

Newburyport Waterfront Trust
Online Meeting
January 19, 2022
Minutes

1. Call to Order

Chair Wilbur Shenk called an online meeting of the Newburyport Waterfront Trust to order at 7:04 p.m.

2. Roll Call

In attendance were Trustees Wilbur Shenk, Leslie Eckholdt and Matt Pieniazek. Mike Sullivan and Dan Mello were absent.

3. Minutes

Leslie Eckholdt moved to approve the minutes of the December 15, 2021, meeting. Matt Pieniazek seconded the motion. The motion was approved by a 3-0 vote (Wilbur Shenk, yes; Matt Pieniazek, yes; Leslie Eckholdt, yes).

4. Regular Business

a) Treasurer's Report

Wilbur Shenk reported that the cash balance on January 14 was \$293,439, down \$4,897 from the previous month. Income totaled \$2,476 and included interest in the amount of \$3 and reimbursement from the City in the amount of \$2,373. Expenses totaled \$7,373, which included a payment to SLS in the amount of \$4,770.

A check was recently received from the City in the amount of \$19,636. The Harbormaster's Department owes \$5,000 for the lease for the docks. Wilbur Shenk will speak with John Moynihan about the \$7,577 the Firehouse owes.

b) Approval of Bills

Matt Pieniazek moved to approve a payment to the Home Depot in the amount of \$7.49. Leslie Eckholdt seconded the motion. The motion was approved by a 3-0 vote (Wilbur Shenk, yes; Matt Pieniazek, yes; Leslie Eckholdt, yes).

5. Ongoing Projects

a) Commercial Boat Leases

At the December meeting, the Trustees discussed an increase of 4% for the *Captain's Lady*. This is equivalent to \$500. The rate charged in 2021 was \$11,500 and the rate for 2022 will be \$12,000. Chris Charos has agreed to the increase and Grace Connolly has prepared a new lease agreement.

Wilbur Shenk spoke with Paul Aziz about moving towards market rate for the *Yankee Clipper*. He was charged \$128 per foot, or \$5,750, in 2021. Market rate would be \$7,785, which would be a large increase. At the December meeting, the Trustees discussed a 10% discount, which would bring the lease for 2022 to \$7,000. Mr. Aziz agreed to a blended rate for 2022 and to be charged market rate in 2023. The rate would be increased 4% annually thereafter. Mr. Aziz would like to have an icemaker on the dock. The existing electrical connection must be repaired and it

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would be necessary to lower the water pressure on the dock. The Trust will work with Mr. Aziz on these items.

Bob Yeomans has begun to book fishing tours for next year. Wilbur Shenk recommended he be offered a two-year lease, with market rate being reached in the second year. Mr. Yeomans has been attempting to sell his boat. Grace Connolly will be asked to add a clause to the lease indicating it could be assignable.

The captains of the two winter fishing boats have both agreed to a \$1,000 increase for this year and will be mailed their contracts. The captain of a third boat who inquired about a lease is no longer interested. The Trust will nonetheless proceed with the repair of the electrical outlet. Jim Maranto has indicated that this would not require the pulling up of the wiring. Instead, it would be possible to resplice the wires in the spring. A new receptacle has been received after a lengthy wait. Mr. Maranto has recommended that the Trust order a spare receptacle.

b) Parking Agreement

The current contract will expire in June. Negotiations on a new contract should be initiated with the Mayor before this time.

c) Ad Hoc Central Committee on Market Landing Park Expansion

No report. Andy Port has indicated the next meeting would take place in early 2022.

d) Bulkhead Repair

The City is in the process of applying for grants for the work to repair the bulkhead in the embayment and downriver of it.

e) Bill Harris Memorial

The current total of donations is \$2,600. The discussion of a donation from the Trust will take place at a future meeting.

f) Brown's Wharf Sidewalk Extension

Matt Pieniazek informed David Murphy that the City would not be comfortable in providing an estimate for the cost to extend the sidewalk in front of his building. The Trust is willing to split the \$1,700 preliminary design cost with him, but would not contribute towards the cost of construction documents or construction. Mr. Murphy appears to be still interested in moving ahead with the project, which would be subject to approval by the Trust and the City.

6. Parks Committee Report

a) Park Use Applications

Leslie Eckholdt moved to approve an application from the First Religious Society for a climate justice rally on April 22 with no fee on the basis the subject is of interest to the Trust and not of a religious nature. Matt Pieniazek seconded the motion. The motion was approved by a 3-0 vote (Wilbur Shenk, yes; Matt Pieniazek, yes; Leslie Eckholdt, yes).

Edith Heyck met with Lisë Reid and the new marketing director for the Chamber of Commerce about the Spring Arts Festival. The Chamber should plan to make use of the City's grass areas near the parking lots, and not the park, for any commercial activities.

b) Park Manager's Report

Edith Heyck reported that her primary area of concern has been the review of the snow removal contract. The snow removal area differs from the area in which ice melt is applied. The document must be improved for the next season. Some ambiguity between the text and the map in the contract must be resolved. At the request of the Trust, the City has changed way in which Somersby Way is plowed. Snow is no longer being deposited in the beds.

One area of concern is the boardwalk, which can be slippery when the pathways are not. The signage that was installed has been very helpful to pedestrian safety. The use of ice melt on the boardwalk is referenced in the contract. This is a material that is not good for the wood and should not be added to the water. Sand is a messy alternative. Matt Pieniazek will consult with Geordie Vining about the best product to be used.

The Trust does not expect that the City would be able to provide all of the assistance that is necessary for the application of ice melt. The City currently delivers the ice melt. Edith Heyck applies it with a spreader along Railroad Avenue and Commercial Way. She might not be available at times and it might be necessary to hire a third party. She said she will continue with the work while the Trust addresses the issue. It must be decided if the third party would be responsible for monitoring the need for ice melt, or would do the work when the Trust asks.

After consulting with Geordie Vining, Matt Pieniazek will speak with Tony Funari to ensure there is a consensus on the roles and responsibilities of both parties.

7. Other Business

The doors to the dumpster enclosure were severely damaged during a recent wind storm. The area was a part of the NRA property and is now the responsibility of the City. At the request of the City, the Trust had arranged for a previous repair and forwarded the invoice to the City for the cost of the work. Matt Pieniazek will speak with Geordie Vining about the matter.

8. Adjournment

Matt Pieniazek moved to adjourn the meeting at 8:20 p.m. Leslie Eckholdt seconded the motion. The motion was approved by a 3-0 vote (Wilbur Shenk, yes; Matt Pieniazek, yes; Leslie Eckholdt, yes).