

**HARBOR COMMISSION AGENDA**  
**Meeting Monday, October 11<sup>th</sup>, 2021**  
**Begins at 6:30 pm**  
**315 Bridge St, Elk Rapids, MI 49629**

**1. CALL TO ORDER AND ROLL CALL**

**2. APPROVAL OF MINUTES**

- a. Harbor Commission meeting held September 13<sup>th</sup>, 2021

**3. CONFLICT OF INTEREST:** Any commission member who believes he or she has a conflict of interest regarding any item on this agenda shall so state that conflict at this time. Does any member believe they have a conflict of interest regarding any item on this agenda?

**4. CITIZENS COMMENTS:** Any citizen who wishes to address the Harbor Commission on a matter not listed on this agenda may speak at this time. Persons addressing the Harbor Commission may state their name, address and, if applicable, their affiliation. The Village President should recognize the citizen before speaking. A five-minute limitation applies unless extended by the chairman. Citizens wishing to speak on matters listed on the agenda will be permitted, under the same limitations, to speak when the matter is brought before commission.

**6. REPORTS**

- a. Staff – Harbormaster (see attachment)
- b. Council – Doug Bronkema
- c. Treasurer’s Report (see attachment)

**7. OLD BUSINESS**

- a. Barge update by Harbor Commission
- b. Sidewalk update by Harbor Commission

**7. UNFINISHED BUSINESS**

- a. Harbor Commission Rules and Regulations discussion (Duties of Chair, Duties of Vice-Chair, Duties of Secretary, Authority of Commissioners, Harbor Commission Missions, Goals, etc.)

**8. NEW BUSINESS**

- a. Harbor Chair position
- b. Harbor seasonal rate schedule to correspond with DNR rates
- c. Harbor Commission 5 year plan update

**9. CORRESPONDENCE**

**10. ADJOURNMENT**

**THERE WILL BE NO ZOOM LINK FOR PUBLIC PARTICIPATION**

When: September 13<sup>th</sup>, 2021 06:30 PM Eastern Time (US and Canada)

Topic: Harbor Commission – September 13<sup>th</sup>, 2021

**DRAFT**

## **HARBOR COMMISSION MINUTES:**

**September 13<sup>th</sup>, 2021**

**CALL TO ORDER:** Meeting called to order at 6:30 P.M.

**PRESENT:** Fisher, Blesma, Bronkema, Berck, Hansen, Orschel

**ABSENT:** Wiltse

### **APPROVAL OF MINUTES:**

- a. Regular Harbor Commission meeting held July 12<sup>th</sup>, 2021: Commissioner Hansen motioned, and Commissioner Blesma seconded to approve minutes from the regular meeting July 12<sup>th</sup>, 2021. All members present voting yes (6-0). Motion carried.

### **REPORTS:**

- a. Harbormaster Singleton presented the monthly report to the Commission.
- b. Council: Report presented by Trustee Bronkema
- c. Treasurer: Harbormaster Singleton provided up to date FY2021-2022 revenue and expenditure report.

**CITIZENS COMMENT:** 2 citizen comments

### **OLD BUSINESS:**

- a. Barge update by Harbor Commission: **No action by Harbor Commission**
  - i. Three (3) barge quotes with all specifications of the barge's length, the width, draught, articulating crane, working load limit, engine power, additional anchoring options, trailer, and miscellaneous costs, were presented by the Harbormaster to the Commission at their request as per the June 2021 Harbor Commission meeting. The Harbormaster provided information that he feels the current harbor barge is structurally unsafe for the work that is being conducted. The Harbormaster identified unsafe equipment and practices that need to be addressed immediately to prevent potential staff injuries and damage to village and/or boater property. The Harbormaster stated that procurement and fabrication of a new barge and delivery is approximately one year away. The Harbormaster additionally stated that he cannot in good conscience have staff continue to work in conditions that are unsafe and that he would ask for a budget amendment to hire a private contractor each fall and spring to complete necessary work. The Harbormaster stated that the commission should take action to vote and move forward with applying for grants and to begin budgeting for a 2022 purchase. No motion or vote was made by the Harbor Commission. Commissioner Orschel requested pictures of a barge and stated he wanted to be able to step on a barge to see how it worked. Harbor Chair requested Commissioner's Berck and Orschel contact and work with the Harbormaster to further research a barge.
- b. Sidewalk and cement pad tripping hazard at Pavilion update by Harbor Commissioner Orschel: **No action taken, no quote or estimate provided to Harbormaster or Commission**

### **UNFINISHED BUSINESS**

- a. Harbor Commission Rules and Regulations discussion (Duties of Chair, Duties of Vice-Chair, Duties of Secretary, Authority of Commissioners, Harbor Commission Missions, Goals, etc.)
  - i. Chairman Fisher tabled the discussion to happen at the November 2021 Harbor Commission meeting

### **NEW BUSINESS:**

- a. The Harbormaster identified the need to have the Harbor Commission help working on updating a 5-year plan
- b. Harbor Commission Chair Fisher announced that he would be stepping down and resigning from the Harbor Commission effective October 11<sup>th</sup>, 2021

**CORRESPONDENCE:**

- a. Great Lakes water levels
- b. ACOE weekly Great Lakes water level update

**ADJOURNMENT:** Meeting adjourned at 6:57 P.M.

REVENUE AND EXPENDITURE REPORT FOR ELK RAPIDS VILLAGE  
 PERIOD ENDING 09/30/2021

GL NUMBER	DESCRIPTION	2021-22 AMENDED BUDGET	YTD BALANCE 09/30/2021	ACTIVITY FOR MONTH 09/30/2021	AVAILABLE BALANCE	% BDGT USED
<b>Fund 407 - HARBOR CAPITAL</b>						
<b>Dept 000</b>						
407-000-672-000	INTEREST	300.00	232.44	0.00	67.56	77.48
407-000-691-106	FROM/HARBOR/594	25,000.00	0.00	0.00	25,000.00	0.00
407-000-699-000	PRIOR YR/ENDING CASH BALANCE	300,000.00	0.00	0.00	300,000.00	0.00
<b>Net - Dept 000</b>		<b>325,300.00</b>	<b>232.44</b>	<b>0.00</b>	<b>325,067.56</b>	
<b>Dept 544 - HARBOR</b>						
407-544-755-100	FUEL HOSE/NOZZLE REPLACEMENT	5,000.00	1,306.71	0.00	3,693.29	26.13
407-544-756-100	PURCHASE BUOYS	3,000.00	0.00	0.00	3,000.00	0.00
407-544-758-400	FUEL LINE REPLACEMENT	2,500.00	0.00	0.00	2,500.00	0.00
407-544-970-100	CAP/OUTLAY/SEC/CAMERA	22,000.00	16,309.33	0.00	5,690.67	74.13
407-544-973-000	DREDGING	65,000.00	52,928.85	0.00	12,071.15	81.43
407-544-975-801	BATH HOUSE HVAC	15,000.00	0.00	0.00	15,000.00	0.00
407-544-975-805	SIDEWALK MODIFICATION	40,000.00	0.00	0.00	40,000.00	0.00
407-544-975-806	BATH HOUSE UPGRADES	6,000.00	1,245.55	0.00	4,754.45	20.76
407-544-975-807	WEBCAM	1,000.00	0.00	0.00	1,000.00	0.00
407-544-975-810	RE-SET PAVERS	1,000.00	0.00	0.00	1,000.00	0.00
407-544-975-812	OFFICE FURNITURE	1,000.00	0.00	0.00	1,000.00	0.00
407-544-975-813	FUEL OFFICE IMPROVEMENT	1,000.00	0.00	0.00	1,000.00	0.00
407-544-975-815	TRANSFORMERS	20,000.00	0.00	0.00	20,000.00	0.00
407-544-975-816	PAVILION IMPROVEMENTS	6,000.00	0.00	0.00	6,000.00	0.00
407-544-975-818	RADIOS	1,500.00	0.00	0.00	1,500.00	0.00
407-544-975-819	SEWAGE PUMP	15,000.00	0.00	0.00	15,000.00	0.00
407-544-975-820	BARGE IMPROVEMENTS	8,000.00	0.00	0.00	8,000.00	0.00
407-544-975-821	DAY ROOM	5,000.00	645.20	0.00	4,354.80	12.90
407-544-975-822	WASHER/DRYER - COIN OPERATED	5,000.00	0.00	0.00	5,000.00	0.00
<b>Net - Dept 544 - HARBOR</b>		<b>(223,000.00)</b>	<b>(72,435.64)</b>	<b>0.00</b>	<b>(150,564.36)</b>	
<b>Fund 407 - HARBOR CAPITAL :</b>						
<b>TOTAL REVENUES</b>		<b>325,300.00</b>	<b>232.44</b>	<b>0.00</b>	<b>325,067.56</b>	<b>0.07</b>
<b>TOTAL EXPENDITURES</b>		<b>223,000.00</b>	<b>72,435.64</b>	<b>0.00</b>	<b>150,564.36</b>	<b>32.48</b>
<b>NET OF REVENUES &amp; EXPENDITURES</b>		<b>102,300.00</b>	<b>(72,203.20)</b>	<b>0.00</b>	<b>174,503.20</b>	<b>70.58</b>

REVENUE AND EXPENDITURE REPORT FOR ELK RAPIDS VILLAGE  
 PERIOD ENDING 09/30/2021

GL NUMBER	DESCRIPTION	2021-22 AMENDED BUDGET	YTD BALANCE 09/30/2021	ACTIVITY FOR MONTH 09/30/2021	AVAILABLE BALANCE	% BDGT USED
<b>Fund 594 - HARBOR</b>						
<b>Dept 000</b>						
594-000-454-000	CONTRACTUAL/SEASONAL UPPER HAR	26,000.00	31,249.50	0.00	(5,249.50)	120.19
594-000-454-500	CONTRACTUAL/SEASONAL/NEW/UPPE	38,000.00	50,014.50	0.00	(12,014.50)	131.62
594-000-455-000	CONTRACTUAL/SEASONAL LOWER HAR	475,000.00	561,525.49	0.00	(86,525.49)	118.22
594-000-456-000	SALES/GAS	200,000.00	240,644.66	22,736.97	(40,644.66)	120.32
594-000-457-000	FEES/DIESEL	65,000.00	84,911.36	8,012.35	(19,911.36)	130.63
594-000-458-000	FEES/SEASONAL RAMP PASSES	8,500.00	10,008.01	60.00	(1,508.01)	117.74
594-000-458-100	FEES/DAILY RAMP PASSES/LOWER HA	6,700.00	8,053.00	685.00	(1,353.00)	120.19
594-000-459-000	FEES/TRAILER STORAGE	250.00	490.00	0.00	(240.00)	196.00
594-000-500-000	FEES/PUMP-OUT	6,000.00	5,970.00	1,200.00	30.00	99.50
594-000-500-200	FEES/ICE	4,000.00	4,592.15	303.00	(592.15)	114.80
594-000-500-300	FEES/POP	300.00	439.27	0.00	(139.27)	146.42
594-000-501-000	MERCHANDISE	1,000.00	2,158.00	120.00	(1,158.00)	215.80
594-000-503-000	FEES/BOAT SHOW	0.00	80.00	0.00	(80.00)	100.00
594-000-504-000	FEES/PAVILION RENTAL	5,000.00	4,350.00	800.00	650.00	87.00
594-000-505-000	FEES/COMMERCIAL RAMP PASS	2,000.00	1,850.00	0.00	150.00	92.50
594-000-600-000	FEES/TRANSIENT	160,000.00	172,772.67	18,305.00	(12,772.67)	107.98
594-000-672-000	INTEREST	500.00	605.49	0.00	(105.49)	121.10
594-000-693-250	REIMBURSEMENT/LIBRARY UTILITIES	2,000.00	859.03	0.00	1,140.97	42.95
594-000-694-000	MISC REVENUE	0.00	210.00	0.00	(210.00)	100.00
594-000-694-250	FEES/HARBOR WAITING LIST	2,500.00	4,920.00	900.00	(2,420.00)	196.80
594-000-695-100	LAUNDRY	1,000.00	908.50	46.75	91.50	90.85
594-000-695-200	UPPER HARBOR RAMP FEES	4,500.00	5,244.25	178.00	(744.25)	116.54
594-000-699-000	PRIOR YR/ENDING CASH BALANCE	250,000.00	0.00	0.00	250,000.00	0.00
<b>Net - Dept 000</b>		<b>1,258,250.00</b>	<b>1,191,855.88</b>	<b>53,347.07</b>	<b>66,394.12</b>	
<b>Dept 544 - HARBOR</b>						
594-544-700-000	SALARY & WAGES	270,369.00	158,542.85	16,855.17	111,826.15	58.64
594-544-701-000	OVERTIME	5,000.00	5,508.05	167.10	(508.05)	110.16
594-544-705-000	WAGE/HARBORMASTER	56,000.00	32,243.20	4,307.20	23,756.80	57.58
594-544-715-000	SOCIAL SECURITY	24,967.00	15,016.38	1,631.70	9,950.62	60.14
594-544-716-000	HEALTH INSURANCE	28,222.00	19,528.41	2,308.29	8,693.59	69.20
594-544-718-000	RETIREMENT	14,317.00	8,050.04	1,036.39	6,266.96	56.23
594-544-719-000	SICK & ACCIDENT	1,974.00	1,922.83	510.82	51.17	97.41
594-544-720-000	WORKER'S COMPENSATION	4,544.00	2,139.00	0.00	2,405.00	47.07
594-544-724-000	UNIFORM REPLACEMENT	3,500.00	3,199.85	0.00	300.15	91.42
594-544-730-000	POSTAGE	25.00	0.00	0.00	25.00	0.00
594-544-741-000	OFFICE/COMPUTER EQUIPMENT	3,000.00	360.97	0.00	2,639.03	12.03
594-544-751-000	FUEL	170,000.00	192,830.60	61,865.17	(22,830.60)	113.43
594-544-752-000	DIESEL GAS	60,000.00	48,610.13	15,852.27	11,389.87	81.02
594-544-754-000	MERCHANDISE	2,000.00	2,203.00	0.00	(203.00)	110.15
594-544-756-000	DUMPSTER	3,000.00	1,340.52	0.00	1,659.48	44.68
594-544-757-000	SUPPLIES	20,000.00	14,329.39	1,378.52	5,670.61	71.65
594-544-757-010	PAVILION SUPPLIES	2,000.00	0.00	0.00	2,000.00	0.00

REVENUE AND EXPENDITURE REPORT FOR ELK RAPIDS VILLAGE  
 PERIOD ENDING 09/30/2021

GL NUMBER	DESCRIPTION	2021-22 AMENDED BUDGET	YTD BALANCE 09/30/2021	ACTIVITY FOR MONTH 09/30/2021	AVAILABLE BALANCE	% BDGT USED
<b>Fund 594 - HARBOR</b>						
594-544-758-000	DUES & FEES	750.00	1,244.38	0.00	(494.38)	165.92
594-544-758-700	ICE	2,500.00	3,392.58	1,186.68	(892.58)	135.70
594-544-759-500	POP PURCHASE	400.00	467.13	185.24	(67.13)	116.78
594-544-760-300	PROPANE	1,200.00	265.43	67.24	934.57	22.12
594-544-803-000	AUDITOR	1,258.00	1,258.40	1,258.40	(0.40)	100.03
594-544-804-200	PROFESSIONAL SVCS	0.00	812.81	752.31	(812.81)	100.00
594-544-818-000	CONTRACTUAL FEES	20,500.00	27,314.60	6,539.07	(6,814.60)	133.24
594-544-818-500	SOFTWARE SUPPORT	3,500.00	1,725.93	0.00	1,774.07	49.31
594-544-853-000	PHONE/CELL/LONG DISTANCE	4,500.00	1,076.68	247.67	3,423.32	23.93
594-544-854-000	TV/CABLE/INTERNET FEES	23,000.00	9,072.50	373.13	13,927.50	39.45
594-544-855-000	CREDIT CARD PROCESSING FEES	8,500.00	643.00	79.00	7,857.00	7.56
594-544-864-000	TRAINING/CONFERENCES	3,500.00	647.73	0.00	2,852.27	18.51
594-544-880-000	COMMUNITY PROMOTION	5,000.00	2,035.62	785.62	2,964.38	40.71
594-544-900-000	PRINTING/PUBLICATION	3,000.00	2,755.17	0.00	244.83	91.84
594-544-910-000	INSURANCE/LIABILITY	9,900.00	9,422.64	0.00	477.36	95.18
594-544-920-000	UTILITIES	70,000.00	55,609.21	10,754.58	14,390.79	79.44
594-544-930-000	REPAIRS AND MAINTENANCE	43,500.00	25,258.63	1,056.31	18,241.37	58.07
594-544-930-150	PAIVILION MAINTENANCE/REPAIRS	500.00	3,597.90	3,500.00	(3,097.90)	719.58
594-544-932-200	PURCHASE LUMBER	3,000.00	1,496.00	0.00	1,504.00	49.87
594-544-941-000	STORAGE RENTAL	2,700.00	3,000.00	0.00	(300.00)	111.11
594-544-956-000	MISCELLANEOUS	500.00	0.00	0.00	500.00	0.00
594-544-958-200	HARBOR ACTIVITIES	3,500.00	0.00	0.00	3,500.00	0.00
594-544-965-200	TO/GEN/101/ADMIN	3,100.00	0.00	0.00	3,100.00	0.00
594-544-965-450	TR/TO/MOTOR VEHICLE/661	12,000.00	0.00	0.00	12,000.00	0.00
594-544-967-500	HARBOR CONTRACT REFUNDS	4,500.00	6,564.00	0.00	(2,064.00)	145.87
594-544-970-800	COMPUTER/SOFTWARE PURCHASE	0.00	3,850.00	0.00	(3,850.00)	100.00
594-544-972-400	SMALL EQUIPMENT	2,500.00	2,160.80	155.85	339.20	86.43
594-544-992-000	BOND PRINCIPAL	75,000.00	75,000.00	0.00	0.00	100.00
594-544-996-100	BOND INTEREST	16,290.00	8,632.50	0.00	7,657.50	52.99
594-544-999-000	TO/794/HARBOR BREAKWATER	25,000.00	0.00	0.00	25,000.00	0.00
<b>Net - Dept 544 - HARBOR</b>		<b>(1,018,516.00)</b>	<b>(753,128.86)</b>	<b>(132,853.73)</b>	<b>(265,387.14)</b>	
<b>Fund 594 - HARBOR :</b>						
<b>TOTAL REVENUES</b>		<b>1,258,250.00</b>	<b>1,191,855.88</b>	<b>53,347.07</b>	<b>66,394.12</b>	<b>94.72</b>
<b>TOTAL EXPENDITURES</b>		<b>1,018,516.00</b>	<b>753,128.86</b>	<b>132,853.73</b>	<b>265,387.14</b>	<b>73.94</b>
<b>NET OF REVENUES &amp; EXPENDITURES</b>		<b>239,734.00</b>	<b>438,727.02</b>	<b>(79,506.66)</b>	<b>(198,993.02)</b>	<b>183.01</b>

REVENUE AND EXPENDITURE REPORT FOR ELK RAPIDS VILLAGE  
 PERIOD ENDING 09/30/2021

GL NUMBER	DESCRIPTION	2021-22 AMENDED BUDGET	YTD BALANCE 09/30/2021	ACTIVITY FOR MONTH 09/30/2021	AVAILABLE BALANCE	% BDGT USED
<b>Fund 794 - HARBOR BREAKWATER RESERVE</b>						
<b>Dept 000</b>						
794-000-672-000	INTEREST	500.00	439.79	0.00	60.21	87.96
794-000-695-000	FR/594/HARBOR OPERATIONS	25,000.00	0.00	0.00	25,000.00	0.00
794-000-699-000	PRIOR YR/ENDING CASH BALANCE	600,000.00	0.00	0.00	600,000.00	0.00
<b>Net - Dept 000</b>		<b>625,500.00</b>	<b>439.79</b>	<b>0.00</b>	<b>625,060.21</b>	
<b>Fund 794 - HARBOR BREAKWATER RESERVE:</b>						
<b>TOTAL REVENUES</b>		<b>625,500.00</b>	<b>439.79</b>	<b>0.00</b>	<b>625,060.21</b>	<b>0.07</b>
<b>TOTAL EXPENDITURES</b>		<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>
<b>NET OF REVENUES &amp; EXPENDITURES</b>		<b>625,500.00</b>	<b>439.79</b>	<b>0.00</b>	<b>625,060.21</b>	<b>0.07</b>
TOTAL REVENUES - ALL FUNDS		2,209,050.00	1,192,528.11	53,347.07	1,016,521.89	53.98
TOTAL EXPENDITURES - ALL FUNDS		1,241,516.00	825,564.50	132,853.73	415,951.50	66.50
NET OF REVENUES & EXPENDITURES		967,534.00	366,963.61	(79,506.66)	600,570.39	37.93





## MEMORANDUM

**TO:** Bryan Gruesbeck  
**FROM:** Mike Singleton, Harbormaster  
**DATE:** October 4<sup>th</sup>, 2021  
**RE:** September 2021 Monthly Report

1. Effected repairs made to sewage pump out system, conducted general maintenance and installed new replacement bladder
2. Hosted multiple Traverse City boating group for one-week transient stay
3. East Bay Irrigation, winterized irrigation system on lawns at both the upper and lower harbor
4. Arrangements made with 45<sup>th</sup> parallel marine service for barge to assist with removing dowels and wedges from harbor docks
5. Three large new gardens dug out and installed at upper harbor landing
6. Scheduled repair work on cement walkway surrounding harbor pavilion
7. Assisted the Parks & Rec Department for the CommUNITY Elk Rapids fall function by donating the use of the harbor stage, setting up, and taking down of stage
8. Training conducted for new marina reservation system. Final installation to be completed by end of November 2021 for distribution of the 2022 seasonal boater contracts
9. Harbormaster and Assistant Harbormaster have begun an initial draft of the 5-year Harbor plan
10. 2022 Seasonal and Transient rates have been received from the DNR and will be presented in upcoming Harbor Commission meeting in October
11. Watershed staff emailed harbormaster, advised that they are delayed in the completion of any work until Spring of 2022
12. Fall cleanup of harbor gardens is underway
13. Harbor contracted services have been contacted and scheduled for end of season winterization closure
14. Had PLM Lake and Management Corp treat for weeds and algae in the harbor

**Village of Elk Rapids  
Habor Monthly Statistics**

	May Harbor Stats		June Harbor Stats		July Harbor Stats	
	Revenue	Number/ Gallons Sold	Revenue	Number/ Gallons Sold	Revenue	Number/ Gallons Sold
Gas	\$7,425.12	1801	\$25,583.31	7352	\$99,170.04	23,505
Diesel	\$3,802.02	1004	\$22,832.63	6174	\$29,179.36	9,126
Transient	\$10,750.00	153	\$21,444.00	355	\$64,614.67	896
Waiting List	\$400.00	20	\$680.00	34	\$1,400.00	44
Daily Ramp Passes	\$1,869.50	267	\$1,905.50	272	\$2,310.00	330
Seasonal Ramp Passes	\$4,170.00	104	\$2,640.00	66	\$2,470.00	62

	August Harbor Stats		September Harbor Stats		Total as of 11/01/21	
	Revenue	Number/ Gallons Sold	Revenue	Number/ Gallons Sold	Revenue	Number/ Gallons Sold
Gas	\$72,183.00	16,130	\$22,736.97	4,962		
Diesel	\$19,952.00	6,354	\$8,012.35	2,356		
Transient	\$41,144.00	664	\$18,305.00	352		
Waiting List	\$1,440.00	16	\$900.00	9		
Daily Ramp Passes	\$2,669.00	381	\$863.00	123		
Seasonal Ramp Passes	\$268.00	7	\$60.00	2		

2022 Seasonal Rates

Slip Length	Rate 1	Rate 2	Rate 3	Rate 4	Rate 5	Rate 6	Rate 7	Rate 8	Rate 9	Rate 10
<b>20</b>	<b>\$2,200</b>	<b>\$2,040</b>	<b>\$1,880</b>	<b>\$1,720</b>	<b>\$1,540</b>	<b>\$1,360</b>	<b>\$1,220</b>	<b>\$1,040</b>	<b>\$840</b>	<b>\$700</b>
21	\$2,310	\$2,142	\$1,974	\$1,806	\$1,617	\$1,428	\$1,281	\$1,092	\$882	\$735
22	\$2,420	\$2,244	\$2,068	\$1,892	\$1,694	\$1,496	\$1,342	\$1,144	\$924	\$770
23	\$2,530	\$2,346	\$2,162	\$1,978	\$1,771	\$1,564	\$1,403	\$1,196	\$966	\$805
24	\$2,640	\$2,448	\$2,256	\$2,064	\$1,848	\$1,632	\$1,464	\$1,248	\$1,008	\$840
<b>25</b>	<b>\$2,750</b>	<b>\$2,550</b>	<b>\$2,350</b>	<b>\$2,150</b>	<b>\$1,925</b>	<b>\$1,700</b>	<b>\$1,525</b>	<b>\$1,300</b>	<b>\$1,050</b>	<b>\$875</b>
26	\$2,860	\$2,652	\$2,444	\$2,236	\$2,002	\$1,768	\$1,586	\$1,352	\$1,092	\$910
27	\$2,970	\$2,754	\$2,538	\$2,322	\$2,079	\$1,836	\$1,647	\$1,404	\$1,134	\$945
28	\$3,080	\$2,856	\$2,632	\$2,408	\$2,156	\$1,904	\$1,708	\$1,456	\$1,176	\$980
29	\$3,190	\$2,958	\$2,726	\$2,494	\$2,233	\$1,972	\$1,769	\$1,508	\$1,218	\$1,015
<b>30</b>	<b>\$3,300</b>	<b>\$3,060</b>	<b>\$2,820</b>	<b>\$2,580</b>	<b>\$2,310</b>	<b>\$2,040</b>	<b>\$1,830</b>	<b>\$1,560</b>	<b>\$1,260</b>	<b>\$1,050</b>
31	\$3,410	\$3,162	\$2,914	\$2,666	\$2,387	\$2,108	\$1,891	\$1,612	\$1,302	\$1,085
32	\$3,520	\$3,264	\$3,008	\$2,752	\$2,464	\$2,176	\$1,952	\$1,664	\$1,344	\$1,120
33	\$3,630	\$3,366	\$3,102	\$2,838	\$2,541	\$2,244	\$2,013	\$1,716	\$1,386	\$1,155
34	\$3,740	\$3,468	\$3,196	\$2,924	\$2,618	\$2,312	\$2,074	\$1,768	\$1,428	\$1,190
<b>35</b>	<b>\$3,850</b>	<b>\$3,570</b>	<b>\$3,290</b>	<b>\$3,010</b>	<b>\$2,695</b>	<b>\$2,380</b>	<b>\$2,135</b>	<b>\$1,820</b>	<b>\$1,470</b>	<b>\$1,225</b>
36	\$3,960	\$3,672	\$3,384	\$3,096	\$2,772	\$2,448	\$2,196	\$1,872	\$1,512	\$1,260
37	\$4,070	\$3,774	\$3,478	\$3,182	\$2,849	\$2,516	\$2,257	\$1,924	\$1,554	\$1,295
38	\$4,180	\$3,876	\$3,572	\$3,268	\$2,926	\$2,584	\$2,318	\$1,976	\$1,596	\$1,330
39	\$4,290	\$3,978	\$3,666	\$3,354	\$3,003	\$2,652	\$2,379	\$2,028	\$1,638	\$1,365
<b>40</b>	<b>\$4,400</b>	<b>\$4,080</b>	<b>\$3,760</b>	<b>\$3,440</b>	<b>\$3,080</b>	<b>\$2,720</b>	<b>\$2,440</b>	<b>\$2,080</b>	<b>\$1,680</b>	<b>\$1,400</b>
41	\$4,510	\$4,182	\$3,854	\$3,526	\$3,157	\$2,788	\$2,501	\$2,132	\$1,722	\$1,435
42	\$4,620	\$4,284	\$3,948	\$3,612	\$3,234	\$2,856	\$2,562	\$2,184	\$1,764	\$1,470
43	\$4,730	\$4,386	\$4,042	\$3,698	\$3,311	\$2,924	\$2,623	\$2,236	\$1,806	\$1,505
44	\$4,840	\$4,488	\$4,136	\$3,784	\$3,388	\$2,992	\$2,684	\$2,288	\$1,848	\$1,540
<b>45</b>	<b>\$4,950</b>	<b>\$4,590</b>	<b>\$4,230</b>	<b>\$3,870</b>	<b>\$3,465</b>	<b>\$3,060</b>	<b>\$2,745</b>	<b>\$2,340</b>	<b>\$1,890</b>	<b>\$1,575</b>
46	\$5,060	\$4,692	\$4,324	\$3,956	\$3,542	\$3,128	\$2,806	\$2,392	\$1,932	\$1,610
47	\$5,170	\$4,794	\$4,418	\$4,042	\$3,619	\$3,196	\$2,867	\$2,444	\$1,974	\$1,645
48	\$5,280	\$4,896	\$4,512	\$4,128	\$3,696	\$3,264	\$2,928	\$2,496	\$2,016	\$1,680
49	\$5,390	\$4,998	\$4,606	\$4,214	\$3,773	\$3,332	\$2,989	\$2,548	\$2,058	\$1,715
<b>50</b>	<b>\$5,500</b>	<b>\$5,100</b>	<b>\$4,700</b>	<b>\$4,300</b>	<b>\$3,850</b>	<b>\$3,400</b>	<b>\$3,050</b>	<b>\$2,600</b>	<b>\$2,100</b>	<b>\$1,750</b>
51	\$5,610	\$5,202	\$4,794	\$4,386	\$3,927	\$3,468	\$3,111	\$2,652	\$2,142	\$1,785
52	\$5,720	\$5,304	\$4,888	\$4,472	\$4,004	\$3,536	\$3,172	\$2,704	\$2,184	\$1,820
53	\$5,830	\$5,406	\$4,982	\$4,558	\$4,081	\$3,604	\$3,233	\$2,756	\$2,226	\$1,855
54	\$5,940	\$5,508	\$5,076	\$4,644	\$4,158	\$3,672	\$3,294	\$2,808	\$2,268	\$1,890
<b>55</b>	<b>\$6,050</b>	<b>\$5,610</b>	<b>\$5,170</b>	<b>\$4,730</b>	<b>\$4,235</b>	<b>\$3,740</b>	<b>\$3,355</b>	<b>\$2,860</b>	<b>\$2,310</b>	<b>\$1,925</b>
56	\$6,160	\$5,712	\$5,264	\$4,816	\$4,312	\$3,808	\$3,416	\$2,912	\$2,352	\$1,960
57	\$6,270	\$5,814	\$5,358	\$4,902	\$4,389	\$3,876	\$3,477	\$2,964	\$2,394	\$1,995
58	\$6,380	\$5,916	\$5,452	\$4,988	\$4,466	\$3,944	\$3,538	\$3,016	\$2,436	\$2,030
59	\$6,490	\$6,018	\$5,546	\$5,074	\$4,543	\$4,012	\$3,599	\$3,068	\$2,478	\$2,065
<b>60</b>	<b>\$6,600</b>	<b>\$6,120</b>	<b>\$5,640</b>	<b>\$5,160</b>	<b>\$4,620</b>	<b>\$4,080</b>	<b>\$3,660</b>	<b>\$3,120</b>	<b>\$2,520</b>	<b>\$2,100</b>
Over 60 ft	\$110/ft	\$102/ft	\$94/ft	\$86/ft	\$77/ft	\$68/ft	\$61/ft	\$52/ft	\$42/ft	\$35/ft