

## **MINUTES OF BAY ST. LOUIS MUNICIPAL HARBOR COMMISSION**

**Date:** Tuesday, January 26, 2016

**Location:** Bay St. Louis Conference Center, 588 Main Street, Bay St. Louis  
The meeting convened at 3:00 p.m.

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

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

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The meeting was called to order by Ken Barbor, Chair.

### **APPROVAL OF MINUTES**

#### **RE: September 29, 2015**

Commissioner LaFleur moved, seconded by Commissioner Roth, to approve the minutes of September 29, 2015, as presented.

A vote was called for with the following response:

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

VOTING NAY: None

#### **Guest: Jason Chiniche**

Jason gave an update on the Wave Screen Project. The project is on hold until the National Marine Fisheries Service issue their biological opinion regarding impacts on turtles. The Corp of Engineers has no issue with the permit modification, but can't issue ruling until the bio opinion is given by NMFS.

Discussion is being had on including an alternate bid to add vinyl sheets on the west side and south side of the Rutherford Pier fishing platform to keep the east winds from getting inside the basin.

Commissioner Roth discussed the permitting process for use of the harbor and surrounding area. Individual approval is needed from the city, county, state and Corp when hosting events in certain areas surrounding the harbor. Referring to an aerial map of the harbor area, he recommended identifying what part of the property is under each jurisdiction in order to have a more simplified approval process. The method could be similar to a zoning plan where if the event meets a certain criteria it would be acceptable to all four entities.

Chuck Fortin stated that the county has been cooperative in usage of its property as long as the Corp and city signs off on the event. He's working with the Corp on a criterion of usage of its property where a blanket permit can be issued as long as the event falls under the guidelines of usage.

During discussion Jason stated that he would provide a map with demarcation lines of surrounding jurisdictional properties.

Discussion was had on potential projects for the 2017 Tideland's application, which is due June of this year, and applying for funding through the Boater Infrastructure Grant, once all projects are closed out.

Jason also informed the commission that other harbors along the coast were submitting projects for BP Restore Act funding that fit within infrastructure and economic development.

Chuck Fortin noted that the extension of the Day Pier is an immediate need following the Wave Screen Project.

#### **Boardwalk Green Space**

Jason reported that awhile back discussion was had on adding a walkway to connect the eastside of the restaurants with a walkway next to the scour pad. The plan was to cover the scour pad with a

boardwalk and make it ADA compliant with ramps and steps, which would be the beginning of an infrastructure project that would connect to the back of the restaurants. The 2016 Tideland's application included a walkway and a pedestrian access ramp on the north side near deMontluzin Street. Recently, the Secretary of State expressed interest in construction of a pedestrian access ramp and would help find funding for the project.

### **Harbor Master Report**

Chuck Fortin submitted the Occupancy Report and first quarter revenue figures to the commission for review and discussion. **(SEE EXHIBIT A)**

### **Old Business**

Recap – Bulls on the Beach

Party Barge Rental - Two slips were leased for the Party Barge Rental of pontoon boats.

### **New Business**

#### **Use of Alternate Commissioner**

Chairman Barbor noted that Councilman Falgout submitted copies of Council minutes which indicate reduction of the board to five members.

The Commission had discussion on the duties of an alternate commissioner and whether the ordinance and bylaws address the appointment of an alternate.

After a lengthy discussion, consensus of the board was that the duties of an alternate commissioner should be to serve as a voting member in the absence of a commissioner and to make up a meeting quorum when needed.

#### **MOTION TO EXAMINE ORDINANCE NO. 547 AND BAYLAWS/ALLOW ALTERNATE COMMISSIONER VOTING PRIVILEGES**

Commissioner Compretta moved, seconded by Commissioner Roth, to request that the City Attorney examine the ordinance and bylaws to determine if the alternate commissioner position and duties are addressed in these documents; if the position is not addressed, the commission further moves that the ordinance and bylaws be amended to include the alternate commissioner with duties to allow full voting privileges in the absence of a commissioner and/or to make up a meeting quorum when needed.

A vote was called for with the following response:

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

VOTING NAY: None

#### **Floating Roof for Events Deck**

The commission expressed concern about the wind load with this type of roof. More information and research is needed for discussion.

#### **Tideland's Proposal**

The Harbor Master and Commission discussed possible Tideland projects for 2017.

#### **Life Expectancy on Harbor Items**

Commissioner Seal recommended drafting a list of items with cost from the construction bid of the harbor to begin a reserve fund to replace these items when the time comes. An estimated cost can be determined by adding 3%-4% per year to each item. A reasonable expectation of the life of the items can be determined for pedestals, decking and other such items. A reserve fund should be established to cover replacement cost of these items 5 or 10 years down the road.

Chuck Fortin agreed that a reserve fund is needed for replacement costs, and estimated that there's an approximate 8-year life expectancy remaining on most of the harbor items.

**MOTION TO ADJOURN**

Commissioner LaFleur moved, seconded by Commissioner Compretta, to adjourn the Harbor Commission meeting, there being no further business to discuss.

A vote was called for with the following response:

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

VOTING NAY: None