

**PORT COMMISSION MINUTES
OCTOBER 18, 2012**

Be it remembered that a regular meeting of the Port Commission of the City of Long Beach, Mississippi, was begun and held at the City Hall Meeting Room, 201 Jeff Davis Avenue, in said City at 5:00 o'clock p.m., Thursday October 18, 2012, it being the time date, and place fixed for holding said meeting.

There were present and in attendance on said Commission and at the meeting the following named persons: Commission President Phil Kies, Vice President Barbara Reed, Secretary David Marks, Commissioners Don Deschenes, Charles Purchner, Roger Ladner, Stan Snodgrass, Harbormaster Bill Angley, and Deputy City Clerk Stacey Dahl.

Absent the meeting were Commissioners Vernon Ehlers, Barney Hill, and Port Attorney James C. Simpson, Jr.

There being a quorum present and sufficient to transact the business of the Port Commission, the following proceedings were had and done.

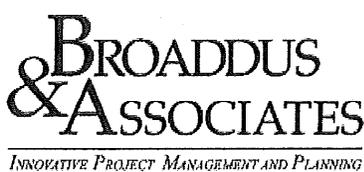
There were no comments or amendments to the agenda.

The meeting was called to order, whereupon Commissioner Purchner made motion seconded by Commissioner Deschenes and unanimously carried to approve Port Commission Minutes, as follows:

- September 20, 2012 – Regular
- October 8, 2012 – Special

The Commission recognized Mr. Ron Robertson, Project Manager, Broadus and Associates, whereupon Mr. Robertson submitted project updates in words and figures as follows:

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Long Beach Port Commission
Phil Kies, President

October 18, 2012

RE: Project Updates:

1. **CIAP- Harbor Expansion and Master Plan.**

A Meeting was held with Mississippi Marine Resources Department on October 10, 2012 to discuss permitting issues for the Long Beach Harbor Master Plan. It was obvious from the feedback obtained from DMR officials that a permit to allow a major expansion to the west, all the way to Jeff Davis, would not be approved. The limited harbor expansion to the south may be approved only if the city could provide a justifiable need for these additional slips.

A meeting was held with our district 3 county supervisor on October 15, 2012 to discuss working with the county to make improvements in the upland harbor areas between Douglas Avenue and Jeff Davis Avenue. The county expressed a willingness to work with the LBPC to provide trailer parking between Burke Avenue and Jeff Davis. This is now and in the future as funds become available to move the boat launch ramps and increase the trailer parking area. The county would also entertain the possibility of providing opportunities for commercial development to the east of Cleveland Avenue. The county would continue to maintain these areas.

A progress status meeting with the CIAP project administrators were also held on October 15, 2012. The primary outcome from this meeting was that the LBPC needs to provide a written justification to expand the harbor to add more boat slips. Also, it was learned that the CIAP Phase-2 funds (\$850,000) has been requested but these funds may be reclaimed by the Obama administration. This action is now pending a final decision in April 2013.

Request a motion tonight, to clarify a change in the planning team's directive from the port commission, to proceed with development of a master plan with a future expansion to the south and with the yacht club staying at its present location. The final design will still be subject to change depending on input from all stakeholders.

2. **Bait Shop** This project is complete. The new bait shop has been turned over to the operator. As a reminder, FEMA has not yet approved the last change on locating the trailer west of the harbor master building. See attached cost analysis.
3. **Alternate Project. Harbor Improvements.** The Phase -1 project work has been completed. Very little work on Phase-2 has taken place. Because of the Isaac storm this contract Phase-2 scope may be revised and/or possibly canceled. The LBPC might consider purchase of new pedestals for use on existing piers with the remaining funds. See attached project cost analysis.

Port Commission Monthly Project Update
Prepared by Ron Robertson, P. E.

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4. **Bulkhead Project.** Bay South continues work on forming for the concrete cap/sidewalk and grouting the bolts for the cap anchors in the battered piles. This project remains behind schedule.

Please contact me at your convenience with any questions.



Ron Robertson, P. E.

Port Commission Monthly Project Update
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Revised COST ESTIMATE		
BAIT SHOP and HOLDING TANK ENCLOSURE		
Long Beach Small Craft Harbor		
Item	Orig. Estimate	Actual
<u>Purchased Items</u>		
1 Bait Shop Trailer (10' x 36')	\$ 30,000	\$ 29,900
2 Ice Machine	\$ 5,900	\$ 4,977
3 Security System	\$ 10,000	\$ 9,857
4 Signs	\$ 1,200	\$ 400
5 Trailer Setup/anchor system	\$ 1,900	\$ 2,250
6 Hand rails and steps		\$ -
Sub Total	\$ 49,000	\$ 47,384
<u>Bid Package Items</u>		
7 Bait Tank Enclosure (14' x 14')	\$ 4,200	\$ 9,757
8 Sewer & Water	\$ 2,400	\$ 7,679
9 Electrical	\$ 4,800	\$ 15,357
10 Steps/hand rails/fence	\$ 3,800	\$ 4,641
11 Storage Compartment	\$ 1,500	\$ 3,500
12 Install Four Signs	\$ 1,400	\$ -
13 Outside lighting	\$ 1,000	\$ 1,000
14 misc	\$ 3,405	\$ 3,025
site demo		\$ 7,780
limestone		\$ 5,990
15 Concrete foundation	\$ -	\$ 50,619
Sub Total	\$ 22,505	\$ 109,348
Total Construction Estimate	\$ 71,505	\$ 156,732
14 Project Management (Rev. 2/8/12)	\$ 4,290	\$ 6,709
15 Engineering A/E Fees (Rev. 2/8/12)	\$ 5,821	\$ 27,500
TOTAL COST	\$ 81,616	\$ 190,941
Prepared by Ron Robertson		

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<p>PROJECT COST ESTIMATE Long Beach Small craft Harbor Modifications to Pier 2 and other Harbor Improvements</p>

Approved PW Budget	\$	386,582
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Original Construction Cost Estimate (4/23/10)	\$	388,150
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Sand Transfer Study (Rip Rap Proposed)	\$	1,600
Actual Construction cost	\$	245,451
Design Engineering and RPR	\$	46,977
On Site Inspection RPR	\$	11,190
Program Management	\$	22,370
Total Project Cost (10/18/2012)	\$	327,588
 Estimated Funds Remaining	 \$	 58,994

COST EST 10-18-2012

10/18/2012

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Based upon the aforesaid information and upon the recommendation of Mr. Robertson, action was taken as follows:

- Commissioner Deschenes made motion seconded by Commissioner Kies and unanimously carried to clarify a change in the planning team's directive from the Port Commission, to proceed with development of a master plan with future expansion to the south and the Yacht Club staying at its present location. The final design will still be subject to change depending on input from all stakeholders.

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Mr. Justin Roland, Harbor Bait Shop Lessee, was absent the meeting, therefore Agenda Item – Bait Shop Lease was tabled until the November, 2012, meeting of the Port Commission.

The commission recognized Mr. Jimmy Levens, Blue Ridge Properties, LLC, whereupon brief discussion was held regarding several terms in the current lease. It was determined that no action was required or taken at this time and Mr. Levens will submit a formal request for considerations at the November, 2012, meeting of the Port Commission.

There was no action required or taken regarding Tidelands or BIG.

Commissioner Purchner made motion seconded by Commissioner Marks and unanimously carried to approve payment of invoices as listed on Docket of Claims #HBR100212 and #HBR101612, as submitted.

Commissioner Marks made motion seconded by Commissioner Deschenes and unanimously carried acknowledging receipt of the September, 2012, revenue and expense reports.

The commission recognized Mr. Bill Angley for the Harbormaster's report as follows:

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Harbor Master Report

October 18, 2012

- Would like a letter of thanks to all Guards, Public Works, Police, Fire, City Clerks for work and continued work for Hurricane Isaac
- Christmas Party December 7, 2012 6pm at Harbor House will be Pot Luck Bring your own drinks
- Coast Elevator has fixed elevator but bill was high than expected would like approval to declare as an emergency repair
- AC in offices installed and working great
- West Jetty fishing area 75% open to public
- Main Harbor 60% open to the public
- Building repairs 30% done
- Security (Gates, Locks, Camera) 95% Done awaiting key order
- Ice machine up and running nowhere to store bagged ice propose ice storage box est. cost of 4500.00 for unit
- Pier 5 Powered 100%
- Pier 1 Power 75% complete
- Debris removed
- Awaiting FEMA PW
- Trying to keep as many boats as possible
- Finishing PW with FEMA MEMA for Katrina By the end of the month
- Skimmer motor burned up and is non-operational
- Channel lights all gone except one
- Polaris parts in awaiting service
- Looking for contractor for movement of new bait house
- 90% certified CPR
- 80% boaters safety certified
- 65% SOP certified
- 2 Live Aboards
- December 167 of 233
- January 165 of 233
- February 164 of 233
- March 164 of 214
- April 169 of 214
- May 174 of 214

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- June 187 of 214
- July 189 of 214
- Aug 197 of 214
- Sept 122 of 214

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Regarding the aforesaid report, action was taken as follows:

- Commissioner Deschenes made motion seconded by Commissioner Purchner and unanimously carried declaring an emergency repair for the elevator located in the harbor house.

Commissioner Reed was preliminarily absent the meeting and arrived at this time.

Continued action regarding the harbormaster's report as follows:

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- It was the consensus of the commission not to authorize the purchase of an ice storage box pending further quotes and a return of slip lessees lost as a result of Hurricane Isaac.
- It was the consensus of the commission to authorize the replacement/repair of channel markers as soon as possible regarding this as an emergency repair/purchase.

There was no Port Attorney's report due to his absence.

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

APPROVE:

PHIL KIES, PRESIDENT

DATE

ATTEST:

Stacey Dahl, Deputy City Clerk