

Harbor Commission

Regular Meeting Minutes

Tuesday, June 18, 2013
5:30 p.m., City Hall Council Chambers
South Haven City Hall



City of South Haven

1. Call to Order by Stephens at 5:30 p.m.

Present: Pyle, Silverman, Stephens, Strong, Sullivan
Absent: Arnold, Reineck

Also present: John Marple, Marina Manager; Norm Patnaude, Black River Park Supervisor

2. Approval of Agenda

Motion by Silverman, second by Pyle to approve the agenda as presented.
All in favor. Motion carried.

3. Approval of Minutes - May 21, 2013 Regular Meeting

Motion by Sullivan, second by Strong to approve the May 21, 2013 regular meeting minutes as written.
All in favor. Motion carried.

4. Interested Citizens in the Audience Will be Heard on Items Not on the Agenda

There were none.

5. Marina Reports

VandenBosch gave an overview of the Marina reports for period ended May 31, 2013.

Pyle questioned whether installation of the pay terminal increased revenues. VandenBosch updated the board that staff is working on getting a new grinder; a member of Black River Park staff will pick the grinder up in Michigan City and plumbers will install it. There was

discussion on the cost of the grinder, why it was replaced instead of repaired and that installation will be extra.

VandenBosch updated the board on Lake Michigan water levels; although the levels have risen through the year, levels are still below last year at the same time.

6. Adventure Water Sports Boat Rental License Agreement

VandenBosch reported that staff has worked out an agreement with Michael Fidelman and his business, Adventure Water Sports. Staff feels this agreement is ready for approval. VandenBosch welcomed discussion and eventual recommendation to City Council.

Silverman pointed out the portion of the license agreement regarding the ban on direct fueling on city property and asked whether Fidelman's boats and jet-skis are parking in the parking lot.

Michael Fidelman of Adventure Water Sports. Stated his livery and staff are usually parked in the dirt lot across from the main gate, or on very hot days, in the corner under the shade tree. Fidelman noted his business has done this for twenty-seven (27) years with no incidents. Regarding the question of direct fueling Fidelman noted that while he fuels his boat elsewhere he tops off the personal water craft in the parking lot because the Department of Natural Resources wants all livery to leave with full tanks. Silverman pointed out that the license agreement states that fueling is prohibited in Black River and Black River Park. After discussion, VandenBosch stated that he wants to keep the provision as the city attorney drafted it; he has no suggestion of where to fuel the personal watercraft, but does not want to see fueling on city property. Fidelman stated if that is the rule, he can move off the city property to fuel.

Fidelman noted that he wants to have the same insurance policy as VanderZee. VandenBosch noted that this is the same insurance that the City requires of the charter fishing boats and VanderZee. Fidelman stated he has the same policy VanderZee has, because he buys from the same agent and he asked for the same policy VanderZee has.

Fidelman said because I am commercial this insurance required by the city only covers a customer to walk across the public park, \$1200/week and another amount per year for the aggregate. This insurance does not cover the boats or personal water craft according to Fidelman. VandenBosch stated the insurance required by the contract is commercial general liability; for personal injury and property damage. Silverman stated that the policy the city is requiring is to cover clients at any location. Fidelman reiterated that the additional coverage required by the city only covers clients in the parking lot.

Stephens asked whether Fidelman agrees to the insurance requirement of the City for \$1M with a \$3M aggregate. Fidelman agreed to whatever insurance everyone else is required to have.

Motion by Silverman that Harbor Commission recommends to City Council the approval of the license agreement as written. Second by Strong.

Yays: Silverman, Strong, Sullivan, Stephens
Nays: Pyle
Motion carried.

7. Black River Park Fish Cleaning Station

VandenBosch noted Abonmarche staff is here to give a presentation on possible ideas for Black River Park.

Kathy Burczak, Senior Landscape Artist, Abonmarche. Gave an overview of goals for the project; additional parking, better traffic flow, better location for fish cleaning station, a better quality station, and improved connectivity.

Burczak noted that currently the entrance to the boat launch creates traffic conflicts; with the goal of improving traffic flow,

Option A features include:

- Culverts a part of the open ditch (main access into the boat launch area and marina) north of the spoil site
- Turns the spoils site into additional parking
- Splits the road and implements one-way into the boat launch to allow stacking for five (5) vehicles with 40' trailers
- Free marina access
- Easier park access
- Additional ADA parking at the north end of the parking lot. (In the future it would be nice to show a future restroom in the same location).
- Locates the fish cleaning station where there is parking that is free. (Two sites shown on Option A drawing.)

Burczak displayed an elevation which shows an open, covered fish cleaning station with a good grinder, good visibility and which is lockable. This station is designed to be easy to maintain with concrete surfaces and is internally lit for additional security.

Connectivity. Burczak noted that if you are in the marina area and need the restroom you are just walking through the parking lot. Features to improve connectivity include:

- Highly visible crosswalks
- A sloping sidewalk, not elevated enough to need railings, but adequate to reach the current restroom, which is 38" above grade and requires access via steps.
- Loading/unloading site near the kayak launch.

Burczak noted that the city has provided easy access and connectivity to parking areas and the existing trail from the Kal-Haven Trail to the downtown.

Option B features are very similar except no culvert is required.

- Main access route would still sweep in with separate marina exit/entrance
- Ability to stack five (5) vehicles and trailers.
- Fish cleaning station located near to the current spoils site, which could become temporary or overflow parking.

The board discussed whether there was a need to force the main entrance to be off Dunkley?

Tony McGee, Abonmarche. Noted that moving the entrance way will push traffic more toward Blue Star and out of town rather than through town.

VandenBosch pointed out that permitting will be required for a culvert. Tony said initial conversations do not indicate that the State would be against the culvert.

Silverman asked to what extent people who use this area have been talked to. McGee said this is the beginning of the discussion. Silverman noted that Cathy Pyle sees and hears more input in her business.

Scott Mitchell pointed out the congestion and turn-around situation created by eliminating some of Dunkley.

VandenBosch noted that during a few days of the year, such as perch fishing season and summer holidays, the city needs an overflow parking area.

Tom Stegeman, 223 Huron Street. Questioned whether the current dredge spoils site is part of the parks system or not. VandenBosch explained that the old electric barn site is not in the park system.

VandenBosch said this discussion is somewhat like doing a wish list or looking for input, but not yet looking at how much it costs. VandenBosch noted that the city will try to get grants for as much of the projects as possible, but funding a parking lot will probably not be from a grant. Option A will cost a lot of money. Option B would take less money.

Mitchell asked if the new fish cleaning station is near to the kayak launch, near the picnic area. Burczak noted that the new grinder systems are much better at containing the odors. Stegeman said we don't want to be left behind, these grinder systems are going in various other cities. There was discussion about ADA accessibility to the fish grinder.

Silverman said you might want to consider the proximity of residential to the fish-cleaning station. The red circle, directly south is residential. Burczak pointed out that the new grinder

systems are much improved and have contained fish scalers, extra water hose and drains, for ease of clean-up and so everything can flow directly into the sanitary system.

Pyle asked whether Black River Park staff observe a lot of people getting to the gate and then turning around. Patnaude said, "If that happens, we just let them in and make sure they go out the exit gate."

Sullivan remembered previous plans for Black River Park that included boat slips and a new kayak launch. VandenBosch said at that time city staff had asked for ideas from developers. One idea was to dredge this area near the south end of Black River Park and make a marina and kayak launch but City Council was willing to partner with any of the plans that came out of that request.

Tony noted that this changes things but does not overly limit you from doing something different in that area. Burczak noted that there is still quite a bit of room in Plan B that could allow future development.

Pyle noted that the main two use groups are seasonal boaters and transient boaters. The seasonal boaters seem left out to some degree; liked the idea of adding a restroom and see that area developed a little more, because the seasonal boaters are the ones footing the bill. Tony said adding a restroom there would make those slips more attractive.

Silverman asked what the next step is in the discussion planning process. McGhee said the master plan needs to begin being developed by determining the location for the fish cleaning station as that seems to be a priority right now.

VandenBosch said we need to maintain the connection to the south so access can continue there. The process: continue to take comments but redraw this considering what we heard. Deciding on the location of the fish cleaning station is the first step.

Pyle observed that the free trailer parking is not sufficient with the location near the south. Discussion ensued regarding the location of the fish cleaning station and the issue of parking. Silverman reiterated that it is real important to talk to the people that use the facility. However, from what Cathy (Pyle) said, there is advantage to the fish cleaning station being near the old electric barn/dredge spoils site.

McGhee asked whether knowing a price for a new parking lot might help inform the Commission's decision. Silverman noted that boat trailers coming in from Blue Star Hwy, advantage to closing off Dunkley, and taking the traffic away from the limited residential area and keeping it on the Wells side. Pyle said it could be turned as a one way.

Burczak noted that the turnaround on one plan is for emergency vehicles to turn around, as well as improving the traffic flow. Silverman said one of the designs for terminating Dunkley, was doing a turnaround in Dunkley. McGhee asked if that would be the open area to the north of the stream; Silverman said north of the storage building is an open area.

VandenBosch said since people have to carry heavy coolers, there should be parking close by the fish cleaning station. Mitchell said every day when he fishes he gets a parking space as close to the fish cleaning station as possible. Burczak talked about a drop-off zone.

Marple likes the non-red location for the fish cleaning station; the red circle location is a beautiful spot on the Black River and you might want to preserve that area for everybody. Marple noted that traffic flow would be a lot better if the fish cleaning station were put where you have the non-red (green/gold?) circle with a loading/unloading station.

Marple said that his vision would be to have a mixed-use parking area near the non-red circle. Burczak explained that the pull through trailer spots could also be used to park cars during peak tourist days, and noted the number of single vehicle spots the current dredge spoils site can accommodate.

Stephens said to take input from the seasonal boaters and others that use the area. VandenBosch noted that he wanted to give the Harbor Commission the first look at the ideas so we could eliminate major problems before we give people a look at it.

Burczak asked if it would be helpful to put the Power Point on a website and allow for comment. McGhee noted that Abonmarche would do work sessions before the September meeting.

Discussion ensued regarding the July 9, 2013 at 7:00 pm at City Hall for a possible time to do a workshop/brainstorming session. Silverman suggested a Saturday meeting for the seasonal boaters. Pyle suggested comment cards by posted drawings; and if you post a date, people will be there.

Member and Staff Comments

VandenBosch said the dredger is done with south and north marinas. Soundings still have to be done so the dredger may have to be back there later. The dredger is currently in 1/3 of the way in the Friends Good Will channel. VandenBosch noted that it is hard to estimate how long this job will take.

Adjourn

Motion by Strong, second by Silverman to adjourn at 7:08 p.m.

All in favor. Motion carried.

June 18, 2013
Harbor Commission
Regular Meeting Minutes

RESPECTFULLY SUBMITTED,

Marsha Ransom
Recording Secretary