

HARBOR COMMISSION
MINUTES
July 13, 2005

I. Roll Call

Jim Bartlett	Present
Yvonne DeWindt	Present
Al Dika	Present
John Flemming	Present
Tom Graham, Jr.	Present
Bill McCullough	Present
Jim Offield	Present
Fred Rachwitz	Present
Jane Ramer	Present
Dick Schiller	Present

Also present: Harbormaster Bob Bokram and City Manager Fred Geuder.

Chairman Jim Bartlett called the meeting to order at 4:00 p.m.

II. Minutes

Motion by Dika, seconded by DeWindt, to approve the minutes of June 1, 2005, as presented.
Motion carried.

Enter Schiller.

III. Public Comment and Correspondence

Mayor Jardine asked why there seemed to be so many open slips on July 5th.

Bokram commented that most of the transient boats are required to move on July 5th, because their seven-day stay is up. Because of the seven-day rule, many of the boaters had made other plans, such as making reservations in Petoskey (who now take reservations) or had taken their boat out of the water (if it were small enough). Bokram speculated that other marinas were not filling up either, and that transient boating traffic is down in general. The marina was nearly fully again on July 6th.

The Commission discussed the seven-day rule in general, and whether what happened on July 5th was an anomaly.

Bartlett noted that the general trend over the last several years was that the waiting lists were becoming smaller. Bay Harbor has added slips that did not exist a few years ago, and Charlevoix is now awaiting an expansion. Whether or how this would affect the City's marina has not been determined.

One suggestion was that the Harbormaster take a “common sense” approach to potential open slips. For example, if the Harbormaster determined that the waiting list would not be big enough to fill all the openings, then he could begin asking boats if they would like to re-register. The question though was whether that would start a new seven-day clock for those boaters, and how the Harbormaster would choose who would stay.

This problem is the biggest on July 5th, because almost all of the transient boaters are required to move because they have been in the marina since June 28th, which is when the seven-day rule begins.

After considerable discussion, Chairman Bartlett determined that the consensus of the Commission was to keep the seven-day rule in place. He also suggested that Bokram continue to check with other marinas to see if they are experiencing similar trends.

The Commission will monitor to situation before any decision is proposed to change the seven-day rule.

IV. New and Old Business

A. Projects Update

The City Manager noted that the Two-Hour Dock improvements have generated a number of positive comments, especially from mooring field users, who enjoy having the pick-up/drop-off location on the end of the dock. He also noted that the electric project was completed, with the exception that the first box will likely be moved in the fall. The general consensus of the Commission was that the new power boxes looked okay.

Bokram noted that he had received a number of positive comments about the Trex project on the West Dock.

B. Walstrom Dock Proposal

Bartlett noted that the first City Council hearing on the Walstrom Dock proposal was held on July 11th. Four members of the Harbor Commission attended. The second Council hearing on the proposal is scheduled for August 4th.

C. Capital Improvements List

The City Manager distributed an updated Capital Improvements Plan list.

Bartlett noted for new Commissioners that this is like a “Wish List,” and gives the Commission a framework for discussion on future projects.

Bartlett asked the City Manager to provide an update on the City's cash balance in the Waterfront Fund when possible. It would appear that the project list for 2006 may need to be kept small, given the expenditures that will have occurred in 2004-2005.

D. Kayak Racks

In response to a question, Bokram noted that we now have space for 68 kayaks. The new racks were easily filled from the waiting list, and Bokram further noted that five spaces were not renewed in 2005.

Rachwitz asked whether dinghy space was adequate, and noted that there were several spaces available at Zoll Street. Bokram was reminded by the Commission that if spaces are available, they can be rented out to non-mooring field users on an annual basis.

The City Manager noted that dinghy storage is reserved by Mooring Field users when they reserve their space in January.

V. Meeting Schedule

The next meeting of the Harbor Commission is scheduled for August 10th, beginning at 4:00 p.m.

VI. Adjournment

There being no further business, the meeting was adjourned at 4:50 p.m.

Frederick W. Geuder, City Manager

HARBOR SPRINGS HARBOR COMMISSION

PROPOSED CAPITAL EXPENDITURE PLAN

DEVELOPED JULY 15, 1992
LAST REVIEWED OCTOBER 2004
List Updated—July 11, 2005

CONTINUALLY

- Continue to add to cash fund for worst case scenario repair of facility due to weather extremes. Add to fund on a can do basis until we reach \$350,000.

COMPLETED:

- Replace finger piers on concrete bulkhead between east and west docks.
- Replace finger piers on east side of pump out dock.
- Review engineering analysis of West dock and review current state.
- Extend 2 hour dock at Harbormaster building and launch ramp dock at Ford Park.
- Upgrade electrical pedestals and 50 amp capacity on west dock.
- Expand dingy storage area at Ford Park.
- Design and build new beach house facility.
- Apply wood siding to west face of west dock
- replace permanent 2 hour dock with floater
- *Expansion of 2 hour dock 40'*
- * Ford Park Dredging
- * Marina Seawall
- * Zorn Park Walkway/Seawall
- * Washington Street Improvements
- * Replace Harbormaster Building Window
- * Zoll Street improvements completed
- * Zorn Park raft replaced with new floating raft
- * Two-Hour (Shoppers') Dock Expansion Completed--2005
- * East Floating Dock electrical upgrades completed--2005

POTENTIAL FUTURE PROJECTS:

City Dock:

- * renovate West dock—*ongoing*
- additional mooring dingy storage
- * consider replacement of lighting in parking lots and other locations as needed to “Dark Sky” alternative
- * consider method to clean up area by dinghy storage (rocky)

Zoll Street:

- * Continue to Monitor Uses

Ford Park:

- Continue to Monitor Uses.

- Consider water storage for other types of small boats
- * Consider replacement of park lighting to “Dark Sky” alternative lighting

Zorn Park:

- *Consider second raft when water returns to higher level
- *Consider use of Weque Style lighting along Bay Street and replacement of area light around the Beach House
- *Change surface on raft to “Trex” decking

Other Concerns:

- Continue to build cash reserves as we may have to dredge due to low water
- Purchase additional private property as it becomes available
- * Install Environmentally-Sensitive Storm Water Outlets at Waterside when Opportunities Arise