

MARINA COMMITTEE RECOMMENDATIONS

for
2021

Submitted October 17 2020

Committee Members: Tom O'Day, Jimmy Moore, Kurt Kassahn, Philip Spagnoli, Dave & Jan Neigel, Chuck Motson.

Chair: Dennis Dearing

To: HIC Board:

The marina committee held an open discussion on the following items being submitted to the board for their consideration. The vote was unanimous by the attending members on all items being submitted. There were follow-up discussions with island personal and Udo where concerns were raised. Those concerns were submitted to the committee. The committee still believes the following items should be presented to the board in their original context. The committee also agrees when determining fees and rates that owners who use it the most should carry a bigger portion of the cost.

Observation: A phrase that keeps being brought up – “all decisions must be equal across the board for all Hat Island Residents, there must not be any favoritism to one type of owner, everything should be identical for all owners regardless of how they use the island”

The reality is there will always be money spent or rules changed on Hat that benefit some or have no benefit to others, just a couple of examples are;

Reserve flags – far out favor owners who live here in the summer verses weekenders.

Thursday's Ferry – primarily designed for owners without boats to conduct business that typically needs to be done on weekdays.

Day Parking spaces – put in place for owners who live on the island either full time or a major part of the year.

Cleaning stations – Not a large expense yet it only benefits a few.

In closing; The goal should be – lets try to be as fair to everyone as possible verses trying to have a “one shoe fits all” mindset.

I. Winter Moorage of Owners boats.

- a. Winter Moorage continues to be brought up by owners who are paying other Marina's or storage facilities monthly moorage for 4-6 winter months. This was previously presented to the board with a recommendation of 10 slips that would be suitable for a test year.
- b. The committee still believes this is a program that can bring additional revenue to the Island and benefits owners and recommends a pilot program be initiated.
 - i. Pros
 1. Additional revenue for HIC
 2. Owner convenience

- ii. Cons
 - 1. Will this effect Slip availability?
 - 2. A lot is purchased for the purpose to leave vessel in the Hat Marina.
- c. To determine if there would be any additional liabilities to HIC a questionnaire was submitted to our insurance company.
 - i. Summary of questionnaire; Hat Island Insurance Underwriters determined there are no additional liabilities as long as the appropriate agreement is written. (Questionnaire answers can be reviewed at Attachment I)
- d. Other notable items
 - i. Vessel owner would be required to have Annual Moorage for any of the timeframe the vessel is left. i.e. Vessel was moored from Oct. 2020 to April 2021, owner would be required to have had annual moorage for the year 2020 and 2021.
 - ii. Owner would need someone on Hat full time to monitor vessel.
 - iii. Chart 1 compares pricing if someone thought buying a lot on Hat would be a cheaper solution for moorage.

CHART 1

PRICING EXAMPLE

28' Vessel					
Rate Type	Hat Island		POE	Notes	
Monthly	\$336.00		\$241.00		
Current Annual	\$504.00		\$2,892.00		
New Rate	\$784.00		\$0.00		
Monthly Storage	\$100.00	\$600.00	\$0.00	add \$10 ea. larger slip	
Assessments	\$1,200.00				
Taxes	\$112.00				
Lot Purchase	\$5,000.00			? Would someone purchase a lot for moorage	
Total with Annual @POE vs Annual @HIC + 6Mo. Storage + Assessment/Tax	\$2,696.00		\$2,892.00		
Current Property Owner w/6MO Storage	\$1,384.00				

II. **Marina Parking**

a. **Problem Defined**

- i. There is a space available issue most of the year. Winter parking being the worst.
- ii. There isn't enough Day parking available year-round.
- iii. Available space under-utilized because of parking surface.
- iv. Inadequate signage
- v. Rabbit Transit needs a permanent load/unload parking location.
- vi. We need to change the definition of Long-Term parking, too many cars never move.

b. **Committee Recommendations**

- i. RO parking area needs to be graveled with a heavy crushed rock and properly configured and marked.
- ii. Re-configure the existing north and south parking lots to accommodate a variety of time frames... Refer to proposal drawings for details.
 1. Add 12 more Day spaces
 2. Add 12 new Short-Term (96 hours) These are basically day parking with the option to spend the night or weekend.
- iii. Detailed signage for each parking space is required to assist members with selecting the appropriate parking location for their time off the island. Example: "This space is for DAY parking only! NO overnight parking"
- iv. Maximum of 90 days for any Marina open parking spaces not marked with specific parking time frames. The exception would be for owners located at lots D1-16, C6-28, I, S & U. These owners would be required to park in the lot designated as "RO Parking lot".
- v. Tennis Court lot will be available for winter parking. However, it's still the committee's recommendation owners park on their lot and use Rabbit Transit when leaving the island for over 90 days.

III. **Boat Ramp Docks**

a. **Committee's Recommendation is to proceed with the project as soon as possible once adequate funding is approved.**

- i. Provides safer boat launching & recovery options.
- ii. Provides additional cargo load and unload options for owners.
- iii. Provides better & safer options for Kayakers.

- b. Docks would be constructed in a manner so they can be disconnected from pilings and floated to another location when the Enterprise is making its runs.
- c. Estimated cost of materials is \$10,339.00

IV. Marina Mooring Rates & Fees

- a. **HIC requested the committee to evaluate a rate increase to assist in covering upcoming Marina repairs and enhancements.** *Note; its been 7 years since there has been an increase.*
- b. **Committee's Recommendations** – *The basis of this decision was 60% of current annual slip holders use the Marina most of any calendar year while 40% use it only during the summer months.*
 - i. Define 2 marina permit rates.
 - 1. Annual Permit – 365-day access to the Marina for a flat rate.
 - a. Increased to \$28 per slip foot or 55% increase over current rate.
 - b. Estimated annual Marina Revenue increase 24k
 - c. If an owner purchased a Seasonal permit then purchased a one-month permit to stay through October they would have paid 10% more than purchasing an annual permit.
 - 2. Seasonal Permit – May thru September
 - a. Remains at \$18 per slip foot
 - ii. Guest Rates
 - 1. Both Summer and Winter seasons increase .25 per foot.
 - a. Owner Oct-Apr \$.70 to \$.95 per slip foot. May-Sept \$1.00 to \$1.25 per foot.
 - b. Guest Oct-Apr \$1.00 to \$1.25 per slip foot. May-Sept \$1.25 to \$1.50 per foot.

V. Marina Rules & Regulations

a. Two boat owners 13/i pg11

- i. Section 13/i specifically states a member may have a secondary vessel mooring permit. However, it does not specifically cover a lot that has multiple owners. The committee will recommend the following additions be made to 13/i.
- ii. **Current language;** A member (Lot or Homeowner) may purchase a Secondary annual/~~monthly/daily~~ moorage permit as long as the member adheres to the following conditions.
- iii. **Proposed Additions;**
 - 1. NOTE: There may be only one Primary vessel and one Secondary vessel per lot regardless of how many owners a lot may have.
 - 2. All Secondary vessels must be removed during Holiday weekends.
 - 3. If marina reaches capacity at any point all Secondary Vessels must be removed.

4. Owners with Annual or Seasonal moorage permits using vessels from boating clubs or rental boats to access the marina must have Primary and Secondary designated on their pass.

b. Absentee Owners

i. Committee recommends 2 changes to this Rule

1. **Absentee Owner must have an Annual Mooring Permit.**
2. **Lower # of days during High Season to 14 from 30.**

ii. Summary of considerations for rule change

1. The committee discussed and addressed 3 requests presented. **(1)** increase the number of days an owner may leave their boat in the Marina as long as there is a responsible party on Hat to monitor the vessel. **(2)** reduce the number of days given to owners to be off island while their vessel is in the Marina. **(3)** Add language to "Absentee Owner Exception" This exception only applies to owners maintaining an "Annual Mooring Permit".
2. The committee unanimously opted to keep October thru April at 30 days total and reduce May thru September to 14 days. The reason for the reduction is the ongoing number of requests by people to buy a lot and leave their boat in the marina. Statistics state we are consistently at 90% capacity during the summer season.

c. Definitions

- i. Change the terms High and Low seasons.
 1. High Season to May through September
 2. Low Season to October through April

d. Marina Best Practices

- i. The committee was requested to review rules covering Discharge within Marina Section 21 sub (d)&(e). It was determined the current language was adequate. It was recommended a reminder to owners was needed.
- ii. The following sections have minor word and reference changes.
 1. Section 4 sub u pg4, Section 5 Sub b pg5, Section 13 sub dd pg15, section 16 sub a pg16. *(see Rules document for specifics)*
- iii. Committee recommends the following be added to section 21.
 1. Vessel owners are responsible for making the appropriate notifications if they are involved in an incident resulting in a hazardous substance being released into the Hat Island Marina.
 2. To report a release or spill, contact the federal government's centralized reporting center, the [National Response Center \(NRC\)](#), at 1-800-424-8802. The NRC is staffed 24 hours a day by personnel who will ask you to provide as much information about the incident as possible. Please include the following:
 - a. Your name, location, organization, and telephone number
 - b. Name and address of the party responsible for the incident; or name of the carrier or vessel, the railcar/truck number, or other identifying information

- c. Date and time of the incident
- d. Location of the incident
- e. Source and cause of the release or spill
- f. Types of material(s) released or spilled
- g. Quantity of materials released or spilled
- h. Medium (e.g. land, water) affected by release or spill
- i. Danger or threat posed by the release or spill
- j. Number and types of injuries or fatalities (if any)
- k. Weather conditions at the incident location
- l. Whether an evacuation has occurred
- m. Other agencies notified or about to be notified
- n. Any other information that may help emergency personnel respond to the incident