

HARBOR COMMISSION  
MINUTES  
August 10, 2005

I. Roll Call

Jim Bartlett	Present
Yvonne DeWindt	Absent
Al Dika	Absent
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 4:02 p.m.

II. Minutes

Motion by Schiller, seconded by Offield, to approve the minutes of July 13, 2005, as presented.  
Motion carried.

Enter Schiller.

III. Public Comment and Correspondence

None.

IV. New and Old Business

A. Fall Dock Rates

The City Manager reviewed the current program whereby, beginning the day after Labor Day. Boats 25' in length and under receive a 50% discount on transient dock rates. He noted that the idea behind this program originally was to encourage local boaters to use docking facilities after Labor Day at a reduced rate. However, only a limited number of boaters have ever taken advantage of this program.

The City Manager suggested that perhaps the City could expand the discount to boats up to 40' in length, which would possibly entice a different group of boaters to use the facilities. He also asked the Harbormaster to survey other marinas as to their late season policy.

Harbormaster Bob Bokram reported that Charlevoix had a policy where transient stays after Labor Day in excess of 3 days received a 25% discount; stays of a week or more resulted in a 50% discount. Beaver Island gave a 50% discount to all transient boaters. Mackinaw City gave a 50% discount to all size boats for stays of one week or more.

Enter Flemming and McCullough.

The Commission members discussed the pros and cons of such an approach. If a discount were given to boats of all sizes, it could result in a decline in revenue. It was felt that a number of boats in the 40' or under size class might be able to take advantage of a discount program. It was also suggested that by increasing the full 50% discount to boats of up to 30', it would include virtually all trailerable boats.

Motion by Rachwitz, seconded by Flemming, to recommend that City Council adopt a transient rate schedule for after Labor Day where all boats up to 30' in length would receive a 50% discount, and boats 31-40' in length be given a 50% discount for stays of one week (seven days) or longer. Motion carried, 8-0.

Bartlett suggested that Bokram keep good records of how many boats used the discounts, so that the program could be evaluated.

The City Manager said the recommendation would be taken to the City Council on August 15<sup>th</sup>.

#### B. Boating Activity Report

Harbormaster Bob Bokram reported that as of August 3, 2005, transient boat revenue for the year had increased about \$1000 from the same period last year, from \$108,906 to \$109,975. Bokram noted however that this was based on only 646 transactions in 2005, versus 730 transactions in 2004. It was also noted that transient rates had been increased about 2-3% for 2005. The increase in dollars was a combination of the rate increase and longer stays for longer boats.

Bokram also noted that Petoskey's revenues were down slightly; Mackinaw City's revenues were way down in June, but up about 20% in July; and Charlevoix's were up somewhat, based on having a very successful Venetian Festival.

Bartlett asked the Harbormaster if boating activity could be reported by monthly totals, so the Commission could better look at year to year data. Bokram said he would ask his programmer if such information could be reported on such a basis.

C. 2005 Regatta

Bartlett asked whether the annual regatta had caused any problems. The Harbormaster and City Manager noted that no major incidents had been reported. It was also noted that the number of boats participating in the regatta was down somewhat, totaling only 76 participants.

It was noted that there had been some fuel cans on the dock and one or two trailers had been parked in the marina area parking lot. Bokram said that his staff had worked on keeping the gas cans off the docks, but it was possible that one or two reappeared. The City Manager said he would discuss the trailer parking with the Chief of Police.

Bokram also noted that for some reason he was not given time to speak at the pre-race skippers' meeting, nor was the Chief of Police given time. Bartlett suggested that the City Manager write a letter to the LTYC and ask for time to speak at future meetings.

The Commission also discussed the special reservation policy that is in effect for the regatta weekend, with a concern being that transient boaters were being moved from the West Dock slips. Bartlett said that a number of years ago, only the wall space on the West Dock was reserved for the sailors, and he was not aware of any change in the policy. Bokram noted that he had been requesting use of the entire West Dock for Friday through Sunday, but not including the seasonal boaters. Bokram also noted that a number of boats wanted to come in earlier, but that he had enforce the seven-day rule.

The Commission also talked about where the other participating boats stayed, and where they might go if some were displaced from the City dock.

Bartlett asked the Commission to think about how much space the City should be reserving for the regatta participants, and whether this balanced with the general boating needs. The Commission can review this policy at a later date.

D. Dock Projects

The City Manager noted that Walstrom would be ready to resume work on the dock this fall. After some discussion with the Commission, it was felt that if Walstrom started on October 3<sup>rd</sup>, the first Monday in October, it would work out fine.

Bokram noted that many boaters were complimentary of the new Two-Hour Dock. It is working well. He also noted that the new 50-amp service on the floating dock is being well-used and the boaters are happy.

It was suggested that the City Manager see if they can meter the usage of a 50-amp circuit, so the City can determine whether its fee for use of the 50-amp power is appropriate.

E. Other Comments

Fred Rachwitz had two comments:

1. He had heard that a boater (unidentified) had perhaps pumped out their sewage tank near the end of the Point on the weekend of the Coastal Crawl. He suggested that Bokram check with Marilyn Earley to see what may have occurred.
2. He was also concerned that the Zoll Street Beach was not working as well as it had in the past. He noted that some of the dog owners are not being considerate about picking up after their dogs; use appears to be way up, prompting parking to spill out in places where it should perhaps not be. He also noted that boats with motors have pulled up to the beach which is not allowed.

Bartlett suggested that the City Manager look at the signs to see if they accurately direct users for parking, and whether other updates are needed. The City Manager said he would discuss the concerns with the Chief of Police also.

V. Meeting Schedule

The next meeting of the Harbor Commission will be scheduled for October 12<sup>th</sup>, beginning at 4:00 p.m. One item on the agenda will be potential capital projects for 2006 and the 2006 Seasonal Docking and Mooring Rates.

VI. Adjournment

There being no further business, the meeting was adjourned at 4:58 p.m.

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Frederick W. Geuder, City Manager