$124,851</u>	
FY2004 Projects		
✓ Reconstruct portions of P1 (Walter's Marine)	\$130,423	(Complete)
✓ Engineering & Admin	\$18,748	(Complete)
TOTAL COSTS:	<u>\$149,171</u>	
Funds Carried from FY2003	\$124,851	
FY2004 Grant Approved (held in trust)	\$97,911	
Earned Interest	\$2,500	
Surplus Funds Carried Ahead	<u>\$76,191</u>	
FY2005 Projects Planned		
✓ Reconstruct portion of P2	\$220,960	(FEMA)
✓ Local share of Isidore repairs	\$28,000	(Complete)
Engineering & Admin	\$20,000	(Estimated)
TOTAL COSTS:	<u>\$268,960</u>	
Funds Carried from FY2004	\$76,191	
FY2005 Approved (held in trust)	\$262,191	
Surplus Funds Carried Ahead	<u>\$71,423</u>	
FY2006 Projects Planned		
Develop Criteria for Harbor Expansion	\$75,000	
Rebuild commercial part of P-3	\$57,600	(FEMA)
Rebuild end of P-3	\$63,000	(FEMA)
Extend East Fishing Pier	\$130,000	
Upgrade electrical on end of P-3	\$20,400	(FEMA)
Upgrade electrical on P-4	\$18,000	(FEMA)
Engineering & Admin		
	<u>\$394,000</u>	
Funds Carried from FY2005	\$71,423	
FY2006 Approved (avail Fall, 2005)	\$144,534	
Surplus Funds Carried Ahead	<u>(\$168,044)</u>	
FY2007 Application		
Concrete Bulkhead on North Shore	\$380,000	
Reconstruct Boat Launch Ramps	\$100,000	
Add Riprap to East Channel Breakwater	\$30,000	(FEMA)
Engineering & Admin		
	<u>\$480,000</u>	
Funds Carried from FY2006	(\$168,044)	
FY2007 Tidelands Grant	????	
FY2008 Application		
Add cost to raise Harbor Office	\$75,000	
Extend Launch Ramps	\$100,000	
Floating Piers @ Launch Ramps	\$75,000	
Expand West Breakwater	\$6,000,000	
Engineering & Admin		
	<u>\$6,250,000</u>	
FY2009 Application		
Construct new bulkhead along north shore of Harbor	\$1,200,000	
Expand West Breakwater	\$6,000,000	
Engineering & Admin		
	<u>\$7,200,000</u>	

There was no action required or taken regarding the aforesaid Tidelands Project Reports.

Upon continued Tidelands discussion, a letter was submitted from Mr. David Ball, City Engineer/Projects Manager, regarding tiebacks at the bulkhead adjacent to Piers 1 – 4. Said letter ordered spread upon the minutes of this meeting in words and figures as follows:



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520 35th STREET, GULFPORT, MS 39507
P.O. BOX 1677, GULFPORT, MS 39502

TEL (228) 863-0667
FAX (228) 863-5232

MEMORANDUM

Date: 1/17/08
To: Port Commission
From: David Ball
RE: Tiebacks @ the bulkhead adjacent to Piers 1-4

During the course of construction of the water main replacement in the Harbor, we have uncovered all of the tiebacks which stabilize the bulkhead wall which is adjacent to Piers 1-4. The attached sketch diagrams the location and configuration of the referenced wall. Some of the tiebacks were broken by the process of construction because the concrete sidewalk (and concrete poured to seal holes in the sheetpile wall) was poured completely around the tieback rod, other tiebacks appear to have disintegrated completely or partially.

I felt that this deserved the attention of a structural engineer, so I authorized Mike Costelli to examine the tiebacks in order to make a recommendation regarding the repair of the damage. His initial recommendation is that all but a handful of the tiebacks need to be repaired, and that we should uncover one of the anchoring systems, or "deadmen", which anchor the tieback rods in place, to be sure that it is still functioning correctly.

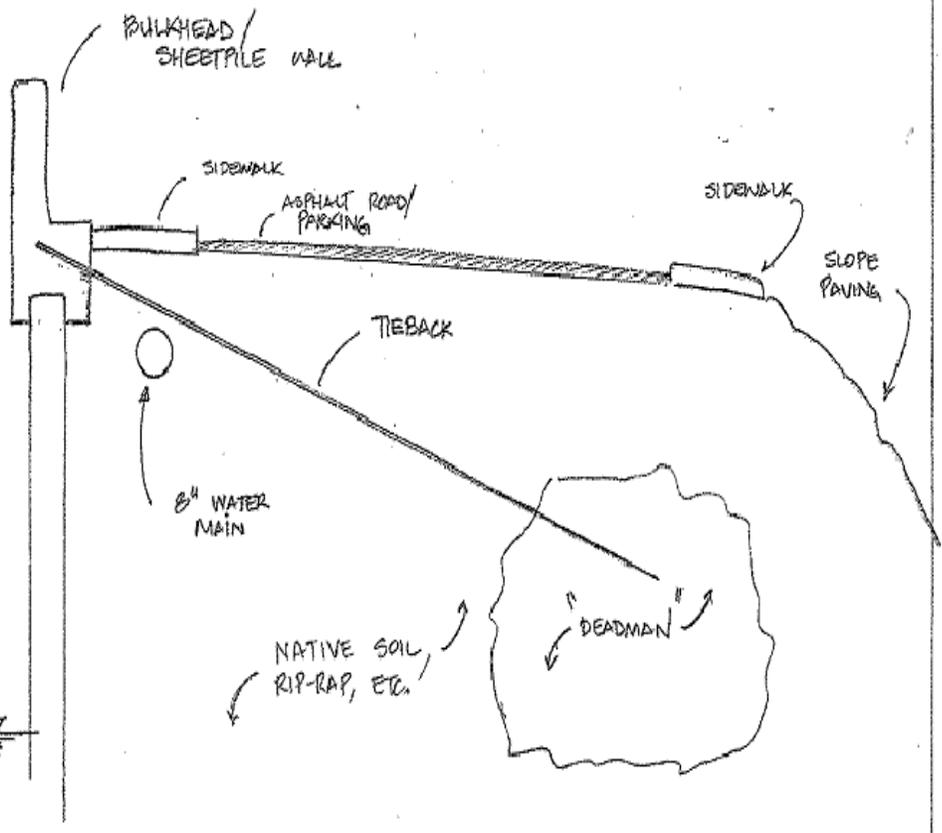
We are currently working with the contractor to uncover one of the anchoring systems. After it is uncovered, Mike Costelli will make a second trip to the site to examine the anchor and to finalize his recommendations regarding the method of repair.

As of right now, it seems that FEMA should be responsible for the replacement of those tiebacks which were unavoidably damaged by the construction of the water main, but FEMA will probably not except responsibility for tiebacks which have deteriorated due to age (the wall was constructed following Camille) or environment (the salt water and salty air).

We have not yet approached FEMA with this information, but are waiting until we have a final recommendation from the engineer regarding the repairs. We intend to petition for full replacement on the grounds that almost all of the tiebacks have been in some way damaged by the construction, but are not sure if that approach will get much momentum.

STAEITLER® No. 937 811E
Engineer's Computation Pad

Piers ←



BULKHEAD DIAGRAM (LOOKING NORTH)

NOT TO SCALE

After considerable discussion, it was the consensus of the commission to authorize Commissioner Kies to contact the Department of Marine Resources (DMR) regarding Tidelands monies that may be appropriated for the aforesaid project as an **emergency Tidelands project**.

Commissioner Nicosia made motion seconded by Commissioner Purchner and unanimously carried to approve the bills as listed on Dockets of Claim #HBR010108 and #HBR011508.

The commission recognized Mr. Bryan Vonder Bruegge for the Port Attorney's report, of which there was no action required or taken.

The commission recognized Mr. Calvin Poupart for the harbormaster's report. Mr. Poupart reported that he was receiving several requests from slip lessees for permission to install boat lifts. After considerable discussion, Commissioner Reed made motion seconded by Commissioner Nicosia and unanimously carried to place a moratorium on boat lift installation and to schedule some work sessions to discuss several items, but not limit it to, boat lifts, berthing agreement, and budget. It was determined that the aforementioned work sessions would be held on Thursday, January 31, 2008, and Thursday, February 7, 2008, at 5:30 pm, in the IT Building located at 645 Klondyke Road, adjacent to the Central Fire Station.

There being no further business to come before the Port Commission at this time, Commissioner Purchner made motion seconded by Commissioner Reed and unanimously carried to adjourn until the next regular scheduled meeting in due course.

APPROVED:

PHIL KIES, PRESIDENT

DATE

ATTEST:

STACEY DAHL, DEPUTY CITY CLERK