

# HAC Meeting 7/1/22

## Occupancy

- The Harbor is at full occupancy for Transient slips and inner harbor moorings beginning today.
- We had a slow start to the season, with bad weather for memorial day weekend and throughout most of June. Reservations are steadily coming in and we plan to be at full capacity for every weekend of July and August and around 85-90% during the week days.

## Employees

- We have 7 people currently Employed
  - Assistant Harbormasters Aidan Coombs and Adam Knight
  - Assistant Wharfingers Noah Stobie, Christian Carroll, Jacob Macafferri, Jesse Yacubian, and Andrew Lee
- Adam, Aidan, Christian and Jacob are returning employees with 3 years of experience. Noah Stobie is a former Chilmark Police Officer and Andrew Lee is a former Traffic Officer.

## Traffic Control

- We are currently running a 7am to 8pm schedule. We have two Harbor employees conducting on-the-water harbor operations from 7am to 12pm. At 12pm we have 4 employees splitting harbor and traffic responsibilities. Two employees will run traffic from 12-4, and then switch to harbor operations from 4-8. This has proven to be helpful in breaking up the day and cutting down on complacency and boredom/heat exhaustion throughout the work day.
- We have had minimal issues with traffic. Most notably, issues with people parking on the West side of Basin road to wait for family members going into the fish markets when there are no parking spaces. Our staff is doing their best to keep traffic moving and keeping vehicles out of the bus stop/loading zone area while waiting for their passengers.
- Menemsha simply does not have enough parking spaces available for the amount of traffic we see on a daily basis. We have been encouraging people to use the bus/park and ride, and advising them to keep circling while waiting for their passengers instead of stopping on basin road.

## Comfort Station

- We made multiple improvements to the comfort station over the spring
- Fixed all broken/rotted exterior trim and painted all exterior trim
- Installed a new gutter on the front of the building
- Installed new handicap accessible ramps on both male and female heads

- Installed new screen doors on the male and female entries and the center exit door.
- Installed new handicap benches in both the male and female showers
- Painted all exterior trim and ceilings
- Replaced both male and female Shower Heads
- Made repairs to the Hot water system which is now working properly
- Parker Drain professionally unclogged the floor drains in both heads and both showers
- Graded lot and spread crushed clean clamshells on lot

At the beginning of FY23, we will be ordering new partitions for both bathroom with all new hardware to be installed upon delivery.

### **Trash Collection**

- We haven't had any issues so far with trash collection. We have added recycling containers at each of the main trash collection areas which have been working well. Trash has been being collected according to the peak season schedule.

### **Harbor Maintenance projects**

- Installed new floating docks in the Charter dock area
- Installed a No WAKE sign on top of the dolphin in the notch
- Installed Speed restriction sign at the entrance of Quitsa pond
- Placed Day Boards on the channel markers in the pond and registered them at PATON with the USCG Auxiliary
- Installed a new stair case in the NE corner of Dutcher Dock
- Installed a new stair case in front of Larsen's Fish Marker
- Repaired broken water lines and replaced leaking spigots along the commercial dock, Transient Dock and West Dock
- Dredged the SE Corner small boat area
- Dredged the NE corner near the Transient Dock
- Installed new pilings along the notch and replaced the drop down dock
- Installed new piles along the "Releamar" spot
- Installed new piles and widened slips/ shortened slips on the West Commercial Dock slips.
- Dredged the entrance of the harbor between the end of the west dock and the East Jetty
- Repaired the ramp that leads to the Transient dock that was pulling away from the fixed dock
- Repaired sink holes on the west dock by blocking holes with concrete bags and filling with gravel
- Painted the Commercial loading Zone, and all stair case entrances along the commercial dock/bulkhead
- Completed the Security Camera install on the Harbor Shack. PTZ cameras are causing disturbance, so we will be replacing with fixed cameras instead.

- Replaced Pedestals DD-1, DD-2 and DD-3 along the fixed portion of the Transient Yacht Dock with New weather proof pedestals
- All electrical pedestals throughout the harbor were serviced and are working properly with the exception of WD-7.
- Serviced the Pump-out pump and inspected all lines. Everything is working properly

### **Slip and Mooring Assignments**

- Had a turn-over of 11 private mooring permits. We continue to add names to the Waiting list and the wait time for a mooring permit is approximately 10-15 years.
- Turned over 01 commercial dock slip to Lev Wlodyka.
- Carl Leaf's passing opens up one space in the Floating Dock slips for the 2023 season. Lenny Clarke is #1 on the list. Lenny and Jen Clarke will have to decide whether to keep Jen's Charter Dock Slip or accept the Floating Dock Slip.

### **Harbor Incidents so far this season**

- Domestic violence between a father and 5 year old son in front of Menemsha Fish Market on the Commercial Dock
- Complaints from Scot McDowell about Chris Stein parking on his lot
- Report of recreational fishermen going aboard and untying boats along the East Side of the Filled dock
- Report of someone stealing eels from keepers off the back of Ryan Kurth's boat in the Notch
- Report of someone disposing of 4 gallons of hydraulic oil in black trash bags in the trash bins in the NW corner of the beach parking lot
- Report of someone disposing of 2-3 gallons of gasoline in black trash bags in the trash bins in the NW corner of the beach parking lot
- Multiple no-wake violations between the bike ferry and Red #4 in Menemsha Creek
- Report of Someone stealing money out of the tip jars from Menemsha Texaco and Larsen's Fish Market.

### **Ongoing Harbor Projects**

- The repair to the SE corner of the Commercial Dock was delayed until mid-July due to mechanical problems with Offshore Engineering. We will need to iron out where the funding for this project will come from out of the FY23 budget.
- The stringers under the decking of the Transient Yacht dock have rotten out over time. We will need to pull up all the decking and replace the stringers over the winter, and re-secure the ipe decking once completed
- The Commercial Dock replacement project will be moving into Phase II this fall. We have submitted an application to the Seaport Economic Council to secure grant funding to complete the design phase over the winter. The next SEC meeting to distribute grant money is tentatively scheduled for September-October. We hope to secure a grant in order to requesting the Town's matching funds at the fall STM.

### **Proposed Transient Rate Change**

- As is the case with all marinas, there is an increase in the annual cost for our reservation software (Dockwa). I have researched the cost of moorings and slips in our surrounding area and found that we are charging significantly lower rates than other marinas. I propose changing the rate for Transient Moorage from \$35 per day to \$45 per day, which is \$10 less than Cuttyhunk, and lower than all moorage rates on the Island. I propose changing the dockage rate from \$3.10 per foot to \$3.50 per foot to match the dockage rate of Cuttyhunk.