

# Gray's Bay Public Access

## Operations Plan

(Revised 4/22/02)

### Facility Definition

The City of Minnetonka has worked cooperatively with the Department of Natural Resources (DNR), Hennepin County, Lake Minnetonka Conservation District, Minnehaha Creek Watershed District, City of Wayzata, and the Gray's Bay Task Force to acquire the property known as the Gray's Bay Public Access.

The City of Minnetonka and the DNR have entered into an agreement to allow the City to operate the site as a public boat launch facility.

The site will include general parking for 112 vehicles and trailers and 21 car only spaces. In addition, the City of Minnetonka will own and operate 29 permanent boat slips and a building that will include an office, vending, public restrooms, and storage. Of the 21 car only spaces, 14 will be reserved for boat slip lessees.

Existing boat launches on the causeway and at the Gray's Bay headwaters will be closed following completion of this project.

### Operating Season

The operating season is estimated to be April 1 – October 31, weather and ice-out dates permitting.

### Hours of Operation

There will be 24-hour access to the facility during the operating season. Staffing hours will be at the discretion of the City of Minnetonka.

### Services

Services are expected to include the following:

- Vending (snacks, beverage, oil, maps)
- Gas
- Waste Pump Out
- Other services not provided by the City of Minnetonka
  - All services contracted by any Gray's Bay Public Access user must be approved by City of Minnetonka Facility Management

### Maintenance of Facility

The City of Minnetonka is responsible for City owned facilities that include the building and boat slips. Other amenities including the landing, launch, boarding docks, and parking lot will be jointly managed and maintained by the City of Minnetonka and the DNR.

**Eligibility for Boat Slip**

Boat slips will be leased to Minnetonka residents only, including residents of rental properties, with one application accepted per residence. The city of Minnetonka must be the principle place of residence and applicant must reside at the residence listed on the application. Registration of the boat moored in the slip must match the name and address of the applicant to whom the slip is leased.

**Allocation of Boat Slips**

A lottery of all eligible applicants will be held to fill any boat slip vacancies and to develop a 50 person wait list for the purpose of filling future vacancies. Any applicants not drawn will be filed and kept for notification of future lotteries. A lottery to pick additional applicants for the waiting list will be held any time the current waiting list is reduced to 10 or less applicants. The first person on the wait list will be the first person contacted for any vacancy that arises. Each applicant will receive one chance in the lottery.

**Lease****Term Length–**

One-year lease term with a courtesy option to renew each year until the slip holder no longer wants the slip, no longer qualifies under eligibility requirements, or a special circumstance dictates the slip cannot be renewed, for a maximum of eight years. In the initial lottery, the first 15 draws will be reserved for a maximum term of eight years and the next 14 draws will be reserved for a maximum term of six years. Any vacancies that occur after June 1, 2003 will be filled with a maximum term of eight years.

**Use of Boat -**

Use of boat moored in slip is for personal use only. Park regulations included in the City of Minnetonka ordinances will be enforced on marina grounds.

**Fees**

Fees related to the operation of the Gray's Bay Public Access are defined in the facility business plan.

**Operations Plan Review**

The Park Board will review the operations and business plans during a public meeting on an annual basis with recommended changes forwarded to the City Council for consideration. Notice will be sent to residents in the surrounding neighborhood.