



**CITY OF STAMFORD, CONNECTICUT
HARBOR MANAGEMENT COMMISSION**

Minutes of January 20, 2015

FINAL

A Scheduled Meeting was held on Tuesday, January 20, 2015 at the Stamford Government Center – Training Room, 6th Floor.

Called to order at 6:30 p.m., Chairman Ortelli presiding.

In Attendance:

Commissioners: Dr. Damian Ortelli; Robert Karp; Paul Adelberg; Jeffery Saunders; Robert J. Strada; Michael Pensiero, Alternate

Staff: Eric Knott, Harbor Master; Sgt. Bob Monck, Stamford Police Dept.; Frank Fedeli, COS; Geoff Steadman, Consultant

Absent: Ray Redniss; Griffith Trow; Steven Loeb, Alternate; Sean Elumba, Marina Supervisor

Guests: Bill Buckley and Max Haub, BLT/Harbor Point; Erin McKenna, Land Use Bureau; Devin Santa, RACE; Matt Rakowski, RACE; Tom Young, Boating Advocate; Gary Sorge, Stantec Consulting.

1) Review and Approval of December 16, 2014 Meeting Minutes.

Commissioner Karp moved to approve minutes. Seconded by Commissioner Adelberg. Approved Unanimously

2) Chairman's Report: D. Ortelli

- a) Brief discussion on grant money for dredging project at Cove Inlet
- b) Newly created CT. Port Authority. Deferred to New Business – Part 2.

6) New Business - Part 1:

a) **Cummings Park/Beach/Marina Master Plan Update:** Plan includes West Beach. Presentation given by Gary Sorge, Stantec Consulting, Devin Santa and Mat Rakowski, RACE, who discussed in detail various design options. Much discussion centered on a new layout for the Marina. A reduction in the quantity of slips is necessary to accommodate larger boats and a new boat launch. Pavilion and parking layout concepts were also presented. The consultants are trying to attract broader public and stake holder input before finalizing a master plan.

3) Staff Reports:

a) **Financial –Frank Fedeli** presented 4 documents (copies attached to these minutes): 1) Fiscal Year 2015/2016 Mayor's Proposed Operating Budget (by Category); 2) Fiscal Year 2015/2016 Category Breakdown Report; 3) spreadsheet from the Controller's office detailing account activities for the Harbor Commission with a total Balance of \$21,260.05; 4) spreadsheet Account History Inquiry by Date-Mooring Permit Fees collected (7/10/14-9/10/14) totaling \$10,598.13. Discussion held on status of payments due Consultant Steadman and HM Knott. Fedeli to request additional appropriation to cover fund shortfall in SHMC's account due largely to mayor's requirement that all Commission and committee meetings be video recorded. This shortfall is cited as causing delayed reimbursements to the HM. Ms. Vazquez-Goncalves to follow up with the city's accounting dept. regarding Mr. Steadman's fees which had been submitted and approved for payment.

b) Harbor Master – E. Knott

In his capacity as a state official Knott met on 12/30/14 with BLT's John Freeman, and reported having a general discussion on a variety of harbor and marine related topics.

- On January 8, 2015 dock and equipment damage reportedly caused by barges in the West Branch at O&G docks.
- 2015 Mooring stickers need to be ordered. Fedeli to follow up on processing 100 stickers.
- Collating a list of contact details for all barge operators in the harbor and the tug companies they use. Will circulate when completed.
- Has worked up operational figures for the Harbor Commission boat for the last six months. This will help determine future costs for maintaining the boat. Fedeli commented funds for this purpose are earmarked for the Harbor Master in the Police Department account.
- Copy of Harbor Master's full report is attached to these minutes.

4) Committee Reports:

Safety – R. Strada reported on meeting held January 15, 2015:

- Discussed a meeting with Mr. B. Nussbaum's representative, regarding safety concerns. Committee recommended property owner post No Trespassing signs on its property.
- Discussed setting up a conference call with Ted Jankowski, Public SH&W Director, and Coast Guard regarding safe anchorage of vessels inside the moveable Hurricane barrier during severe storms for better clarification.
- Discussed vendor AST for cameras in the Harbor. Ted Jenkowski will be meeting with the Army Corps of Engineers regarding the cameras.

Full committee discussion available on website video and written minutes.

Applications – D. Ortelli (for G. Trow) reported on meeting held January 5, 2015:

- Discussed additional detail report from Bill Buckley, BLT representative, regarding operations of the temporary boatyard at former Yacht Haven West. Much discussion concerned operating hours and dates. The committee noted that schedule appears to be out of compliance with the conditions imposed by the Zoning Board. Discussion on timeframe for completion of remediation and bulkhead restoration on the former Yacht Haven West site, including site where the temporary boatyard is, Mr. Buckley stated that as long as the temporary boatyard is open, even during winter months, remediation and bulkhead repairs cannot be completed. The committee noted that because one of the conditions of the approval of the temporary yard by the Zoning Board is that it remains in operation until the permanent yard is restored "to the site," it appears to create a "catch 22" challenge. Upon committee recommendation, Commission to contact Land Use Bureau Chief N. Cole for clarification of the required conditions for operating the temporary boatyard.
- Consultant Steadman discussed the Stamford Landing/Davenport Landing pre-application meeting that he and Commissioner Karp attended convened by the Land Use Bureau Chief Norman Cole on 12/18/15. Applicant BLT is also requesting relief from condition 7 of the GPoD requiring a fully operational boatyard be maintained on the 14-acre former YHW site. It was the sense of the Committee that the Commission contacts Mr. Cole to clarify whether this request is part of the Davenport Landing application to the Land Use Bureau or a separate request that, as such, should be reviewed separately by the SHMC.
- Discussion of review and committee protocol, procedures and application forms regarding permits and COP's.
- Discussion on the Walter Wheeler Drive Zoning Board Application 208-06 Modification (S3)-Lighting Plan: Commissioner Karp summarized the process of this application. Because of the lack of information the committee was unable to fully review the application, and therefore recommended it be found inconsistent with the Harbor Management Plan. Comm. Ortelli to discuss with ZB Chair Mills.

Full committee discussion available on website video and written minutes.

Planning/Moorings – D. Ortelli (for S. Loeb) reported on meeting held January 12, 2015:

- Discussion held to review/revise "Regulations for Mooring and Anchoring Vessels in the Stamford Harbor Management Area". Revised draft submitted to the SHMC for approval. Commission tabled final adoption pending further clarifications until Commission's meeting in February. Meanwhile Harbor Master Knott to send out a Notice to mooring owners of the pending regulation changes, including insurance coverage requirement increasing from \$200,000.00 to \$500,000.00 effective at the start of the 2015 boating season.

Full committee discussion available on website video and written minutes.

Harbor Management Plan Review – D. Ortelli reported on meeting held January 12, 2015:

- Committee recommended Ray Redniss to be the Chair of the HMP Review Committee

Due to Ray Redniss absence, alternate Commissioner Pensiero will be voting.

Commissioner Karp made a motion to approve Ray Redniss as the Chairperson of the HMP Review Committee.

Seconded by Commissioner Pensiero.

Approved Unanimously

General discussion held on process for reviewing/ revising HMP.

- HMP to be installed on google doc so that it can be easily edited and color coded by each editor.
- Meetings to coincide on same date and location as the Planning/Mooring Committee.
Full committee discussion available on website audio and written minutes.

5) Old Business: NONE

6) New Business – Part 2:

b) **Consultant Steadman**, a member of the CT Harbor Management Association, reported on concerns raised over the newly created statewide Port Authority; specifically as to funding implications for small and mid-size harbors. It's feared that the "Big Three" harbors (Bridgeport, New Haven and New London) will co-op most of the funds for dredging and other projects. Status of the state harbor master program might also be in jeopardy if it becomes orphaned within the bureaucracy of various state agencies. Ortelli to forward CHMA's concerns to members of SHMC. Steadman recommends key state legislators be informed of the situation. Senator Carl Leone, a member of the legislative Transportation Committee, was mentioned.

7) Public Participation – The following addressed the Commission:

Tom Young – spoke in reference to another letter he sent to the Coast Guard regarding protocols for manning undocked boats inside the movable hurricane barrier during major storms, but has yet to receive a response.

8) Next scheduled Commission meeting: Tuesday, February 17, 2015 at 6:30 p.m., 6th Floor Training Room.

Upon motion by Commissioner Karp, seconded by Commissioner Pensiero, Commission voted unanimously to adjourn at 9:51 p.m.

Respectfully submitted
Robert M. Karp
Secretary/Treasurer
January 22, 2015

Cc: Commissioners; David Martin, Mayor; Ernie Orgera, Director of Operations;
Board of Representatives; Town Clerks Office

Fiscal Year 2015/2016 Mayor's Proposed Operating Budget (by Category)

Fund: 0001 General Fund
Office: 005 Government Services
Dept/Div: 8030 Commissions
Activity: 5094 Harbor Commission
Program: 172 Harbor Commission

The Harbor Commission oversees waterfront and preservation of Stamford's waterfront. It coordinates and assists in harbor safety, mooring applications and enforcement and preserves waterfront industries and access.

	FY 12/13		FY 13/14		FY 14/15		FY 15/16			FY 16/17		FY 17/18	
	Actual		Actual		Adopted	Revised	Dept Request	Mayors Req	% Var	\$ Var Adopted	Estimate		Estimate
Overtime							2,500	0	0		2,550		2,601
Purchased Professional Services							50,000	0	0		51,000		52,020
Community & Cultural							4,000	0	0		4,080		4,162
Total							56,500	0	0		57,630		58,783

Fiscal Year 2015/2016 Category Breakdown Report

	FY 15/16 Dept Request	FY 16/17 Estimate	FY 17/18 Estimate
Community & Cultural	4,000	4,080	4,162
01450948920 Harbor Commission/Harbor Commission	4,000	4,080	4,162
	4,000	4,080	4,162
Employee Benefits	147	0	0
01450942200 Harbor Commission/Social Security	147	0	0
	147	0	0
Other	0	0	0
01450948000 Harbor Commission/Reduction Non-Sala	0	0	0
	0	0	0
Overtime	2,500	2,550	2,601
01450941301 Harbor Commission/Overtimes	2,500	2,550	2,601
	2,500	2,550	2,601
Purchased Professional Services	50,000	51,000	52,020
01450943001 Habor Commission/Professional Consult	50,000	51,000	52,020
	50,000	51,000	52,020

CITY OF STAMFORD, CT
Monthly Activity by Period

Control/Yr ST 2014 Account: 2511011000

Pooled Cash - Harbor Commission

Original budget . . :

.00

Beginning balance. :

21382.91

* Amount included *

Type options, press Enter. 5=Display account period 6=Display account year
Opt Prd Budget Encumbrances Actual Accumulated Actual

Opt	Prd	Budget	Encumbrances	Actual	Accumulated Actual
-	1	.00	.00	.00	21,382.91
-	2	.00	.00	170.00	21,552.91
-	3	.00	.00	57.59	21,610.50
-	4	.00	.00	500.00-	21,110.50
-	5	.00	.00	205.00-	20,905.50
-	6	.00	.00	3,000.00-	17,905.50
-	7	.00	.00	.00	17,905.50
-	8	.00	.00	507.59	18,413.09
-	9	.00	.00	195.00	18,608.09
-	10	.00	.00	3,828.11	22,436.20
-	11	.00	.00	545.90	22,982.10
-	12	.00	.00	1,722.05-	21,260.05 +

F3=Exit F10=Next F12=Cancel F15=Toggle column

10,598.13

31,858.18

Reference-1 : 25305543411337
Mooring Permit Fees

Position to _____

Type options, press Enter.

4=Summary by year 5=Display history 6=Summary by period 7=Account Links
9=Drill down

Opt	Date	Reference	Description	Amount
-	9/10/14	CR MA OMP5471	AUG 2014 OMP5471	110.18
-	8/13/14	CR MA OMP5153	OMP5153-JULY	115.18
-	8/13/14	JE CR 000000000229830	STAMFORD YACHT CL	10,205.00
-	7/10/14	CR MA MOORING 7/10/14	PERMITS 7/10/14	167.77

Bottom

F3=Exit F8=Print Hist F7=Currency F10=Next F12=Cancel F13=Year/period view
F14=Reference view F15=Alternate F16=Unposted F17=Subset F22=Totals

Stamford Harbor Master's Report 01/16/2015

- At 16:30 – 18:00 on 12/30/2014 I met with John Freeman (BLT) at his offices. The meeting was in my capacity as State appointed Harbor Master, not as member of the Commission. I made it very clear in what capacity I attended so that there would be no confusion over whether I was speaking *for* the commission. We had a wide ranging but general discussion that covered the following topics:
 - Personal introductions.
 - General concepts for the future of the harbor, from the aspect of water users.
 - Need for sufficient trained, competent and available staff at temporary boatyard.
 - Fuel availability.
 - The plan they have recently submitted to zoning (?). I pointed out a couple of boundary errors that had been incorrectly marked on the paperwork, which he hand amended and said he would follow through on.
 - Some technical details of channel size and maintenance requirements.
 - I suggested that they should ensure tug/barge operators are always 'in the loop' as they are best placed to comment on some aspects of available water in channel.
 - The need for 'good will' on all sides which meant that if people thought the temporary boat yard was not working properly, they should address the concerns, whether or not they were real or imagined. If they were seen to be working with boaters, they might get a more open-minded response to their plans.
 - He stated that they were down to the final 2 possible operators for any future marina and when chosen, they would be responsible for the progress and services. I stressed that they needed the 'right' operator for Stamford, not just an experienced marina operator. (It seems clear that BLT want 'out' of the marina business).
 - I gained the impression that BLT lacked some knowledge of marine operations and when required, such expertise was hired-in. It may be that they do not always get the best advice.

My personal opinion is that there is benefit in working 'with' them (or their soon to be appointed marina operator) rather than objecting to everything they put forwards.
- On 1/8/2015 I attended at O&G docks in the west branch following a report of ice damage to docks and equipment caused by an inbound tug and oil barge. Several owners were involved. I ensured that bot marine police and USCG attended as damaged was initially estimated at \$25K+. I also attended onboard the tug *The Red Hook* operated by Vane Bros. out of Baltimore alongside at the Sprague oil terminal. As you would expect, two very plausible versions of the same story. I also contacted Mike Merna from Sprague, who likewise attended at the scene. As with previous incident, it is an insurance issue but at least this time, everyone actually attended the scene at the time of the incident. Having given this, and the previous incident last year, much thought, I do not think that there is anything we as a commission can do to prevent further such incidents, but the provision of the (proposed) harbor cameras would at least provide an independent source of information which would be hard for either party to challenge.
- *A thought. The west branch is subject to icing, in part due to the fresh water feed from the 'river'. Any new marina development in this branch will be subject to ice damage and mitigation should be considered an integral part of any planned development.*
- I ran the boat up, around the harbor on 1/2/2015. As you would expect, all quite, ... as you might not expect, 2 anglers fishing in the east branch. Not of the 'subsistence fishermen' type you might expect. Exchanged waves, but everyone to wrapped up in clothing to easily exchange verbal greetings!
- **I need to order the 2015 mooring 'stickers'**. Format and everything else (except year) the same as last year. 100 should be sufficient. Mooring renewals will be commenced as soon as the go-a-head from commission given concerning new regulations.

- It has sometimes been difficult to work out just which tug was pushing what barge at a particular time. The barge operator use a variety of tugs/companies, sometimes dependent on who is available for a particular task. Therefore, I am collating a full list of contact details for all barge operators in the harbor and the tug companies they use. I will circulate when completed.
- In December I fuelled the harbor boat in preparation for the winter to allow for any required use and prevent condensation in the fuel tank. Fuel was not available within the harbor so it was obtained from Palmer Point Marina, Cos Cob at \$3.499 per gal (US). I respectfully submitted an expense invoice for \$123.71 for the fuel to Maria Vazquez-Goncalves at the 1/15/2015 safety committee meeting.
 - Is there any news of my last invoice/expense claim concerning cellphone expenses (since appointment – tracfone 203 219 2334) submitted at November meeting?
- I have operational figures for the harbor boat worked up since my appointment in July 2014. This should help with an operational budget item as and when needed. It could also help anticipate expenses to be incurred by DHM when appointment finally approved. Any news yet?

Submitted with respect - Captain Eric Knott. Harbor Master