

HARBOR COMMITTEE

Town of Bar Harbor

Agenda

Monday, November 8th, 2021

Town Council Chambers

ITEM 1

CALL TO ORDER – 4:00 p.m., Bar Harbor Municipal Building, Council Chambers for in-person meeting.

ITEM 2

APPROVAL OF MINUTES

ITEM 3

ADOPTION OF AGENDA

ITEM 4

OLD BUSINESS:

None

ITEM 5

NEW BUSINESS:

- A.** Ferry Terminal- Ron Beard to discuss next steps in the planning process and possible actions moving forward. See attached information.
- B.** Discussion on Council request for information on American Aquafarms after joint meeting.
- C.** Chris Wharff- Harbor fee update, see attached memo and spreadsheet.
- D.** Harbor Operations Update

ITEM 6

PUBLIC COMMENT

ITEM 7

ITEMS FOR NEXT MEETING

ITEM 8

ADJOURNMENT

IN ORDER TO INSURE YOUR COMPLETE PARTICIPATION IN THIS MEETING, WE WOULD APPRECIATE YOU INFORMING US OF ANY SPECIAL REQUIREMENTS YOU MIGHT HAVE DUE TO A DISABILITY. PLEASE CALL 288-4098.



**MOUNT DESERT POLICE DEPARTMENT
BAR HARBOR POLICE DEPARTMENT**

James K. Willis, Chief of Police



BHPD

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MEMORANDUM

To: Harbor Committee
From: Special Services Sgt. Christopher Wharff
Subj: Harbor Fees Update
Date: 10/26/21

In preparation for the FY23 Town of Bar Harbor budget process, Town Manager Cornell Knight asked me to research Harbor fees, specifically where our fee schedule fell in comparison to similar area communities. I then compiled fee schedules from the towns of Mount Desert, Southwest Harbor and Tremont and as a result of that research I found that several of our fees are lower than average, and many harbors are charging fees for services that we do not.

The attached spreadsheet lists all of our current fees under column "current FY22" and all of the recommended changes under column "proposed FY23". There are several proposed increases for FY23 and the major changes are as follows;

- I recommend that we begin charging all seafood buyers \$5,000 per year to use our facility to purchase lobsters and any other types of seafood. This fee would include the use of our hoists as well as limited time parking in the loading zones. All other public facilities on MDI charge at least \$5,000 per year for a seafood buyer permit to help fund equipment and repairs to the facility such as hoists, which are used daily by the buyers.
- I recommend we begin charging any commercial user of our facility a yearly commercial use fee of \$250. All other public facilities that I spoke to charge some sort of fee for commercial users in order to help fund repairs and new equipment. This fee would include use of a dedicated commercial dock as well as the finger floats for maintenance, two hoists, the launch ramp, parking permit, loading zone permit and dumpster access.
- I recommend the addition of a dumpster on the end of the pier, to be used by transient boaters and commercial fishermen. Dealing with trash is a continual problem at the pier as we do not have the adequate tools to manage it. I also am aware that commercial fishing waste is being found floating in the bay, likely due to the struggles in disposing of it. By providing a dumpster with controlled access, my hope is that trash will be far better controlled and disposed of properly. The estimated cost of maintaining a dumpster is approximately \$1200 per year and a one-time fee to build an enclosure if

desired. Dumpster access will be included in the commercial use fee and be \$5 dollars per day for all other boaters.

- I recommend that we increase our transient dock fee to \$4.00 per foot from \$3.15. Northeast Harbor Marina, along with many other marinas charge a tiered rate ranging from \$3.00 per foot for vessels less than 20 feet in length, to over \$4.00 per foot for boats that are 60 feet and over in length. The vast majority of yachts visiting Bar Harbor are in the 60 feet and over category, thus it makes sense to keep it simple and charge a flat rate of \$4.00 per foot for all vessels regardless of length.
- I recommend that we begin charging a \$5.00 daily use fee for any transient boater using the skiff float, including day boaters and boaters who are anchored in the bay. These vessels are currently not paying the town any fees to use our facilities. Due to the limited space, and the increase in marine traffic, this could help to regulate traffic and turnover rates at the skiff dock. All town mooring renters as well as those who own moorings in the harbor are excluded from this fee.
- I recommend that we increase our transient rental mooring to \$45 per night from \$35 per night. This is in line with other marinas on MDI for the size category of mooring we are providing.
- I recommend that we increase the fee for dry float storage by \$0.40 per square foot to \$0.80 for residents and \$1.20 for non-residents. This increase will put the town in line with other marinas on the island.

Please review the attached fee schedule for further information.

Harbor Department Fees proposed changes highlighted yellow

proposed changes highlighted yellow

Current FY22

Proposed FY23

Float Rental Non-passenger

Resident per night per foot of boat length	\$1.50	\$1.50
Non-resident per night per foot of boat length	\$3.15	\$4.00
Head of Pier Rental Non-passenger	\$105	\$105

Dinghy Float Rental

Resident seasonal	\$35	\$35
Non-resident seasonal	\$70	\$70

Daily Rental transient boaters

\$5.00

Cruise Ships

For ships anchoring per pass per day	\$2.53	\$2.58
Port Development Fee per pass per day	\$2.15	\$2.19
Minimum port fee	?	

Moorings

Rental of Town owned Moorings per night includes use of dinghy dock	\$35	\$45
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Mooring Registration per mooring

Resident inner-harbor	\$45	\$45
Resident All other locations	\$35	\$35
Non-resident	\$90	\$90
Late fee	\$20	\$20
Waiting list administration fee	\$10	\$10

Utilities per night

Shore Power 30 amp service	\$10	\$10
Shore Power 50 amp service	\$25	\$25
Shore Power 100 Amp Service	\$45	\$45
Water hook-up	\$35	\$35

Dumpster use per day transient boaters at dock or mooring

Dumpster use one time use fee	\$5	\$5
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Miscellaneous

Winter Float Storage Resident	\$0.40	\$0.80
Winter Float Storage non-resident	\$0.80	\$1.20
Commercial Use Fee, commercial fishermen, includes hoist fee, dock use, ramp use, parking permit and dumpster access		\$250
Seafood Buyer Permit, includes hoist fee and loading zone use		\$5,000

Work towards Master Plan for 123 Eden Street

Suggested steps /timeline for Harbor Committee and Town of Bar Harbor

Draft for input and updating with more detail over time

Fall 2021-Spring 2021

- Affirm that the town is in full compliance with CAT lease and that all other portions of 121 Eden Street are available for town use
- Create sketch plan for 50 CAT parking spaces and 50+ free spaces for public, as discussed with Harbor Committee and Parking Solutions Task Force on Oct 18 2021. (we can review sketch on 11/8)
- Based on sketch plan, determine that the current lot can accommodate both CAT Parking and free parking experiment, along with infrastructure, storage, parking related to marina staff and customers, working waterfront, public access, etc.
- Town begins to prepare upper lot for parking for 2022 (painting lines and minor site work, lighting, temporary signage, etc.)
- Continue work on master plan
Harbor Committee could prioritize among waterfront uses (while always trying to assure that whatever we do first does not eliminate other uses without careful consideration)
 - Commercial marina
 - Working waterfront facilities for fishermen and others
 - Tendering for willing cruise ship lines
 - Boat launch
 - Public viewing of waterfront
- Communication with MDOT about our plans and determine how they might assist

Winter 2021-2022

- More formal planning process with fishermen to determine interest in use of 121 Eden Street as working waterfront, and what facilities they would use (before designing marina)
- Develop RFPs for market study/business plan and conceptual marina/waterfront designs

Spring/Summer 2022

Conduct market study and draft business plan/financial pro forma (operating costs and income) to determine projected demand and the optimum starting size of a marina, including addressing needs of local fishermen. This would lead to conceptual marina/waterfront design by GEI or other firm, showing mix services and facilities to be offered, projection of construction costs

Fall 2022/Winter 2023

Finalize master plan for 121 Eden Street that leads to demolition and re-construction plans for infrastructure, including drainage, paving, landscaping, etc.