



ACME TOWNSHIP
Marina Advisory Committee
Tuesday, December 9, 2008, 3:00 p.m.
6042 Acme Road, Williamsburg MI 49690

Meeting called to order at 3:25 pm

Members present: J. Aukerman, J. Olson, P. Parker (4:15 pm) ,S. Vreeland, Township Manager
B. Zucco
Members absent: B. Boltres, R. Ehardt
Staff present: N. Edwardson, Recording Secretary

The meeting was delayed due to inclement weather.

A. Approval of the October 21, 2008, meeting minutes.

MOTION BY OLSON. SECONDED BY ZUCCO TO APPROVE THE OCTOBER 21, 2008, MEETING MINUTES AS PRESENTED. MOTION CARRIED.

B. **Public Comment**

Gordie LaPointe, 6375 Plum Drive, asked what the benefit of ownership is as opposed to being privately own to the township?

C. **Review of October 21 Action Items and status**

Aukerman reported to the Advisory that we received a 60% return on the East Bay Harbor Company (EBHC) Marina survey that were mailed out in late October. Thirty-six people responded. Availability was the number one reason why they chose EBHC, amenities used were, bathrooms, beach, gas and ice, parking was generally acceptable. Aukerman said there was a “supportive spirit” generally expressed.

D. **Facilitated discussion: Stand-out points from harbormaster interviews**

DRAFT Recap: The following points were discussed by Marina Advisory committee members as good ideas / learnings from the Harbormaster Interviews conducted during November, 2008, as an action item from the committee’s October 21, 2008, meeting. This list is a compilation of input only and does not constitute a recommendation by the committee.

A. General Background

- ~~7 – 10 year waiting list~~ **Some marinas (not EBHC) have 7 – 10 year waiting list**
- ~~For boats up to 24’, 4 – 5 year waiting list; for boats greater than 24’, 7 year waiting list~~
- **For one municipal marina in State there is a waiting list of 4-5 years for boats up to 24 feet and a 7-yr waiting list for larger boats**
- Some marinas charge to be placed on “waiting list”

- “Shoppers’ dock” is possible amenity; offers a 2-hour rate. Northport uses it for transient slips from 6PM through noon (similar to Suttons Bay)
- Boat launches are very positive for community; consider off-site parking
- Laundry facilities, dishwasher, wireless / cable
- Shower facilities
- 24-hour security
- Dog run
- Very active Citizen’s Committee
- “Harbor of Refuge” marinas can charge extra dollars; take direction from DNR and Army Corps of Engineers

B. Structure

- DNR now requires floating docks and using MIDNR reservations system
- 119 slips / 55 de-icers, 3 breakers
- “Noise” attributed to floating docks; can be a disadvantage
- Harder to accommodate large boats with floating docks
- Flotation Docking Systems - Cedarville, MI; contact Dan Carmichael
- Engineering / planning – UDA and Abonmarche
- Design work – Pollack Design of Ann Arbor; contact Peter Pollack
- Design work – Molon Excavating; contact Al McDonald
- Construction – JJR in Wisconsin; contact Bill Brose
- Construction – Hall Construction; contact Mark Buday of Arbor Springs
- Rodes Electric
- Allow for slips for big boats 40’ and larger
- Charlevoix is a designated Clean Marina
- Offer a “growth plan”
- Consider impact on other property / frontage; example: determine cost differences between cost to dredge and construction of 1200 ft walls
- Electrical and fuel line inspections
- DNR does inspections; they are basic checklist inspections for marinas where they are partners
- As an example of cost, Charlevoix City Marina has 8 seasonal slips and 60 transient slips. Project cost was \$11.0 million with 75% paid by DNR Waterways and 25% bond issue. Bond is paid for by Marina revenues.

C. Sources of Funding

- DNR, DNR, DNR
- For Acquisition phase: DNR Trust Fund, Rotary Charities, private foundations, bonds. Will need to provide 25% match
- For Construction phase: Waterways Grant In Aid, Coastal Zone Management, DNR Trust Fund, Great Lakes Fisheries, bonds
- For Maintenance phase: User fees, boat launches (big revenue source); allow 25 parking spaces for each launch. Consider off-site parking at schools, churches

D. Typical Maintenance

- “Enterprise funds” – segregated fund for marina use only
- A “Marketing Plan” complete with strategy, special promotions, cross-marketing with area businesses and attractions

- Careful budgeting; set aside dollars for future needs
- For Charlevoix City Marina, future cash inflows and some fund balance is used to meet cash expenses

E. Harbormasters' Advice to Acme Marina Advisory Committee

- Develop a master plan
- Cost of improvements
- Northport likes semi-adjustable docks and 50/50 mix of transient / leased slips
- Launches need to be close to fuel pumps
- Plan for 10 – 20 years out
- Take proactive design steps to preserve dredging work; ex: build double-sheet steel wall sunk 15 ft with 8 ft above water's surface 1200 ft out
- Market as a “destination harbor;” involve GT Resort, golf, casino, bike trail, shopping
- Hal Evans of Charlevoix City Marina is good contact person; he just went through the whole “new marina” process
- Important to “create the experience”
- Consider marina events; collaborate with Traverse City and Acme businesses
- Remember that a Yacht Club's success depends on volunteers

E. Review of action items and deadlines

The committee agreed that Aukerman will contact DNR's Paul Petersen and Bill Boik to 1) update them on our marina project and 2) gain their ideas and input on their recommended path forward.

F. Agreement on date/time for next meeting

The next meeting will be Tuesday, January 13, 2008, at 3:00 pm

G. Public Comments/Other Business

Adjourned at 6:00 pm