

MINUTES OF BAY ST. LOUIS MUNICIPAL HARBOR COMMISSION

Date: Tuesday, February 3, 2015

Location: Bay St. Louis Council Chambers, 598 Main Street, Bay St. Louis
The meeting of the Bay St. Louis Municipal Harbor Commission convened at 3:00 p.m.

Commissioners Present: Chairman Lee Seal, presiding, Vice Chairman Ken Barbor, Charles LaFleur, J.P. Compretta, Chris Roth and Mike Hemsley, alternate

Absent: Chet LeBlanc

City Officials Present: Chuck Fortin, Harbor Master and Paula Fairconnetue, Secretary and Buz

APPROVAL OF MINUTES

RE: January 12, 2015

Commissioner LaFleur moved, seconded by Commissioner Barbor, to approve the minutes of the Harbor Commission meeting held January 12, 2015, with corrections.

A vote was called for with the following response:

VOTING YEA: LaFleur, Barbor, Seal, Compretta and Roth

VOTING NAY: None ABSENT: LeBlanc

Guests: Councilman Lonnie Falgout, Councilman Mike Favre

RE: Harbor Events

Councilman Falgout asked for dialogue from the Commission on ideas to bring more events and expand usage of the harbor. He along with Councilman Favre has received phone calls from citizens about the idea of having charter boats at the harbor. Councilman Falgout likes the idea of small charter boats at the harbor that would draw people and generate business in old town.

Councilman Falgout spoke with the harbor master about the matter and wanted input from the commission as well.

Councilman Falgout also suggested hosting Second Saturdays and Chamber events at the harbor during summer months to bring tourists to the harbor. He stated that a local wood artist who does nautical pieces is interested in designing a piece to donate to the harbor. The artist would also like to do an arts display at the harbor and donate the proceeds to the harbor fund.

Commissioner Seal informed the Councilmen that the board is working with the harbor master on drafting a commercial lease and ordinance for the harbor, which will be discussed later on the agenda. He explained that the lease the harbor master is working on deals primarily with commercial boats. He suggested using another lease for facilities, such as the one the city already use for renting buildings.

Councilman Favre suggested hosting fishing tournaments at the harbor. People are interested in having those types of activities come to Bay St. Louis.

After a lengthy discussion, Councilmen Falgout and Favre offered their support to the commission in developing activities that would draw tourists to the old town area and generate revenue for the harbor.

Guest: Ken Murphy

RE: Live Bait Shop Proposal

Ken Murphy stated his family has submitted two proposals in response to the city's Request for Proposals to operate a bait shop at the harbor. After receiving comments from the City Council on the proposal he submitted the decision was made not to have a kitchen or restroom on the

barge. The operation will strictly be a bait barge with drinks, prepackaged foods and supplies for fun on the water, and he would also like to rent pontoon boats.

The Commission inquired about the sale of live bait.

Mr. Murphy stated he would start the business out selling dead bait. They are working with a business in Louisiana on getting live bait, which is very expensive. He doesn't want to get pressured into selling live bait until he sees that the harbor can sustain the need. Live bait can be purchased from other sources.

During a lengthy discussion, the commission inquired about the health department requirements for the sale of food and DMR requirements.

Mr. Murphy stated he will get all licenses necessary to operate the bait shop. He expressed frustration about the city's delay in making a decision on accepting or rejecting his bid. He stated that he attended a City Council meeting last month to discuss the proposal and was redirected to come before the Commission first.

The Commission explained that they had not seen the proposal before the meeting and needed to review the information and consider the entire package being presented to them today before making a recommendation to the Council.

Councilman Favre stated that he would look into scheduling a workshop between the Council and Commission to discuss the proposal in detail and the city will contact the Murphy's with a decision as soon as possible.

HARBOR MASTER REPORT

The harbor master submitted the occupancy and sales report to the commission for discussion. **(SEE EXHIBIT A)**

HARBOR FINANCES

Commissioner Seal received financial information on the harbor from the City Clerk and will email that information to the board.

Guest: Jason Chiniche

RE: Wave Action Study

Jason reviewed the Concept Alternatives of the Wave Model Study outlining methods of reducing the reflectivity and dampen wave energy inside the basin of the harbor. The following recommendations were offered in the Wave Model Study submitted by ATM consultants.

(SEE EXHIBIT B)

Alternative 1: installation of an external wall southeast end of the breakwater to reduce the wave energy penetrating the harbor entrance.

Alternative 2: Retrofitting Rutherford Pier and fixed dock piers with riprap to reduce wave energy. The study stated in conclusion that both concept alternatives would reduce motion within the harbor, but alternative 1 vastly outperforms alternative 2.

After a lengthy discussion, Jason recommended accepting alternative 1. Construction material will consist of concrete pilings and vinyl sheet paneling; wall length approximately 190 ft. Total project cost is approximately \$350,000.00. He further stated that alternative 1 was part of the original design of the harbor, but was taken out due to funding reasons.

Buz Olsen commented that money for the project is available through reallocation of Tidelands Funding.

RECOMMENDATION TO ACCEPT WAVE STUDY FINDINGS WITH ALTERNATIVE 1 DESIGN

Commissioner LaFleur moved, seconded by Commissioner Compretta, to recommend that the City Council accept the wave study findings with Alternative 1 design, as presented by Jason Chiniche, Engineer.

A vote was called for with the following response:

VOTING YEA: LaFleur, Barbor, Seal, Compretta and Roth

VOTING NAY: None ABSENT: LeBlanc

During further discussion of the project it was noted that Jason Chiniche has recently opened his own engineering firm, and due to his expertise and familiarity with construction of the harbor the Commission offered the following recommendation:

RECOMMENDATION TO HIRE THE ENGINEERING FIRM OF JAMES J. CHINICHE, P.A., INC.

RE: Design Engineer – Installation of Harbor External Wall

Commissioner Seal moved, seconded by Commissioner LaFleur, to recommend that the Mayor and City Council consider engaging the services of James J. Chiniche, P.A., Inc. as design engineer for installation of the Harbor External Wall Project.

A vote was called for with the following response:

VOTING YEA: LaFleur, Barbor, Seal, Compretta and Roth

VOTING NAY: None ABSENT: LeBlanc

MOTION TO ADJOURN

Commissioner LaFleur moved, seconded by Commissioner Barbor, to adjourn the Harbor Commission meeting of February 3, 2015, there being no further business to discuss.

A vote was called for with the following response:

VOTING YEA: LaFleur, Barbor, Seal, Compretta and Roth

VOTING NAY: None ABSENT: LeBlanc