

PORT COMMISSION AGENDA
APRIL 19, 2018
5:00 P.M.

- I. CALL TO ORDER
- II. ROLL CALL AND ESTABLISH QUORUM
- III. AMENDMENTS/COMMENTS
- IV. APPROVE MINUTES:
 - A. MARCH 15 , 2018; REGULAR
- V. BUSINESS:
 - 1. BERTHING AGREEMENT
 - 2. HARBORMASTER'S REPORT

PORT COMMISSION MINUTES

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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, on Thursday, April 19, 2018, at 5:00 o'clock p.m., 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: President Phil Kies, Secretary Don Deschenes, Commissioners Russell Jones, Brian Currie, Brandon Boggess, Junior Husband, Barney Hill, Harbormaster Bill Angley, and City Clerk Stacey Dahl.

Absent the meeting were Vice President Susan Nicolais and Commissioner Kevin Hicks.

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

Commissioner Kies called the meeting to order; whereupon there were no amendments or comments to the agenda.

Commissioner Deschenes made motion seconded by Commissioner Jones and unanimously carried to approve minutes of the Port Commission, as follows:

- Regular Minutes of March 15, 2018, as submitted.

There came on for consideration an amended Berthing Agreement, as follows:

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STATE OF MISSISSIPPI

Amended Date: April, 2018

COUNTY OF HARRISON

CITY OF LONG BEACH BERTHING AGREEMENT

This BERTHING AGREEMENT made and entered into on the day and year herein noted by and between the Long Beach Port Commission, hereinafter referred to as the "Commission", and the following identified Boat Owner as follows, to-wit:

BOAT OWNER OR OWNERS: _____

ADDRESS OR ADDRESSES: _____

BILLING ADDRESS IF DIFFERENT FROM ABOVE ADDRESS: _____

EMAIL ADDRESS: _____

HOME PHONE: _____ EMERGENCY PHONE: _____

WORK PHONE: _____ CELL PHONE: _____

EMPLOYER: _____

TYPE OF VESSEL: _____ I.D. # _____

BOAT NAME: _____ DOC. # _____

MFG. OF BOAT: _____ HULL I.D. # _____

LENGTH: _____ A/C: # of UNITS _____

SLIP NO: _____ PIER NO: _____

RATE PER MO: _____ PRO-RATED IST MO.: _____

LIEN HOLDER: _____

LIEN HOLDER ADDRESS: _____

LIEN HOLDER PHONE: _____

INSURANCE COMPANY: _____ POLICY# _____ EXPIRES _____

AS A **CONDITION PRECEDENT** to the placement of any vessel in the harbor, the Boat Owner shall provide the Harbor Master with proof of ownership and a current home state registration for the vessel or a copy of the US Coast Guard vessel documentation certificate indicating actual Over All Length (OAL) to determine slip rent for the vessel. In addition, a copy of an active insurance policy for the vessel shall be provided when the initial Berthing Agreement is enacted. The Harbor Master's initials certifying proof of ownership, current registration or vessel documentation certificate, and active insurance shall be affixed to the original Berthing Agreement below:

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1. **BERTHING AND FEES:** Boat Owner shall pay to Commission and/or its duly appointed representative for the use of the above described slip together with utilities and air conditioning charge(s) as required as provided herein and a limited license to use the adjacent areas herein provided as follows, to-wit:

A. *Mississippi Residents:* Rent to be calculated at the rate of \$4.20 per linear foot of the above described vessel.

B. *Harrison County Residents:* Rent to be calculated at the rate of \$3.50 per linear foot of the above described vessel.

C. *Out of State Residents:* Rent to be calculated at the rate of \$6.30 per linear foot of the above described vessel.

D. *Air-conditioning:* Any vessel that has an air-conditioner shall be charged an additional sum of \$15.00 per month for each air conditioning unit aboard.

E. *Utility Fee:* Boat Owners shall pay the sum of \$20.00 per month for costs of utilities.

F. *Daily Rate:* Boat Owners who rent a slip on a daily basis shall pay the sum of \$1.00 per foot of boat length per day through day 5. Day 6 through day 15, Boat Owner shall pay 1/2 of the rent based on the aforesaid A - E. Boat Owners exceeding 15 days shall pay a monthly rate as calculated on the aforesaid A - E. Space and Slip availability is at the sole discretion of the Harbor Master.

The monthly lease rate for the above described vessel based upon the information provided by Boat Owner shall be payable in advance on or before the first day of each and every month hereafter. The first month rent shall be pro-rated. In the event the Boat Owner elects to pay his month-to-month lease rate annually in advance, the Boat Owner will receive a ten percent (10%) discount for said yearly rate, payment to be non-refundable. The above described payments (i.e., daily, monthly, yearly, etc.) shall be payable in advance at the Long Beach City Hall, Jeff Davis Ave. Long Beach, Mississippi, on or before the first day of each and every month hereafter, unless paid in advance.

2. **Non-Payment and /or late payment:** A charge of 10% of the monthly rent shall be added to any bill for monthly rent and fees not paid on or before the 15th of the month for which same is due and payable. In the event that the rent and other charges are not paid on or before the date such charges become due and payable, the Boat Owner shall be subject to having his vessel seized and sold according to the lien imposed by general maritime law and/or Section 85-7-9, *et seq.* of the Mississippi Code of 1972, annotated and amended. Further, Boat Owner is hereby advised pursuant to the above referenced State Statute that "such lien shall be paramount to all other debts due and owing by such water craft or the owner thereof or other lien thereon, except as provided by Section 85-7-7, Mississippi Code of 1972, annotated and amended. Further, and by mutual agreement Boat Owner shall be responsible for and pay a reasonable attorneys fees of not less 25% of the total sum due and owing, if found to be in violation of any provision hereof and said matter is turned over to an attorney for collection. Further, Boat Owner agrees that in the event that Boat Owner becomes delinquent in the payment of any sums owed Commission, that Commission and/or its duly appointed Harbor Master may use any reasonable method available included, but not limited to, chaining the vessel to the dock, removing the vessel to a secure storage facility or blocking the vessel in its berth, to impose its lien against the vessel itself. That Boat Owner specifically agrees and understands that some damage may

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occur to the vessel and the Boat Owner agrees that Commission shall not be responsible for such consequential damages.

3. **Term:** This Berthing Agreement shall continue in effect from month to month, subject to termination upon fifteen (15) days written notice by either party.
4. **Uses:** Boat Owner shall not use nor permit the demised premises, or any portion thereof to be used for: (1) the conduct of any offensive, noisy, or dangerous activity or public nuisance, or against any law, or (2) in any manner which would infringe on the rights of other tenants of the Commission, or (3) in any manner contrary to the rules and regulations of the Commission, a current copy of which has been provided to Boat Owner and which may be amended from time to time without prior notice to Boat Owner. Boat Owner agrees to abide by all rules, regulations and directions of the United States Coast Guard, Mississippi Department of Marine Resources, Mississippi State Health Department, the U.S. Environmental Protection Agency and all other federal and state agencies, departments or political subdivisions thereof.
5. **Indemnification of Commission:** Boat Owner covenants to exercise due care in the occupation of the leased berthing slip and to vacate the same in good condition, reasonable wear and tear excepted. Boat Owner shall indemnify Commission it agents, employees, members and the City of Long Beach, Mississippi, against all claims, actions, proceedings, damages and liabilities, including attorneys' fees, costs, and other expenses arising from or connected with Boat Owners possession and use of the aforesaid berthing space and common areas, including, but not limited to those caused by or resulting from vandalism, theft, fire, weather, tides or wave action. Boat Owner does further agree to be responsible for and pay any and all damages to other craft and property caused by the above described vessel, Boat Owner, or guest.
6. **Alteration and Improvements:** Boat Owner shall make no alterations or improvements to the property of Commission without expressed written consent of Commission. Any and all improvements approved by Commission shall become property of Commission.
7. **Limitation on Commissions Liability:** Boat Owner acknowledges that he, she or it has inspected the berthing slip identified herein and has satisfied himself, herself, or itself that the berthing space is adequate for the safe berthing of Boat Owners vessel, Harbor assumes no responsibility for tending mooring lines or moving vessels from the berths assigned, Further, Boat Owner agrees to indemnify and hold Commission harmless from damages to vessel and/or injuries to Boat Owner's guest's, invitees or all others regarding occupancy of the berthing space and use of common areas not the direct negligence of Commission.
8. **Cancellation of Berthing Agreement:** Boat Owner agrees to give at least fifteen (15) days written notice of his intent to vacate; His failure to do so shall result in Boat Owner being responsible for payment of all monthly payments due on said slip until such time as written notice is given Commission. The removal of Boat Owners vessel from the slip shall not constitute notice to Commission of his intent to vacate, nor does it relieve Boat Owner from the obligation to pay according to the terms hereof.
9. **Liability Insurance:** Boat Owner agrees to provide liability insurance on their vessel in the amount of \$300,000.00. Boat Owner shall name the Long Beach Port Commission and the City of Long Beach as additional insureds on said policy and shall provide written proof of such insurance (i.e., such as declarations page), prior to placing vessel in harbor under the initial berthing lease and by the anniversary date of such policy each year thereafter and upon request of any official of the Long Beach Harbor. Said proof of insurance shall provide proof of liability limits and the named insureds therein.

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10. **Cancellation for Unseaworthy Condition:** Owner must, at all times, maintain vessel in seaworthy condition, capable at all times of movement and sustained travel under its own power. This Berthing Agreement may be terminated without notice on any vessel found unseaworthy by the Harbor Master. Upon appearance to The Harbor master that any vessel is unseaworthy or incapable of getting underway under its own power, Owner shall allow inspection by Harbor Master and must demonstrate seaworthiness to Harbor Master's satisfaction. Any vessel found unseaworthy for a period of 30 days shall be removed from the Harbor.

11. **Changes in Circumstances:** Boat Owner agrees to promptly notify and provide the Commission or the Harbor Master with documentation of any and all changes to this agreement including, but not limited to, any change in ownership, liens, co-owners or vessels, Failure to do so constitutes grounds for immediate cancellation of this agreement.

12. **Commission's Right to Use Slip:** Boat Owner agrees to notify Commission of the intention to vacate slip for any period in excess of three (3) days, and Boat Owner agrees that Commission may make said slip available for transient or other use of the slip in Boat Owners absence without charge or credit. Boat Owner agrees to notify Commission or Harbor Master prior to 24 hours of the return of the vessel so that Commission can make alternate plans for any vessel using the said slip in the absence of Boat Owner.

13. **Removal of Vessel by Boat Owner; State of Emergency:** If at any time the Boat Owner or Lessee is in any way concerned about the safety of his/her vessel, he/she should immediately remove said vessel from the harbor. Furthermore, in the event of eminent danger from hurricanes, tropical storms or other natural disasters and/or notification of declaration of state of emergency by State, County, municipal or Emergency Management officials, the Boat Owner agrees to immediately remove said vessel from the harbor. In case of such emergency condition no safe harbor status may be claimed by Boat owner, it being acknowledged that during such states of emergency, no safe harbor or moorage exist in the Harbor. Failure to remove said vessel shall constitute a misdemeanor punishable by fine up to \$1,000.00, and may also result in possible civil liability of the Owner to other Boat Owners and the Long Beach Port Commission or property owners for damages caused by such vessel.

14. **Emergency Removal of Vessel:** Boat Owner agrees that Commission may remove the vessel from the slip at the sole expense of Boat Owner in the event that said vessel becomes a nuisance, becomes unseaworthy, or in case of dangerous weather conditions such as hurricanes. "Expense" includes but is not limited to the removal and storage cost of said vessel. Boat Owner further agrees to hold harmless all parties involved in the removal and storage of vessel in the event of its Emergency Removal.

15. **Alteration of Agreement:** This Berthing Agreement shall constitute the whole agreement of the parties and cannot be altered except in writing and signed appropriately by the parties.

16. **Sublease:** Boat Owner may not sublease slip specified in this agreement.

17. **Clean Marina practices:** Boat Owner shall comply with guidelines in the Mississippi Clean Marina Program in order to protect the harbor resources from contamination and pollution as follows:

Sewage Handling:

- No raw sewage may be discharged and pump out stations are provided in the harbor for use with Marine Sanitation Devices (MSD).

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"Y" valves must be tied down and will be inspected periodically to ensure that no sewage can be discharged and appropriate chemicals are in use.

- Clean, functioning restrooms are available 24 hours a day

Fuel Control

- Fuel vendor will be responsible for pumping fuel into vessels.

Solid Waste

- Solid waste must be disposed of in the covered trash receptacles.
- Recycling containers are available for glass, plastic, and aluminum.
- Fish wastes cannot be disposed within the Harbor. A fish cleaning station and waste receptacle is provided for Harbor patrons.
- Cleaning of fish on docks and floats is not be permitted, unless fish wastes are contained (such as with a pan or plastic drop cloth) and disposed in the fish cleaning station.
- Rinse water drainage from fish cleaning areas must be free of solids and directed to a sand filter or sanitary sewer.

Vessel Cleaning and Repair

- Take proper precautions against spills, and use environmentally friendly materials. The following minor maintenance and cleaning activities may be conducted on board vessels while in the water:
 - Routine engine tune-ups, oil changes, and other minor servicing and repair
 - Routine care and cleaning of rigging and fittings, interior surfaces, and "bright work" providing these activities do not produce a wastewater
 - Painting/varnishing interior surfaces and bright work
 - Routine sanitary pump-outs and maintenance of sanitary wastewater facilities
 - Bilge pump repair
- All other maintenance activities must be conducted with the vessel out of the water at a proper repair facility specifically designed for the purpose, including hull scraping, sandblasting, or painting the hull exterior or drive units, cleaning the hull exterior with cleaning agents other than fresh water or natural seawater, and any other activities involving the potential risk of an uncontained discharge of oil, chemicals, nutrients, or other contaminants into the water.
- Minimize the use of soap and detergents within the Harbor. Use only phosphate-free and biodegradable cleaning products such as Simple Green and comparable products. The use of detergents containing ammonia, sodium hypochlorite, chlorinated solvents, petroleum distillates, or lye is prohibited.

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•Liquid wastes (including but not limited to solvents, detergents, and rinse water) cannot be discharged onto the ground, allowed to enter storm drains, or disposed of in dumpsters or trashcans. Contaminated bilge water cannot enter the water.

•Reuse or recycle waste oil in the containers provided in the harbor labeled as "Waste Oil Only."

18. Stay aboard policy. No one shall stay aboard the vessel in the harbor more than 15 nights per month. No person shall be allowed to remain on any vessel during any event of eminent danger from hurricanes, tropical storms or other natural disasters and/or declared state of emergency by State, County, municipal or Emergency Management officials. Any persons who remain on any vessel, or who refuse to remove themselves from a vessel upon being notified of such condition by State, County, municipal or Emergency Management officials shall be guilty of a misdemeanor and punishable by fine up to \$1,000.00, and subject to arrest and removal by law enforcement officers.

19. Mandatory Evacuation: During any period of Hurricane Watch or warning issued by the National Weather Service, all persons shall evacuate the harbor and any vessel in the harbor. Any persons who remain on any vessel, or who refuse to remove themselves from a vessel upon being notified of such condition shall be guilty of a misdemeanor and punishable by fine up to \$1,000.00, and subject to arrest and removal by law enforcement officers

SO EXECUTED, this the _____ day of _____, 20 _____

BOAT OWNER

Long Beach Port Commission, by Harbor Master

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After review and discussion of the amended Berthing Agreement, Commissioner Boggess made motion seconded by Commissioner Kies and unanimously carried to approve the aforesaid Berthing Agreement.

The Commission recognized Harbormaster Bill Angley for his report, as follows:

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Harbor Master Report

April 19, 2018

- Started walk through with FEMA today for project work sheets
- David Ball, Griff Skellie and I have started a damage estimate list for Hurricane Nate. Since the low tides from weather myself and David Ball did a walk through to look at structure and sub structure. Receiving quotes from divers to do a slip by slip assessment of the harbor for debris and silting. As of now the price is 11,500.
- Spoke with county about striping and speed bumps coordinating with them on time frame and cost for items
- Fuel tanks to be portable 14000 to 20000 for full set up awaiting hazard midigation information from MEMA/ FEMA
- Landscaping: Plants removed from yacht club and by intersection that were a hazard and growing mold
- Decking: pier decking has started to rot at an increase rate making it difficult to keep up with. 50+ deck boards a pier not to include finger pier steps, boards, and stringers.
- Wi-Fi for boat owners: the system in place is outdated and having multiple issues and failures. Recommend we upgrade to provide better support for slips and staff. This will also allow us to install Wi-Fi cameras in outer areas of the harbor to provide better safety for the staff and security for the property and structures 1400.00 to replace with myself doing the work. The economic impact of this repair/improvement is around 20,000 per year.
- Need to replace 5 cameras due to weathering and failure
- Doors are rusting on the frames to point the doors cannot be secured quoting repairs since the frames are metal and a replacement is 1500 or more. Temporary repairs will be made but long term they will need to be replace with a no rot door and frame
- Saturday April 14 a water spout came through the harbor from the west by pier 2. A roof of a boat was torn free sending debris clear and into boat and property all the way to the pavilion. I have rebuilt 3 power pedestals and re-secured one pier light. Clean and fixed connections on cameras and moved condensing unit back into place. The debris was removed by K&G and placed on south wall till boat owners can finish with insurance at that time it will be recycled.
- April 15 of 218

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Extensive discussion was held regarding fuel tanks and the urgency to have them operational as soon as possible. It was the consensus of the Commission to appoint a committee consisting of Chairman, Brandon Boggess, and Members, Russell Jones, Barney Hill, and Brian Currie, to review/study/and compare the data the harbormaster has received regarding portable fuel tanks.

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

APPROVED:

PHIL KIES, PRESIDENT

DATE

ATTEST:

STACEY DAHL, CITY CLERK