

CITY OF BEVERLY
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**CITY OF BEVERLY
PUBLIC MEETING MINUTES**

Board: Harbor Management Authority
Date: October 19, 2022
Location: Beverly Public Library - Barnet Gallery
Members Present: Chair Paul Earl, David Lane, George Simon, David Suminsby, Estelle Rand, Todd Rotondo, Danielle Spang
Members Absent: Vice Chair Emily Flaherty, Todd Callaghan, Larry Herman
Others Present: Sean Ciancarelli (marina manager), Peter Dickman (Harbormaster), Dylan Lukitsch (Economic Development Planner)
Recorder: Brett Bauer

Earl calls the meeting to order at 6:50 pm.

New Economic Development Planner

Lukitsch introduces himself as the new economic development planner.

Approval of Minutes

Rand motions to approve the September 21, 2022 minutes. Seconded by Simon. The motion is approved, 7-0.

Financials Report

Earl reports that all but six of the commercial customers have paid up. They may have problems with one, but the others are expected to pay up. The capital fund is up to \$550k, \$74k is encumbered in the grants fund, and the WIF is up to \$56k.

Harbormaster Update

Dickman reports that a dead seal was pulled out to sea but confirmed that it was not Shoebert. They are starting to shrink-wrap their boats. They did have an emergency with one of their boats taking on water. It was towed out, but their trailer lost a tire. Dickman notes that a truck is needed for the department as the staff is currently using their own personal trucks for towing harbormaster boats. There are no updates on a new pump boat at this time. Dickman mentions an aquaculture project designed to dissipate wave action to prevent erosion, called Emerald Tutu Project, initiated by MIT and working with Endicott and the Landmark School. It has created some hazards and the harbormaster's office has received concerned calls. Dickman notes that they may need to get permitting from the Dept of Marine and Fisheries, and maybe the Army Corp of Engineers. Regarding the harbormaster boat fleet, they are looking at grants for a new patrol boat, ideally by 2024. Dickman adds that there have been issues with the Kernwood

Bridge failing multiple times over the summer, and the MBTA train bridge has not been working for three days.

Kayak Racks

Suminsby reports that the next seven racks will be two located at Pleasant View Beach, two at Obear Park, and three at Lynch Park. We need to get approval from ConCom. Earl suggests checking-in with Doig on the Lynch Park installation.

Pier Interactive Activity Project

Spang reports that a grant application has been submitted through the Beverly Cultural Council. The display will be a knot tying demonstration. Earl expects the HMA's contribution to be around \$1k, max. Spang adds that the decision will be announced in February 2023

CPC Grant for Ferry Way Landing

Spang reports that a CPC grant application for sprucing up Ferry Way Landing is being submitted to tie together the pier, Glover Wharf, and the new restaurant. A swinging bench could be included. Earl also suggests that a kiosk about maritime history be added to the proposal. Simon adds that Historic Beverly might be able to help. Earl notes that any other ideas need to go to Spang by Friday or Monday at the latest.

Bass River Public Access Improvements - Elliot St

Earl reports that Callaghan provided updates via email.

Promoting Winter Slips

Ciancarelli has checked with winter slip holders from last year and received interest from most in returning. Last year they had seven boats over the winter. Earl feels this is worth promoting as it is good revenue. Dickman asks if they have ever used a monthly rate in the winter. Earl responds that they have a few times, but do not generally market it.

Commercial Hoist - Expanding Use/Training/Contracts

Earl notes that the contracts go out in April, so they will need to decide by then whether changes will be made regarding certifications for using the hoist. Rand reports that she is working with Flaherty to coordinate a training. The training is offered several times during the year. But they have a question about how many people they should offer the course to. Should it be one person per boat? Earl asks Rand to have a written proposal for the November or January meeting with a list of questions.

Falco Project

Earl reports that the pilot has officially come to an end, but he feels there is a need to continue collecting data. Marty Bloom has indicated interest in helping support this. Earl has asked for an additional six months, and has also drafted a grant application to further build out the app. The

cost will be \$600/month for six months. Rotondo suggests waiting to restart the six months when the boating season restarts so they can get more relevant data and save some money. Earl agrees that this makes sense. Lane feels the data after the restaurant opens will be most helpful.

Bass River - disposal options

Earl will reach out to the mayor about options with the wind farm dredging that Callaghan shared via email to make sure he is aware of this option.

Birarelli Public Access

Spang has no updates. Earl notes that the fencing and lines showing the public access over the Beverly Port Marina (BPM) property is deteriorating, and the HMA should bring this to the city's attention. There is some discussion of the gate being locked, but it is speculated that the BPM may be waiting until the end of the comment period for the Chapter 91 license. The Chapter 91 approval for BPM's docks, per the agreement with the city, just posted.

Float Expansion Feasibility and Hoist Grant

Earl has no updates to report from GZA, but he would like to get these done before the next boating season.

Pier Planks Replacement Grant

Ciancarelli reports that 130 planks will be ordered if we get the DMF grant to replace all the remaining older planks.

Commercial Float - fee restructuring

Spang reports that the City Solicitor's office would like to know if any other towns set different commercial based on use. Earl responds that they can check with other Harbormasters and return to this topic in January.

Facilities

Suminsby notes that they have kept fees the same for a long time because of inconvenience from the construction of the new restaurant and related parking concerns. He put forth a proposal for raising rates and fees that are all fairly proportional, except for the larger increase in the kayak rack space.

Discussion on Recreational Marina Rates: Rand wants to be clear about why they are raising rates, and asks if there is justification beyond just that the market allows for it. Earl responds that expenses have gone up. Suminsby responds that amenities have been added. Rand and Rotondo are sensitive to the cost-of-living increases that Beverly residents have incurred. Lane notes that they do not know what the parking situation will be when the restaurant opens, and that maybe a small increase would be more amenable. Suminsby asks if they have an obligation to maximize this asset of the city, and notes that

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the rate has gone down from \$160/ft a long time ago. Rand moves to amend the proposed recreation rates to \$160/ft, rather than \$170/ft, with the monthly and winter rates kept as proposed. Seconded by Rotondo. Comparisons to the Beverly Golf and Tennis Club are discussed, but it is an open to the public facility managed by a private third-party company. There is also discussion about the differences between private and municipal marinas, and it is noted that private marinas do not have access to grant funding. Simon points out that their budget does not precisely represent the expenses and cash-flow of the marina as compared to a private marina's budget. The question is called, and the motion is approved, 7-0.

Discussion on Dinghy Storage Fees: Earl notes that they have done maintenance on the dinghy rack and have added cleats for tying up dinghies to the float. Rotondo moves to accept the fee increases as proposed. Seconded by Simon. The motion is approved, 7-0.

Discussion on Kayak Rack Fees: Earl argues that expansion costs have gone up significantly for these. Rotondo motions to amend the proposed kayak rack fees to \$125 instead of \$150. Seconded by Spang. Rand notes that this is still a significant increase. Earl responds it would not be every year or couple of years that this fee is increased. Rand would like to see some sort of programming or reserved kayak spaces to encourage and open access to such water activities to those in the community that might not otherwise be able to afford it. Earl will add this to the BHMA's project list to revisit in the future. The question is called, and the motion is approved, 7-0.

Discussion on Transient Rates: Rotondo moves to accept the transient rates as proposed. Seconded by Rand. The motion is approved, 7-0.

Adjournment

There being no further business before the Harbor Management Authority this evening, Rotondo makes a motion to adjourn. Rand seconds. Motion to adjourn is approved (7-0).

The HMA Meeting is adjourned at 8:45 pm.