

MANISTEE CITY PLANNING COMMISSION

70 Maple Street
Manistee, MI 49660

MEETING MINUTES

December 4, 2003

A meeting of the Manistee City Planning Commission was held on Thursday, December 4, 2003 at 7:00 p.m. in the Library, Manistee Middle School, 550 Maple Street, Manistee, Michigan.

MEMBERS PRESENT: Greg Ferguson, Ray Fortier, Cyndy Fuller, David Kelley, Mark Wittlief, and Roger Yoder

MEMBERS ABSENT: Bob Davis, Christa Johnson-Ross and Tony Slawinski

OTHERS: Jon Rose (Community Development), Denise Blakeslee (Administrative Assistant) and others

Meeting was open at 7:03 p.m. by Chairman Yoder.

APPOINT SECRETARY - REMAINDER OF 2003 UNEXPIRED TERM:

Joyce Jeruzal has submitted her resignation from the Planning Commission. The Planning Commission will need to appointment of a Secretary for remainder of her 2003 unexpired term.

Chairman Yoder asked for nominations for the position of Secretary for the 2003 unexpired term.

Ray Fortier nominated Cyndy Fuller for the position of Secretary.

There being no further nominations, nominations were closed

Voting was as follows:

Ferguson, Fortier, Kelley, Wittlief and Yoder (5) Votes for Cyndy Fuller

Cyndy Fuller will serve as Secretary to the Planning Commission for the 2003 unexpired term.

Recording Secretary

Cyndy Fuller appointed Denise Blakeslee to act as the Recording Secretary for the Planning Commission for the 2003 unexpired term.

PUBLIC HEARING:

None

AGENDA AMENDMENT:

MOTION by Ray Fortier, seconded by Greg Ferguson to amend the agenda so that Citizen Questions and Concerns will follow Approval of Minutes and New Business (Meeting Dates 2004 and Election of Officers 2004). Motion approved unanimously

APPROVAL OF MINUTES:

Planning Commission Meeting Minutes, November 20, 2003

MOTION by Greg Ferguson, seconded by Cyndy Fuller that the minutes of the November 20, 2003 Public Hearing/Special Meeting of the Planning Commission be amended as follows:

Page 11 Paragraph 2 be amended to read:

These questions will be compiled and forwarded to the Developer and Consultants for response. Due to the late hour the members of the Planning Commission will continue their discussion at their regularly scheduled meeting of December 4, 2003. Due to the amount of interest in the request from Manistee Saltworks Development Corporation for a Special Use Permit *1)Activity outside enclosed buildings (coal pile, 2) Discharge of treated Wastewater to Manistee Lake, 3) Alteration to Manistee Lake shoreline (shipping dock) for a coal fueled power plant* to ~~construct a Coal Fired Power Plant~~ the December 4, 2003 Planning Commission Meeting will be held in the Library at the Middle School, 550 Maple Street to accommodate a larger number of people.

Page 11 OTHER COMMUNICATIONS be amended to read:

Tony Slawinski asked for a 150 day absence from the Planning Commission. The Planning Commission *Chair* approved the request but said that they would not be able to grant another request in the future.

Motion approved unanimously.

NEW BUSINESS:

Meeting Dates 2004

Members of the Planning Commission were mailed a calendar to set the meeting dates for 2004. The following meeting dates were set for 2004. With the scheduled renovation of City Hall the Meetings will be held in the Library Manistee Middle School, 550 Maple Street, Manistee, Michigan.

<u>Meeting Dates</u>	<u>Worksession Dates</u>
January 8, 2004	January 22, 2004
February 5, 2004	February 19, 2004
March 4, 2004	March 18, 2004
April 1, 2004	April 15, 2004
May 6, 2004	May 20, 2004 (Annual Bus Tour)
June 3, 2004	No Worksession
July 1, 2004	July 22, 2004
August 5, 2004	No Worksession
September 2, 2004	September 16, 2004
October 7, 2004	October 21, 2004
November 4, 2004	November 18, 2004
December 2, 2004	No Worksession

MOTION by Ray Fortier, seconded by Greg Ferguson that the above meeting and worksession dates be set for the 2004 calendar year for the City of Manistee Planning Commission. Motion approved unanimously.

Election of Officers - Year 2004

According to the By-Laws of the City of Manistee Planning Commission their annual election of Officers is held at the December Meeting for the following year.

Chair

At this time the meeting was turned over to Jon Rose who asked for nominations for the Position of Chair.

Ray Fortier nominated Roger Yoder for the position of Chair.

Greg Ferguson nominated Mark Wittlief for the position of Chair.

There being no further nominations, nominations were closed

Voting was as follows:

Fortier, Fuller, Kelley and Wittlief Voted for Roger Yoder

Ferguson Voted for Mark Wittlief

Roger Yoder will serve as Chair of the Planning Commission for the year 2004.

Vice Chair

Jon Rose asked for nominations for the position of Vice Chair.

Greg Ferguson nominated Mark Wittlief for the position of Vice Chair.

Roger Yoder nominated Ray Fortier for the position of Vice Chair.

There being no further nominations, nominations were closed

Voting was as follows:

Ferguson Voted for Mark Wittlief

Fuller, Kelley, Wittlief and Yoder Voted for Ray Fortier

Ray Fortier will serve as Vice Chair to the Planning Commission for the year 2004.

Secretary

Ray Fortier nominated Cyndy Fuller for the position of Secretary.

There being no further nominations, nominations were closed

Voting was as follows:

Fortier, Kelley, Wittlief and Yoder Voted for Cyndy Fuller

Cyndy Fuller will serve as Secretary to the Planning Commission for the year 2004.

Recording Secretary

Cyndy Fuller appointed Denise Blakeslee to act as the Recording Secretary for the Planning Commission for the year 2004.

CITIZEN QUESTIONS AND CONCERNS:

Judy Chapple, 4410 W. Fox Farm Road spoke in opposition to the proposed power plant.

Lee Sprague, Ogema, Little River Band of Ottawa Indians, 375 River Street - asked the Planning Commission to consider other alternatives for maximum benefits to the community. The Little River

Band of Ottawa Indians wanted to present a check in the amount of \$4,200 to assist in looking at Alternative Economic Plans for the proposed Tondu Plant Site.

Jan Sapak, 2749 Old Stronach Road - is opposed to the proposed power plant and gave the Planning Commission handouts on information she obtained from the DNR & Sea Grant Michigan.

Bernard Ware, 9094 Alkire Road, Bear Lake - read a prepared statement in opposition to the proposed plant (attached).

Lena Rollenhagen and Katie Mortenson, Bear Lake - said they did not want coal in their stockings for Christmas this year.

Alice Mummey, P.O. Box 290, Bear Lake - is strongly opposed to the proposed plant in Manistee or any other County and express concerns over statement on Tondu's Web Page.

Mike Sapak, 2749 Old Stronach Road, Manistee - Would like to see Studies on Environment/Social Impacts and alternative development options. Would like to mandate maximum standards.

Fred LaPoint, 1606 Main Street, Manistee - Feels application is incomplete, wants Environmental Study, and express concerns over the amount of pollution the new plant would generate.

John Pacala, 9485 Old M 67. Luther - Spoke of the clean up in Manistee over the last 30 years and anything is better than what is going on down there now.

Linda Albee, 365 Lighthouse Way South, Manistee - Asked if any Planning Commission members were related to anyone who worked for Tondu/Manistee Saltworks Development Corporation.

Bill Kracht, 403 First Street, Manistee - is opposed to the proposed plant, does not feel the application is complete and the members do not have enough information to make a decision.

Brett Hamilton, 17096 B66 Road, Kaleva - Spoke of contaminants and the existing buildings being an eyesore.

Tom Kubanek, Industrial Development Corporation - Spoke of a 900 Megawatt Plant being constructed in Council Bluffs (handout attached).

Alan O'Shea, County Commissioner - expressed concerns on possible tax ramifications.

Ronald Martin, 6789 W. Maple Road, Ludington - Construction worker looking forward to working on the plant.

Judy Cunningham, 4466 Potter Road, Bear Lake - Reiterated that this process is moving to fast.

Kari Tomashik, 10515 Fowler, Honor - Opposed to Power Plant for environmental reasons.

Stephanie Ogren, 465 Eighth Street - expressed concerns about Manistee Lake being on Impaired Water List.

Jim Sluyter, 3480 Potter Road, Bear Lake - asked where power from plant will go and expressed environmental concerns.

Robert Mikula, 11168 Darr Road, Free Soil - worked on construction of T.E.S. Station in Filer City said plant would be an asset to the community.

Pam Bowers, 4132 College Avenue - Likes Manistee and trusts the Planning Commission to make the right decision.

Jan Shireman, 10040 Alkire Road, Bear Lake - concerned about economic and environmental concerns from power plant. Concerned about Environmental Checklist on Application (attached)

Patricia Didion, 88 Greenbush Street - Said that a City Appointed Environmental Study needs to be required.

Mark Dougher, 266 Freemont Street - Spoke of an article where the Mayor from Milwaukee Wisconsin is opposed to a Power Plant (attached).

Gerard Grabowski, 10040 Alkire Road, Bear Lake - Opposed to Power Plant and wants to see a Economic Impact Study on the proposed plant. Wants to be on the record that "Maximum Achievable Control Technology" should be a requirement of the permit if granted.

Bill Brooks, 385 ½ River Street - Asked if the application was complete and feels a lot of questions need to be answered before a permit could be issued.

Chuck Oyler, 1239 N. Boys Road, Muskegon - Spoke of the failure of gas powered plants and supports the proposed coal fired plant.

Tim Joseph, 11171 Kerry Road, Brethern - Concerned that the mercury from the proposed plant would fall in the Manistee River Valley. Expressed concerns over past incidents with the T.E.S. Station in Filer.

Bob Hardenburgh, 306 Parkdale Avenue, Manistee - has an autistic grandson and said that mercury is a direct link to autism. Expressed concerns over health problems associated with the proposed plant.

Pete Landis, 2085 Water Street, Manistee - Gave background information on site and spoke of the coal fired boilers on the existing site that were used to power the plant. Supports the proposed plant.

Bob Powell, 3126 S. Osterville Road, Clarkston - Asked why no groundwater monitoring was being done around Manistee Lake. Would like to require a Monitoring Base Line and Risk Assessment.

Chuck Patten, 305 Hughes Street - Read a prepared statement (attached).

Mark DiBenedetts, 13191 Chicago Avenue, Wellston - Spoke of the clean up in Manistee over the last 15 years and supports the plant.

Kristine Harvey, 17136 Fourth Street, Arcadia - Previously lived in a town with a coal fired plant - is opposed to the proposed plant.

Dick Albee - 365 Lighthouse Way, Manistee - Wanted the Planning Commission to consider what would happen to the site if Manistee Saltworks Development Corporation were to go out of business.

Michael McCann, 297 Hughes Street - Is opposed to the proposed power plant and express concerns over health issues from the propose plant.

Anna Grabowski, 10040 Alkire Road, Bear Lake - expressed concerns over proposed plant (attached).

Joe Tondou, Tondou Corporation - wanted to clarify some points. Property Taxes - not sure where financing or ownership will be. Will have an agreement in writing before development. Spoke of the long processing of Emission information to EPA. Said the object is to keep electricity cost effective.

Mark Sanford, 260 E. Piney Road, Manistee - expressed concerns over the environmental impact of the proposed plant.

Ellyn Niesen, 1603 Niesen Drive, Manistee - Opposed to the proposed plant, asked that the commission consider health risks and long term impacts that will be created if the plant is developed.

Tom Voss, 15 Cottage Lane - Asked that the Planning Commission make a careful decision and study everything before making their decision.

Tex Collins, 92 Poplar Street - Spoke about doing a referendum.

There being no more citizen comment the Planning Commission took a 5 minute recess to allow people to leave if they did not wish to stay for the remainder of the meeting.

UNFINISHED BUSINESS:

Manistee Saltworks Development Corporation - Proposed Power Plant

The Planning Commission and Consultants discussed the Application. The Developer's responses to questions raised by the Consultants have been received but not yet reviewed.

There have been numerous requests asking the Planning Commission to require an Environmental Assessment. Planning Commission members were told this could be required under the Zoning Ordinance.

MOTION by Ray Fortier, seconded by Mark Wittlief that an Environmental Assessment be required from Manistee Saltworks Development Corporation. Motion passed unanimously.

Brian Sousa, City Engineer will prepare a list of items that will be required in the Environmental Assessment.

Cyndy Fuller asked if the consultants determine that the Application cannot be deemed complete in time for the January meeting that Manistee Saltworks Development Corporation not be placed on the Agenda. Planning Commission discussed this request.

MOTION by Cyndy Fuller, seconded by Ray Fortier that if the Application cannot be deemed complete or the Environmental Assessment Statement is not complete that Manistee Saltworks Development Corporation not be placed on the January 8, 2004 agenda. Motion passed unanimously.

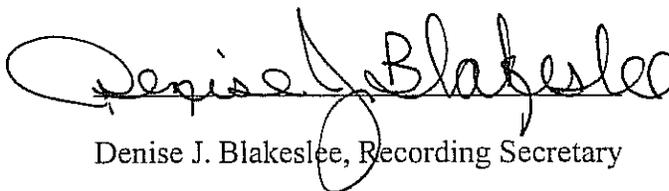
OTHER COMMUNICATIONS:

Reminder that the next Planning Commission Meeting will be held on Thursday, January 8, 2004 at 7:00 p.m. in the Library at the Manistee Middle School, 550 Maple Street.

ADJOURNMENT:

MOTION by David Kelley, seconded by Cyndy Fuller that the meeting be adjourned. Motion passed unanimously. Meeting adjourned at 9:47 p.m.

MANISTEE PLANNING COMMISSION



Denise J. Blakeslee, Recording Secretary

Site 129.

Estimated harvest per hour, number harvested, and effort (angler hours, trips, and days) for Manistee Lake by all modes (non-charter) of sportfishing, 1999. Two standard errors of the mean in parentheses.

Species	Harvest per hour	Month												Season
		Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec				
Pink salmon	0.0077 (0.0013)	0 (0)	0 (0)	0 (0)	189 (94)	380 (-)	0 (0)	0 (-)	0 (0)	0 (-)	0 (0)	0 (0)	0 (0)	569 (94)
Coho salmon	0.0016 (0.0002)	0 (0)	0 (0)	0 (0)	0 (0)	0 (-)	0 (0)	118 (15)	0 (-)	0 (-)	0 (0)	0 (0)	0 (0)	118 (15)
Chinook salmon	0.0154 (0.0017)	0 (0)	0 (0)	0 (0)	0 (0)	326 (-)	758 (123)	54 (12)	0 (-)	0 (-)	0 (0)	0 (0)	0 (0)	1,138 (124)
Rainbow trout	0.0022 (0.0008)	0 (0)	63 (25)	0 (0)	0 (0)	4 (-)	0 (0)	0 (-)	0 (-)	0 (-)	0 (0)	0 (0)	96 (54)	163 (60)
Brown trout	0.0086 (0.0013)	631 (98)	0 (0)	0 (0)	0 (0)	0 (-)	0 (-)	0 (-)	0 (-)	0 (-)	0 (0)	0 (0)	0 (0)	631 (98)
Northern pike	0.0070 (0.0004)	0 (0)	0 (0)	42 (8)	108 (22)	325 (-)	41 (14)	0 (0)	0 (-)	0 (-)	0 (0)	0 (0)	0 (0)	516 (28)
White perch	0.0015 (0.0003)	0 (0)	0 (0)	0 (0)	0 (0)	0 (-)	0 (-)	0 (-)	0 (-)	0 (-)	0 (0)	0 (0)	0 (0)	108 (22)
White bass	0.0001 (0.0000)	0 (0)	0 (0)	0 (0)	0 (0)	10 (-)	0 (0)	0 (0)	0 (-)	0 (-)	0 (0)	0 (0)	0 (0)	10 (0)
Rock bass	0.1061 (0.0236)	0 (0)	1,661 (308)	4,649 (1,695)	928 (147)	253 (-)	341 (79)	0 (0)	0 (-)	0 (-)	0 (0)	0 (0)	0 (0)	7,832 (1,731)
Pumpkinseed	0.0492 (0.0044)	0 (0)	485 (123)	1,371 (251)	728 (87)	480 (-)	569 (109)	0 (0)	0 (-)	0 (-)	0 (0)	0 (0)	0 (0)	3,633 (312)
Bluegill	0.1440 (0.0167)	0 (0)	4,327 (1,093)	1,853 (269)	2,819 (385)	1,012 (-)	584 (126)	29 (6)	0 (-)	0 (-)	0 (0)	0 (0)	0 (0)	10,624 (1,196)
Smallmouth bass	0.0054 (0.0007)	0 (0)	0 (0)	106 (23)	0 (0)	148 (-)	145 (48)	0 (0)	0 (-)	0 (-)	0 (0)	0 (0)	0 (0)	399 (54)
Largemouth bass	0.0008 (0.0002)	0 (0)	0 (0)	0 (0)	57 (18)	0 (-)	0 (0)	0 (0)	0 (-)	0 (-)	0 (0)	0 (0)	0 (0)	57 (18)
Black crappie	0.0259 (0.0014)	0 (0)	719 (81)	11 (2)	117 (46)	1,061 (-)	0 (0)	0 (0)	0 (-)	0 (-)	0 (0)	0 (0)	0 (0)	1,908 (93)

(Site 129 continued.)

Species	Harvest per hour	Month												Season
		Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Season			
Yellow perch	0.1325 (0.0089)	706 (103)	1,247 (110)	3,041 (485)	1,455 (225)	1,998 (-)	849 (229)	481 (56)	0 (-)	0 (0)	0 (0)	0 (0)	9,777 (604)	
Walleye	0.0001 (0.0000)	0 (0)	0 (0)	0 (0)	0 (0)	10 (-)	0 (0)	0 (0)	0 (-)	0 (-)	0 (0)	0 (0)	10 (0)	
Freshwater drum	0.0024 (0.0004)	0 (0)	0 (0)	0 (0)	108 (22)	31 (-)	41 (14)	0 (0)	0 (-)	0 (-)	0 (0)	0 (0)	180 (26)	
Angler hours		3,019 (228)	10,163 (1,528)	10,202 (653)	15,187 (722)	15,393 (-)	16,089 (732)	2,634 (145)	378 (64)	722 (319)	73,787 (2,000)			
Angler trips		693 (181)	3,068 (631)	2,629 (629)	5,575 (834)	3,646 (-)	3,866 (522)	720 (105)	0 (-)	181 (104)	20,378 (1,348)			
Angler days		693 (181)	2,451 (570)	2,245 (552)	4,777 (800)	3,052 (-)	2,703 (477)	628 (135)	0 (-)	174 (104)	16,723 (1,248)			

(Site 129 continued.)

Species	Harvest per hour	Month												Season		
		Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec				
Walleye	0.0007 (0.00002)	0 (0)	0 (0)	0 (0)	0 (0)	47 (13)	0 (0)	0 (0)	0 (0)	0 (0)	0 (0)	0 (0)	0 (0)	0 (0)	0 (0)	47 (13)
Freshwater drum	0.0042 (0.0013)	0 (0)	0 (0)	0 (0)	0 (0)	46 (15)	144 (72)	0 (0)	72 (26)	0 (0)	0 (0)	0 (0)	0 (0)	0 (0)	0 (0)	262 (78)
Angler hours		0 (0)	7,476 (750)	1,658 (217)	5,387 (647)	6,410 (366)	9,468 (1,349)	11,705 (1,937)	12,515 (2,304)	5,597 (582)	2,900 (444)	0 (0)	0 (0)	0 (0)	0 (0)	63,116 (3,558)
Angler trips		0 (0)	1,819 (478)	551 (68)	1,608 (307)	2,795 (674)	2,238 (528)	2,886 (727)	3,202 (700)	1,274 (344)	848 (221)	0 (0)	0 (0)	0 (0)	0 (0)	17,221 (1,498)
Angler days		0 (0)	1,506 (444)	509 (52)	1,397 (273)	2,455 (756)	1,931 (498)	2,518 (693)	2,565 (646)	1,161 (354)	724 (240)	0 (0)	0 (0)	0 (0)	0 (0)	14,766 (1,474)

(Sites 130 and 341 continued.)

Species	Harvest per hour	Month												Season
		Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec			
Angler hours	50,793 (2,180)	86,424 (5,163)	11,733 (766)	13,985 (544)	18,181 (526)	33,761 (1,040)	127,414 (3,140)	129,806 (6,623)	48,102 (1,512)	8,567 (606)	528,766 (9,488)			
Angler trips	12,234 (895)	17,978 (1,885)	3,518 (491)	3,715 (945)	5,399 (724)	7,982 (1,067)	24,836 (1,493)	24,657 (1,851)	9,647 (893)	1,897 (335)	111,863 (3,703)			
Angler days	10,004 (811)	13,436 (1,513)	2,685 (413)	3,001 (926)	3,940 (591)	5,983 (948)	18,058 (1,258)	18,800 (1,454)	7,600 (717)	1,569 (277)	85,076 (3,084)			

Sites 130 and 341 combined.

Estimated harvest per hour, number harvested, and effort (angler hours, trips, and days) for the Manistee River from Tippy Dam to Manistee Lake, by all modes (non-charter) of sportfishing, 2000. Two standard errors of the mean in parentheses.

Species	Harvest per hour	Month												Season
		Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec		
Coho salmon	0.0034 (0.0002)	45 (30)	0 (0)	0 (0)	0 (0)	0 (0)	0 (0)	0 (0)	0 (0)	521 (45)	954 (82)	493 (99)	35 (12)	2,048 (140)
Chinook salmon	0.0419 (0.0025)	0 (0)	114 (11)	0 (0)	0 (0)	0 (0)	0 (0)	812 (50)	11,241 (901)	12,961 (1,160)	12,961 (1,160)	31 (9)	0 (0)	25,159 (1,470)
Rainbow trout	0.0357 (0.0012)	1,640 (312)	10,794 (468)	2,600 (111)	215 (33)	307 (32)	362 (26)	102 (21)	491 (37)	2,354 (86)	2,354 (86)	2,250 (148)	322 (86)	21,437 (609)
Atlantic salmon	0.0001 (0.0000)	0 (0)	0 (0)	0 (0)	0 (0)	74 (19)	0 (0)	0 (0)	0 (0)	0 (0)	0 (0)	0 (0)	0 (0)	74 (19)
Brown trout	0.0017 (0.0001)	40 (10)	0 (0)	52 (8)	52 (15)	267 (30)	27 (4)	58 (13)	227 (25)	103 (12)	103 (12)	183 (24)	39 (9)	1,048 (54)
Brook trout	0.0000 (0.0000)	0 (0)	0 (0)	0 (0)	0 (0)	22 (7)	0 (0)	0 (0)	0 (0)	0 (0)	0 (0)	0 (0)	0 (0)	22 (7)
Lake trout	0.0001 (0.0000)	0 (0)	0 (0)	0 (0)	0 (0)	0 (0)	0 (0)	0 (0)	0 (0)	0 (0)	46 (15)	0 (0)	0 (0)	46 (15)
Northern pike	0.0003 (0.0001)	0 (0)	0 (0)	0 (0)	0 (0)	0 (0)	0 (0)	159 (33)	0 (0)	0 (0)	4 (0)	18 (4)	0 (0)	181 (33)
White sucker	0.0015 (0.0002)	0 (0)	368 (21)	531 (89)	0 (0)	0 (0)	0 (0)	0 (0)	0 (0)	0 (0)	0 (0)	0 (0)	0 (0)	899 (91)
Bluegill	0.0006 (0.0001)	0 (0)	0 (0)	0 (0)	111 (35)	6 (2)	253 (44)	7 (2)	0 (0)	0 (0)	0 (0)	0 (0)	0 (0)	377 (57)
Smallmouth bass	0.0002 (0.0000)	0 (0)	0 (0)	0 (0)	0 (0)	0 (0)	14 (3)	88 (16)	0 (0)	0 (0)	0 (0)	0 (0)	0 (0)	102 (16)
Black crappie	0.0000 (0.0000)	0 (0)	0 (0)	0 (0)	30 (9)	0 (0)	0 (0)	0 (0)	0 (0)	0 (0)	0 (0)	0 (0)	0 (0)	30 (9)
Yellow perch	0.0007 (0.0002)	0 (0)	0 (0)	0 (0)	0 (0)	0 (0)	0 (0)	0 (0)	0 (0)	0 (0)	413 (138)	0 (0)	0 (0)	413 (138)

(Sites 130 and 341 combined, combined.)

Species	Harvest per hour	Month												Season	
		Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec			
Walleye	0.0004 (0.0001)	0 (0)	17 (5)	0 (0)	13 (6)	0 (0)	0 (0)	151 (29)	79 (11)	0 (0)	0 (0)	0 (0)	0 (0)	0 (0)	260 (32)
Other	0.0008 (0.0001)	0 (0)	0 (0)	272 (44)	65 (19)	144 (46)	0 (0)	0 (0)	0 (0)	0 (0)	0 (0)	0 (0)	0 (0)	0 (0)	481 (67)
Angler hours		20,204 (3,956)	114,601 (3,811)	67,139 (2,796)	12,380 (1,094)	12,553 (613)	22,995 (774)	28,603 (769)	144,974 (5,696)	115,975 (4,006)	48,904 (1,528)	11,919 (740)	600,247 (9,599)		
Angler trips		5,241 (1,123)	22,733 (1,373)	13,862 (1,113)	3,854 (574)	3,370 (651)	7,103 (866)	7,716 (955)	28,036 (2,123)	24,487 (1,512)	9,505 (708)	2,251 (413)	128,158 (3,777)		
Angler days		3,882 (780)	18,085 (1,210)	10,692 (921)	2,810 (451)	2,794 (562)	5,787 (796)	6,298 (902)	20,110 (1,599)	19,521 (1,311)	8,116 (684)	2,185 (413)	100,280 (3,131)		

Sites 130 and 341 combined.

Estimated harvest per hour, number harvested, and effort (angler hours, trips, and days) for the Manistee River from Tippy Dam to Manistee Lake, by all modes (non-charter) of sportfishing 2001. Two standard errors of the mean in parentheses.

Species	Harvest per hour	Month												Season
		Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec		
Coho salmon	0.0017 (0.0003)	0 (0)	0 (0)	0 (0)	0 (0)	0 (0)	0 (0)	0 (0)	257 (37)	843 (158)	0 (0)	0 (0)	0 (0)	1,100 (162)
Chinook salmon	0.0567 (0.0035)	0 (0)	0 (0)	0 (0)	0 (0)	104 (9)	0 (0)	2,011 (172)	16,613 (1,137)	17,770 (1,776)	61 (31)	0 (0)	0 (0)	36,559 (2,116)
Rainbow trout	0.0318 (0.0014)	621 (49)	2,551 (108)	5,061 (424)	125 (28)	476 (47)	232 (59)	54 (9)	756 (49)	7,035 (570)	2,406 (149)	1,190 (80)	20,507 (746)	
Brown trout	0.0009 (0.0001)	52 (6)	45 (9)	5 (2)	0 (0)	46 (8)	10 (3)	0 (0)	196 (40)	132 (12)	12 (6)	94 (27)	592 (52)	
Lake trout	0.0000 (0.0000)	0 (0)	0 (0)	0 (0)	0 (0)	0 (0)	0 (0)	0 (0)	0 (0)	0 (0)	0 (0)	0 (0)	0 (0)	19 (6)
Northern pike	0.0000 (0.0000)	0 (0)	0 (0)	0 (0)	0 (0)	0 (0)	0 (0)	0 (0)	20 (4)	0 (0)	0 (0)	0 (0)	0 (0)	20 (4)
White sucker	0.0030 (0.0003)	0 (0)	485 (129)	1,425 (179)	0 (0)	0 (0)	0 (0)	0 (0)	0 (0)	0 (0)	0 (0)	0 (0)	0 (0)	1,910 (221)
Rock bass	0.0011 (0.0001)	0 (0)	0 (0)	0 (0)	102 (10)	414 (42)	0 (0)	165 (25)	0 (0)	0 (0)	0 (0)	0 (0)	0 (0)	681 (50)
Bluegill	0.0019 (0.0004)	0 (0)	0 (0)	0 (0)	11 (1)	1,021 (237)	48 (19)	37 (8)	107 (36)	0 (0)	0 (0)	0 (0)	0 (0)	1,224 (240)
Smallmouth bass	0.0003 (0.0000)	0 (0)	0 (0)	0 (0)	0 (0)	0 (0)	39 (7)	128 (24)	0 (0)	0 (0)	0 (0)	0 (0)	0 (0)	167 (24)
Black crappie	0.0001 (0.0001)	90 (40)	0 (0)	0 (0)	0 (0)	0 (0)	0 (0)	0 (0)	0 (0)	0 (0)	0 (0)	0 (0)	0 (0)	90 (40)
Yellow perch	0.0008 (0.0001)	0 (0)	0 (0)	0 (0)	175 (26)	142 (17)	0 (0)	133 (31)	71 (24)	0 (0)	0 (0)	0 (0)	0 (0)	521 (50)
Walleye	0.0004 (0.0000)	18 (8)	0 (0)	18 (7)	18 (3)	0 (0)	47 (6)	12 (2)	58 (9)	0 (0)	0 (0)	71 (14)	242 (21)	

(Sites 130 and 341 combined, continued.)

Species	Harvest per hour	Month												Season
		Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec		
Other	0 (0.0008)	138 (36)	2,931 (392)	842 (261)	347 (64)	0 (0)	0 (0)	0 (0)	0 (0)	69 (8)	0 (0)	0 (0)	4,327 (477)	
Angler hours	13,127 (1,488)	62,581 (2,920)	125,515 (8,616)	13,207 (626)	11,658 (427)	15,992 (623)	25,819 (1,377)	177,919 (7,016)	142,953 (8,701)	46,032 (2,118)	10,420 (649)	645,223 (14,754)		
Angler trips	3,105 (608)	16,234 (1,910)	22,720 (1,990)	3,340 (550)	3,216 (459)	4,352 (601)	6,560 (1,147)	36,079 (2,563)	27,589 (2,271)	9,324 (826)	2,285 (227)	134,804 (4,757)		
Angler days	2,547 (533)	12,571 (1,507)	18,685 (1,827)	2,688 (484)	2,649 (423)	3,552 (572)	5,131 (1,049)	27,312 (2,114)	23,638 (2,029)	7,425 (706)	2,064 (248)	108,262 (4,108)		

Site 128.

Estimated harvest per hour, number harvested, and effort (angler hours, trips, and days) for Manistee, by all modes (non-charter) of sportfishing, 1999. Two standard errors of the mean in parentheses.

Species	Harvest per hour	Month							Season
		Apr	May	Jun	Jul	Aug	Sep	Oct	
Coho salmon	0.0083 (0.0034)	0 (0)	0 (0)	6 (12)	8 (11)	855 (392)	470 (316)	12 (14)	1,351 (504)
Chinook salmon	0.0467 (0.0145)	30 (48)	242 (227)	287 (262)	2,185 (907)	3,340 (1,336)	1,321 (988)	181 (146)	7,586 (1,931)
Rainbow trout	0.0159 (0.0052)	34 (40)	64 (57)	96 (96)	63 (58)	77 (78)	492 (303)	1,764 (619)	2,590 (707)
Brown trout	0.0132 (0.0049)	1,013 (556)	277 (206)	63 (75)	413 (308)	149 (97)	110 (93)	126 (98)	2,151 (693)
Lake trout	0.0119 (0.0049)	3 (6)	126 (116)	129 (101)	1,211 (646)	399 (274)	68 (51)	0 (0)	1,936 (720)
Northern pike	0.0026 (0.0047)	0 (0)	0 (0)	396 (761)	0 (0)	6 (11)	16 (31)	0 (0)	418 (762)
Tiger Muksie	0.0000 (0.0000)	3 (6)	0 (0)	0 (0)	0 (0)	0 (0)	0 (0)	0 (0)	3 (6)
Rock bass	0.0031 (0.0047)	0 (0)	0 (0)	0 (0)	511 (752)	0 (0)	0 (0)	0 (0)	511 (752)
Bluegill	0.0002 (0.0004)	0 (0)	0 (0)	0 (0)	0 (0)	0 (0)	35 (66)	0 (0)	35 (66)
Smallmouth bass	0.0008 (0.0012)	0 (0)	0 (0)	0 (0)	132 (200)	0 (0)	0 (0)	6 (13)	138 (200)
Yellow perch	0.0017 (0.0032)	8 (16)	261 (519)	0 (0)	0 (0)	0 (0)	0 (0)	0 (0)	269 (520)
Walleye	0.0002 (0.0005)	0 (0)	0 (0)	40 (76)	0 (0)	0 (0)	0 (0)	0 (0)	40 (76)
Round whitefish	0.0047 (0.0031)	284 (357)	0 (0)	0 (0)	0 (0)	0 (0)	0 (0)	476 (317)	760 (478)
<u>Angler hours</u>		18,824 (7,975)	15,810 (7,181)	8,472 (3,885)	46,767 (15,558)	34,990 (11,165)	25,048 (17,906)	12,598 (3,140)	<u>162,509</u> (28,765)
<u>Angler trips</u>		5,510 (2,361)	4,181 (1,758)	1,953 (846)	10,230 (3,351)	6,997 (2,201)	5,465 (3,597)	3,513 (913)	<u>37,849</u> (6,262)
<u>Angler days</u>		4,678 (2,117)	3,369 (1,447)	1,805 (781)	8,684 (2,881)	5,494 (1,775)	4,116 (2,682)	2,697 (716)	<u>30,843</u> (5,133)

Site 128.

Estimated harvest per hour, number harvested, and effort (angler hours, trips, and days) for Manistee by all modes (non-charter) of sportfishing, 2000. Two standard errors of the mean in parentheses.

Species	Harvest per hour	Month							Season
		Apr	May	Jun	Jul	Aug	Sep	Oct	
Pink salmon	0.0001 (0.0001)	0 (0)	0 (0)	0 (0)	0 (0)	11 (18)	0 (0)	0 (0)	11 (18)
Coho salmon	0.0326 (0.0285)	93 (11)	890 (1,571)	48 (4)	248 (145)	2,561 (3,932)	2,276 (2,693)	6 (5)	6,122 (5,021)
Chinook salmon	0.0639 (0.0370)	36 (3)	515 (739)	316 (10)	2,976 (1,199)	6,073 (5,270)	1,937 (2,197)	150 (2)	12,003 (5,881)
Rainbow trout	0.0079 (0.0035)	49 (10)	3 (5)	312 (78)	430 (309)	345 (305)	56 (70)	287 (175)	1,482 (480)
Brown trout	0.0305 (0.0101)	4,027 (420)	659 (453)	93 (10)	543 (293)	273 (-)	143 (193)	3 (0)	5,741 (709)
Lake trout	0.0115 (0.0056)	0 (0)	271 (448)	293 (58)	816 (390)	725 (545)	54 (88)	0 (0)	2,159 (813)
Northern pike	0.0001 (0.0000)	15 (3)	0 (0)	0 (0)	0 (0)	0 (0)	0 (0)	0 (0)	15 (3)
Channel catfish	0.0003 (0.0005)	0 (0)	0 (0)	0 (0)	53 (96)	0 (0)	0 (0)	0 (0)	53 (96)
Rock bass	0.0024 (0.0009)	0 (0)	0 (0)	444 (83)	0 (0)	0 (0)	0 (0)	0 (0)	444 (83)
Pumpkinseed	0.0001 (0.0003)	0 (0)	0 (0)	0 (0)	0 (0)	0 (0)	27 (59)	0 (0)	27 (59)
Smallmouth bass	0.0001 (0.0000)	0 (0)	0 (0)	10 (2)	0 (0)	0 (0)	0 (0)	0 (0)	10 (2)
Yellow perch	0.0148 (0.0095)	0 (0)	0 (0)	463 (186)	1,751 (1,379)	567 (730)	0 (0)	0 (0)	2,781 (1,571)
Freshwater drum	0.0000 (0.0000)	0 (0)	0 (0)	3 (1)	0 (0)	0 (0)	0 (0)	0 (0)	3 (1)
Round whitefish	0.0036 (0.0029)	0 (0)	0 (0)	26 (13)	0 (0)	0 (0)	0 (0)	652 (501)	678 (501)
<u>Angler hours</u>		21,711 (1,905)	12,169 (10,915)	8,957 (963)	33,540 (15,105)	73,873 (47,633)	29,633 (26,886)	8,061 (1,862)	<u>187,944</u> (57,854)
<u>Angler trips</u>		5,955 (631)	3,179 (2,749)	2,104 (262)	6,610 (3,175)	16,383 (10,621)	6,790 (5,906)	2,383 (587)	<u>43,404</u> (12,889)
<u>Angler days</u>		5,225 (596)	2,667 (2,405)	2,036 (259)	5,680 (2,734)	13,462 (8,662)	5,802 (5,058)	1,797 (452)	<u>36,669</u> (10,700)

Site 128.

Estimated harvest per hour, number harvested, and effort (angler hours, trips, and days) for Manistee, by all modes (non-charter) of sportfishing, 2001. Two standard errors of the mean in parentheses.

Species	Harvest per hour	Month							
		Apr	May	Jun	Jul	Aug	Sep	Oct	Season
Coho salmon	0.0086 (0.0068)	0 (0)	52 (100)	15 (26)	299 (244)	1,177 (1,138)	54 (67)	25 (33)	1,622 (1,171)
Chinook salmon	0.0738 (0.0406)	18 (24)	805 (641)	902 (804)	3,492 (2,921)	7,843 (5,239)	838 (690)	79 (122)	13,977 (6,126)
Rainbow trout	0.0190 (0.0081)	52 (55)	12 (18)	715 (513)	631 (341)	599 (437)	363 (408)	1,225 (435)	3,597 (964)
Brown trout	0.0068 (0.0036)	578 (343)	369 (342)	42 (33)	165 (161)	88 (77)	45 (46)	7 (14)	1,294 (520)
Lake trout	0.0118 (0.0065)	2 (4)	85 (109)	665 (447)	648 (443)	813 (748)	27 (42)	4 (7)	2,244 (985)
Rock bass	0.0022 (0.0039)	30 (64)	394 (716)	0 (0)	0 (0)	0 (0)	0 (0)	0 (0)	424 (719)
Pumpkinseed	0.0003 (0.0004)	0 (0)	0 (0)	48 (76)	0 (0)	0 (0)	0 (0)	0 (0)	48 (76)
Yellow perch	0.0019 (0.0020)	0 (0)	356 (360)	0 (0)	13 (26)	0 (0)	0 (0)	0 (0)	369 (361)
Round whitefish	0.0013 (0.0016)	37 (58)	0 (0)	0 (0)	0 (0)	0 (0)	0 (0)	200 (284)	237 (290)
Other	0.0001 (0.0003)	27 (50)	0 (0)	0 (0)	0 (0)	0 (0)	0 (0)	0 (0)	27 (50)
Angler hours		10,340 (4,895)	9,485 (4,674)	17,280 (9,388)	51,392 (36,363)	81,781 (49,709)	10,735 (4,776)	8,483 (2,325)	189,496 (62,892)
Angler trips		2,788 (1,257)	2,343 (1,078)	3,737 (1,888)	10,065 (6,871)	16,544 (10,344)	2,196 (922)	2,077 (577)	39,750 (12,716)
Angler days		2,392 (1,086)	1,954 (926)	3,432 (1,712)	8,749 (5,972)	13,218 (8,273)	1,879 (788)	1,865 (537)	33,489 (10,488)

Site 128.

Estimated harvest per hour, number harvested, and effort (angler hours, trips, and days) for Manistee, by all modes (non-charter) of sportfishing, 2002. Two standard errors of the mean in parentheses.

Species	Harvest per hour	Month								Season
		Apr	May	Jun	Jul	Aug	Sep	Oct		
Pink salmon	0.0000 #DIV/0!	0 (0)	0 (0)	0 (0)	0 (0)	0 (0)	0 (0)	0 (0)	0 (0)	0 (0)
Coho salmon	0.0254 (0.0201)	0 (0)	37 (47)	129 (186)	158 (139)	4,559 (3,926)	841 (812)	8 (15)	5,732 (4,016)	
Chinook salmon	0.0887 (0.0454)	29 (48)	524 (782)	3,904 (2,695)	4,618 (2,832)	9,295 (5,825)	1,424 (1,136)	201 (0)	19,995 (7,150)	
Rainbow trout	0.0185 (0.0127)	11 (15)	19 (30)	1,450 (1,939)	2,123 (1,405)	187 (239)	16 (33)	371 (316)	4,177 (2,427)	
Brown trout	0.0129 (0.0081)	1,648 (1,281)	789 (699)	182 (126)	119 (120)	143 (125)	33 (35)	0 (0)	2,914 (1,476)	
Lake trout	0.0257 (0.0177)	7 (14)	98 (146)	2,402 (2,428)	2,532 (2,279)	753 (547)	7 (13)	0 (0)	5,799 (3,378)	
Northern pike	0.0001 (0.0001)	0 (0)	15 (29)	0 (0)	0 (0)	0 (0)	0 (0)	0 (0)	15 (29)	
Rock bass	0.0004 (0.0007)	0 (0)	0 (0)	0 (0)	0 (0)	87 (159)	0 (0)	0 (0)	87 (159)	
Bluegill	0.0005 (0.0010)	0 (0)	0 (0)	0 (0)	0 (0)	124 (226)	0 (0)	0 (0)	124 (226)	
Yellow perch	0.0016 (0.0023)	0 (0)	0 (0)	102 (195)	0 (0)	248 (453)	0 (0)	0 (0)	350 (493)	
Walleye	0.0001 (0.0003)	0 (0)	30 (63)	0 (0)	0 (0)	0 (0)	0 (0)	0 (0)	30 (63)	
Round whitefish	0.0001 (0.0001)	0 (0)	14 (26)	0 (0)	0 (0)	0 (0)	0 (0)	3 (6)	17 (27)	
Angler hours		7,164 (3,788)	10,243 (9,108)	40,317 (36,739)	54,117 (33,856)	94,129 (64,845)	14,398 (7,225)	5,115 (1,422)	225,483 (82,779)	
Angler trips		2,305 (1,067)	2,799 (2,262)	7,712 (7,012)	11,426 (6,827)	17,310 (10,902)	3,038 (1,465)	1,334 (380)	45,924 (14,939)	
Angler days		2,017 (959)	2,598 (2,199)	7,112 (6,479)	10,023 (6,009)	14,285 (8,682)	2,628 (1,319)	1,209 (338)	39,872 (12,692)	



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MICHIGAN'S CHARTER FISHING INDUSTRY BOUNCES BACK: GREATER REVENUES, LARGER BOATS BUT FEWER CAPTAINS

EAST LANSING, Mich. -- Michigan's charter fishing industry is generating greater revenues than it did eight years ago, despite having fewer captains, according to a report recently released by Michigan Sea Grant and produced by the Great Lakes Sea Grant Network.

The state's 468 charter captains received an estimated total of \$10.1 million in fees in 2002, compared with an inflation-adjusted estimated \$6.7 million for 543 captains in 1994.

The 274 Lake Michigan-based charter fishing firms had the largest estimated total sales at \$5.1 million, followed by lakes Erie/St. Clair, Lake Huron and Lake Superior.

Salmonids -- lake trout, salmon and steelhead (rainbow trout) -- were the most popular species sought in 2002, the targets of 21,399 trips.

"The Great Lakes sport fishery has rebounded from its low point in the early 1990s when disease was rampant in salmonids," says Chuck Pistis, Sea Grant Extension agent and co-author of the report. "The economic investments in and contributions of the charter fishing industry mirror the recovery in the Great Lakes fishery during that time."

Pistis says that charter fishing clients also contributed significantly to the economies of Michigan's coastal communities in 2002, spending an estimated \$19.8 million on food, lodging and other local purchases in Michigan's Great Lakes ports.

(over)

Nineteen percent of the captains responding to the survey rely on charter fishing as their primary livelihood, up from 13 percent in 1994, and 52 percent rated it as a secondary source of income in 2002, down from 66.5 percent in 1994. Almost 60 percent of captains plan to increase the number of trips they make over the next five years, but 18 percent plan to quit the business during that time.

Responding captains indicated that the most important concerns facing their industry are the economy, the impacts of exotic species, boating equipment/operating costs and the lack of fish/reduced fish abundance.

The Michigan industry compares well with those in other Great Lakes states. Michigan generated almost 30 percent of the total \$34.5 million charter fishing revenue in the U.S. Great Lakes region, and the value of its charter boats and equipment was \$49.1 million, almost 28 percent of the \$178 million regional total. The average boat is longer by 1 foot than the average in 1994.

The state's charter fishing fleet of 468 operations is the second largest in the Great Lakes to Ohio's 794, followed by New York (305), Wisconsin (258), Illinois/Indiana (64), Minnesota (44) and Pennsylvania (28).

"The survey is a great asset to all charter boat captains and the ports that they work out of," said Frank English, president of the Michigan Charter Boat Association. "The information is invaluable."

The complete report, *Michigan's Great Lakes Charter Fishing Industry in 2002*, is available on the Michigan Sea Grant Web site at <http://www.miseagrant.umich.edu/fisheries/>.

Michigan Sea Grant is a collaborative effort of Michigan State University and the University of Michigan in Great Lakes research, education and outreach. It is one of 30 Sea Grant programs in coastal states, supported by the National Sea Grant College Program of the National Oceanic and Atmospheric Administration (NOAA). For additional information about Michigan Sea Grant, visit www.miseagrant.umich.edu.

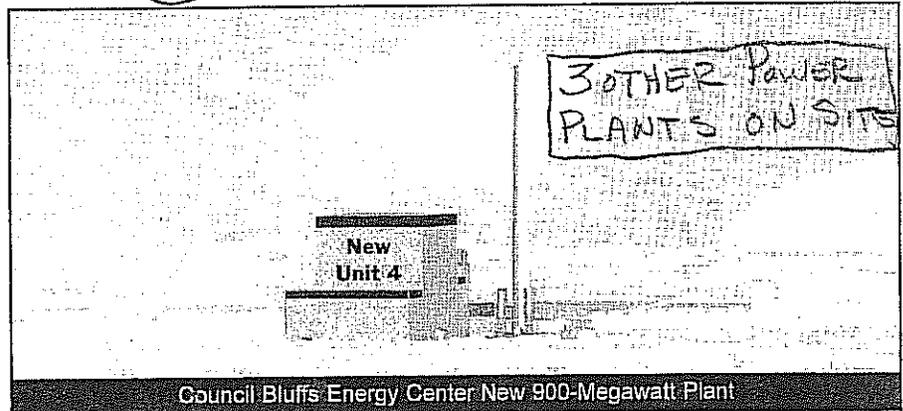
UNDER CONSTRUCTION AT THIS TIME

JUST THE FACTS

Council Bluffs Energy Center New 900-Megawatt Plant

Background

To ensure a long-term positive impact on Iowa's economy and a secure supply of electricity, MidAmerican Energy will construct a new 900-megawatt coal-fueled electric generating plant at the existing Council Bluffs Energy Center. When the additional generation is added, the Council Bluffs Energy Center will be capable of producing 1,700 megawatts of electricity per hour.



The proposed \$1.4 billion facility will be the largest electric generation construction project in Iowa. It is projected to come online during spring 2007.

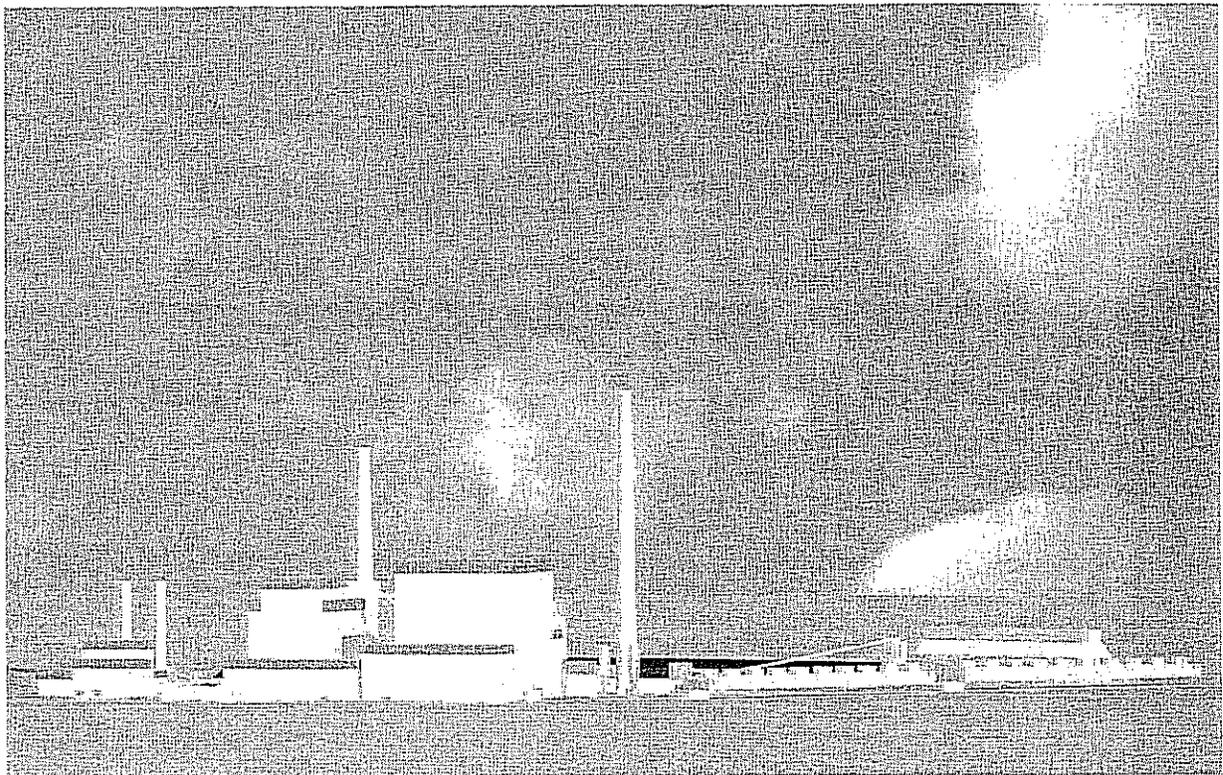
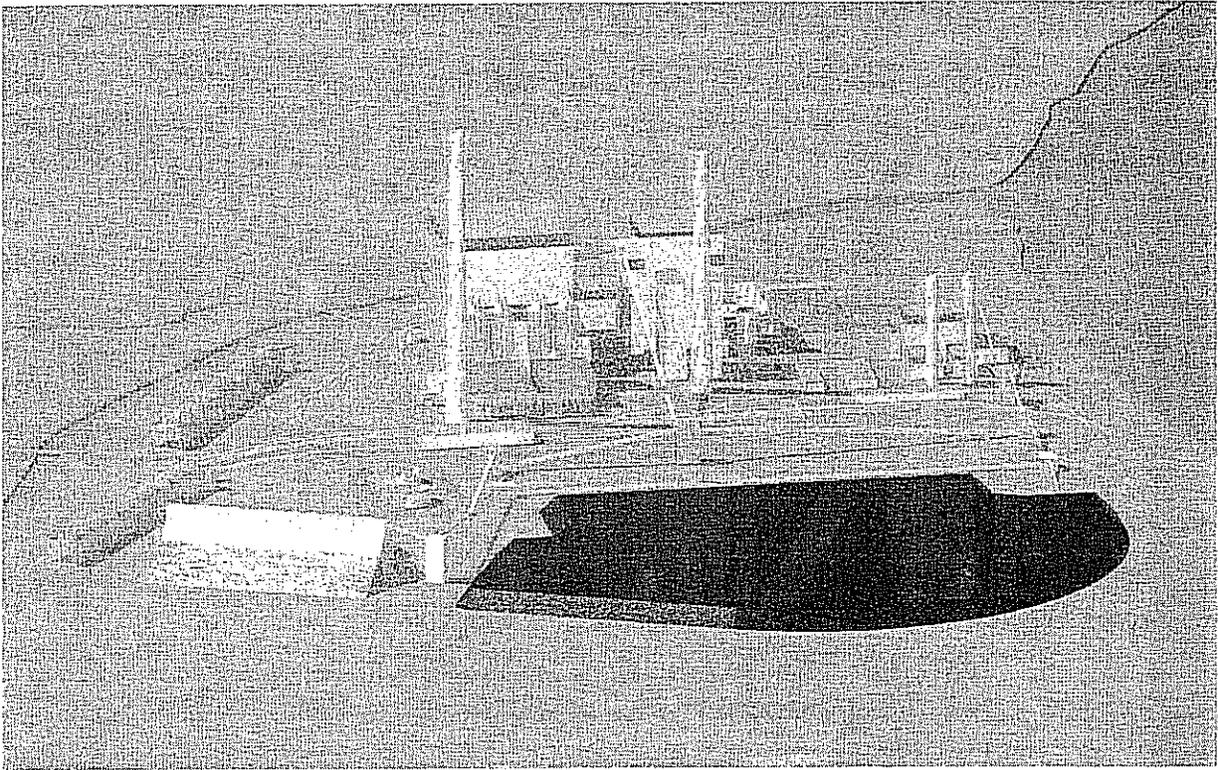
- MidAmerican will be the developer and operator of the project. Several other power industry partners also will be involved in ownership.
- Employment during construction is expected to peak at more than 1,000 workers, with an estimated \$300 million in construction payroll.
- The expansion is projected to require 77 operations employees at the plant, with a combined annual payroll of \$4.8 million. Currently, Council Bluffs Energy Center employs 146 people.

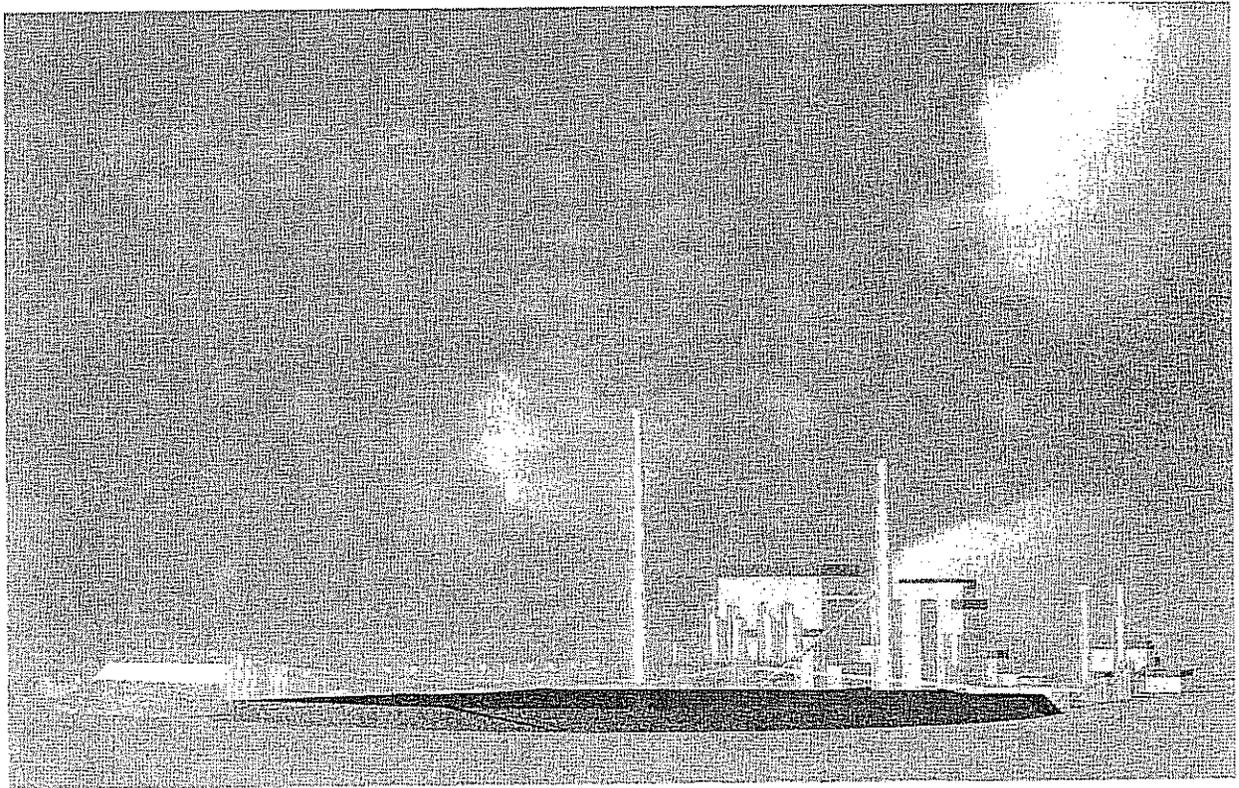
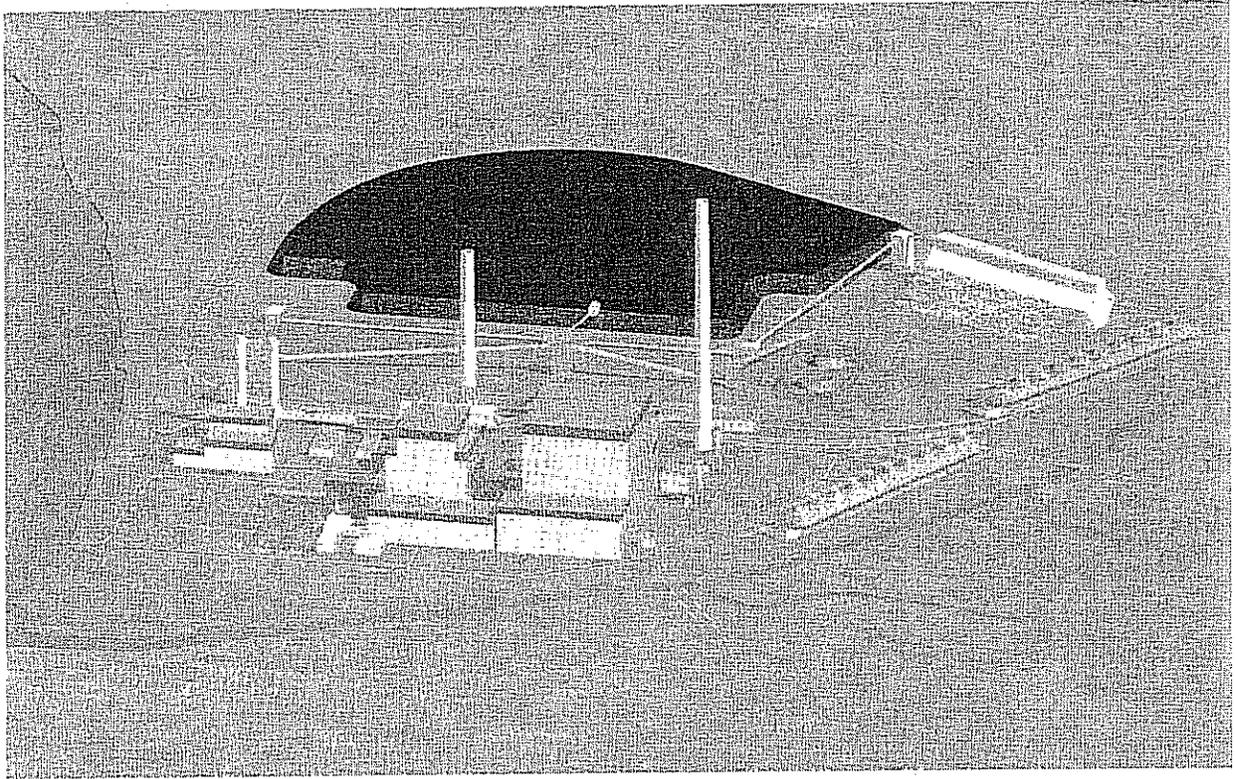
Environmental Considerations

Consistent with MidAmerican's environmental commitment, the company will operate the plant in an environmentally responsible manner. MidAmerican will employ best available control technology to control air emissions, and will meet or exceed all required environmental standards for a new, coal-fueled generation plant. Necessary permits will be filed and the review and approval process will begin later this year.

Transmission of Electricity

The transmission system moves electricity from the power plant to the points where it is distributed to customers. New transmission lines and substations will likely be required to strengthen the existing transmission system to enable the delivery of the new electric supply. The type and locations of these electrical facilities is currently under study. All new transmission lines will be sited and constructed under the rules of the appropriate state utility regulatory authority.







Council Bluffs Energy Center

EXISTING POWER PLANTS

Manistee Chamber of Commerce

From: "edo" <edo@manistee.com>
To: <chamber@manistee.com>
Sent: Tuesday, December 02, 2003 10:47 AM
Attach: MidAmerican Plant Info.pdf; CBEC Images.pdf
Subject: Fw: Council Bluffs Infor

— Original Message —

From: Matt Buchanan
To: edo@manistee.com
Sent: Tuesday, December 02, 2003 7:18 AM
Subject: Council Bluffs Infor

Matt Buchanan
Vice President of Economic Development
Council Bluffs Area Chamber of Commerce
7 North Sixth Street
P.O. Box 1565
Council Bluffs, IA 51502
(712) 325-1000
Fax (712) 322-5698

Iowa's Leading Edge Economic Renaissance

Economic Development

The Pottawattamie County Growth Alliance serves as the primary economic development organization for the community of Council Bluffs. The Alliance, formed in 1999, consists of more than 40 public and private sector partners dedicated to the economic growth and development of the community.

The Alliance's record of achievement has been tremendous in the past year, the Alliance and its partner organizations have been involved in the following projects:

- ConAgra Frozen Foods undertook a \$12 million, 160,000-square-foot expansion of its Council Bluffs facility. The location produces Healthy Choice, Banquet and Marie Callender's dinner.

- Automated Concepts, the metro's 13th fastest growing company, announced it would construct a new 60,000-square-foot facility to house its expanding robotic systems integration business.

- Mastcraft Furniture, a maker of custom sofas and chairs, moved to Council Bluffs and constructed a 66,000-square-foot facility to serve as its new base of operations.

- An institutional investor announced it would build a minimum of 150,000 square feet of flex warehouse space in the Manawa Business Park. This project represents the first institutional investment of this kind in the entire metro area.

- To add to that impressive record, the Alliance played a key role in the process which ended with MidAmerican Energy selecting Council Bluffs as location for its new \$1.4 billion electric generating facility.

This project alone will pump \$300 million in payroll into the regional economy during construction and add 77 jobs and \$5 million in payroll once completed.

Construction is scheduled to begin in 2003.

- Since its inception in 1999, the Alliance has been involved in 15 projects, resulting in more than 1,200 jobs created or retained in the community, and almost \$1.5 billion in announced or actual capital investment.

- The Alliance also works with and assists the community as a whole. These activities include lobbying the Department of Transportation for the improvement of the area's interstate and highway systems, coordinating an annual D.C. Ambassador's

trip to our nation's capital to secure federal funding and the redevelopment of outdated and underutilized properties in the community.

Business/Industrial Parks

Council Bluffs offers a wide variety of quality available business space, as well as other opportunities for its business community. A number of incentives and programs are available to assist expanding companies create jobs and other capital investments in the community. A few of the many business locations available include:

■ 30,000-Sq. Ft. Speculative Building

The Council Bluffs Industrial Foundation's 30,000-square-foot speculative building is strategically designed to be utilized for the light manufacturing or as a distribution warehouse facility. The building has been very successful in attracting prospective companies to the community.

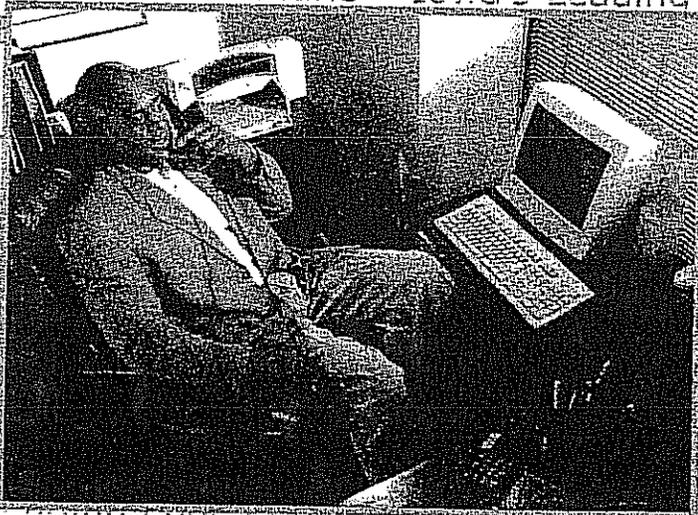
■ Muniva Business Park

The Muniva Business Park, located in southern Council Bluffs, is the fast developing park that is available and open today for prospective companies to lease. This park is a very prime location, centrally located at the east convergence of I-29/80.

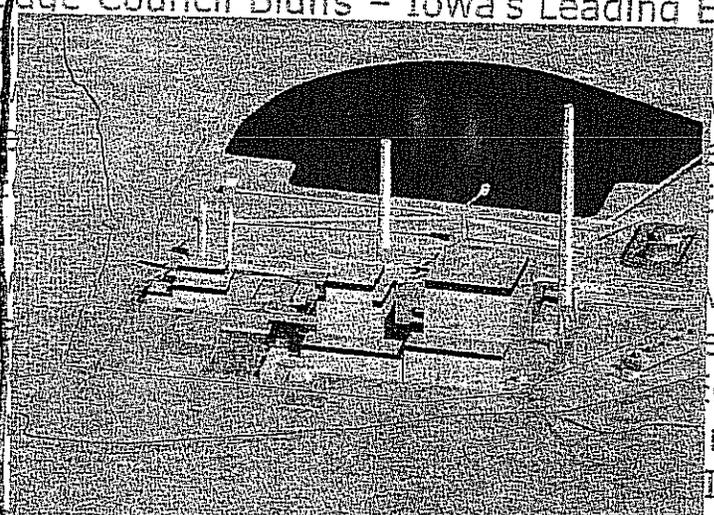
■ Southwest Iowa Industrial Park

The 477-acre Southwest Iowa Industrial Park is located just south of Council Bluffs, along Interstate 29. On-site amenities include electric power, natural gas, steam, water, sewer and accessibility for barge transportation on the Missouri River.

Iowa's Leading Edge Council Bluffs - Iowa's Leading Edge Council Bluffs - Iowa's Leading Edge



Since 1992, the Pottawattamie County work force, of which Council Bluffs makes up the vast majority, has increased by more than 7,900 to 36,900 or a 21 percent increase. The primary drivers of new job creation have been the city's tourism, retail and service sector employers.



Council Bluffs was selected site of MidAmerican Energy's new, \$1.4 billion coal-fired power plant. During construction up to 1,000 workers will be employed with a cumulative payroll of \$300 million circulating throughout the economy. Once completed, an additional 77 workers will be employed with an annual payroll of \$5 million.

Major Regional/National Companies Located in Council Bluffs

- American Games, Inc.
- Farnam Cos.
- MidAmerican Energy Co.
- Telmar Network Technologies
- Automated Concepts
- FedEx Freight
- Menard's, Inc.
- Tyson Foods
- Bunge Corp.
- Frito-Lay, Inc.
- Omaha Standard, Inc.
- Union Pacific Railroad
- Cresline Plastic Pipe Co., Inc.
- Griffin Pipe Products
- Plumrose USA
- Wal-Mart Stores, Inc.
- ConAgra Frozen Foods
- Home Depot
- Sears Stores
- Weyerhaeuser
- Dillard's Department Stores
- Hy-Vee Food Stores, Inc.
- Target Stores

Iowa's Leading Edge Our Community

We've told you reasons why Council Bluffs – "Iowa's Leading Edge" – is a wonderful community in which to live, and now here's the proof.

Every day, people contact the Council Bluffs Area Chamber of Commerce requesting information about our city. The following sections are an attempt to answer some of the more-frequently-asked questions about our community.

You will find facts about our low cost of living, growing populations and other demographic information. Also included is information about the government in Council Bluffs and surrounding areas, our economic environment and more.

All these factors combined make Council Bluffs a great place to live ...

Cost of Living

The cost of living in the Council Bluffs-Omaha metropolitan area is well below the national average. In the First Quarter 2002 City-to-City Cost-of-Living Comparison, the area was 8.1 percent below the national average, and in housing it was 15.5 percent below the national average.*

*Source: ACCRA Cost of Living Index

Climate

The weather in Council Bluffs will allow you to experience the beauty of the four seasons: spring, summer, fall and winter.

The summers are typically warm and humid, and the winters are seasonably cold.

Most precipitation occurs March through September in the form of showers and thunderstorms. The average winter temperature is 24.8 degrees F, while the average summer temperature is 73.8 degrees F.

For the most current weather update, visit the National Weather Service web site at www.nws.noaa.gov

Geography

Council Bluffs is located in southwest Iowa on the banks of the Missouri River. The city, located in Pottawattamie County, extends from the banks of the river to the scenic Loess Hills, among the nation's most scenic byways.

The elevation of the city is 1,289 feet above sea level. Council Bluffs surrounds a centralized business district.

Interstates 80 and 29 intersect in the southern portion of the city; which is served by two regional shopping areas, Mall of the Bluffs and the Manawa Power Centre.

The city limits of Council Bluffs cover more than 42 square miles.

Population

The population of the city of Council Bluffs is 58,268, a 7 percent increase over 1990, while Pottawattamie County has a population of 87,704, a 6.1 percent increase.

The state of Iowa has a population of 2,862,447. Both Council Bluffs and Pottawattamie County had stronger growth rates than the state of Iowa, which had a 5.4 percent growth rate.

The city is part of a five-county metropolitan area, including Cass, Douglas, Sarpy and Washington counties in Nebraska and Pottawattamie County in Iowa.

The city of Omaha has a population of 390,007. The metro area has a population of 716,998, with more than 1 million people living within 50 miles of Council Bluffs.

Average Household Size

Council Bluffs: 2.49
Metropolitan Area: 2.5

2001 Median Home Value

Council Bluffs: \$78,200

Average Income

The average household income for the city of Council Bluffs is \$36,221 and \$40,089 for Pottawattamie County.

Average household income is the estimated average amount per household of total income received during the calendar year for all persons residing in a jurisdiction.

Median Age of Adults

The median age of residents living in Council Bluffs is 34.6 years old and within Pottawattamie County is 36.5.

Taxes

■ **Income Taxes:** The state of Iowa taxes wages and compensation that are subject to federal withholding and subject to Iowa withholding. For more information regarding rate of taxation for income, contact the Iowa Department of Revenue and Finance at (800) 367-3388.

■ **Property Tax:** Property in Iowa is assessed every year on real property such as buildings and land. Residential property receives a state mandated roll back on assessed valuations, which fluctuates between 54–59 percent of the actual value.

In the city of Council Bluffs in the Council Bluffs School District, the tax rate is \$37.97 per \$1,000 of the roll back value. Homestead tax credits and military exemptions are also available.

For more information regarding other tax districts, contact the county auditor's office at 227 S. Sixth St., or call (712) 328-5700.

■ **Sales Tax:** Iowa's sales tax applies to all goods and services (except food and medicine and other certain items), which are taxed 5 percent. The city of Council Bluffs and Pottawattamie County Schools each have a 1 percent local sales tax. Total sales tax is 7 percent.



Iowa's Leading Edge. Our Community

Government

City: The city of Council Bluffs is operated under a nonpartisan mayor/council form, with the mayor and five council members elected at-large by a popular vote.

To be eligible for election, residents must be 18 years of age and an eligible/qualified voter in the city of Council Bluffs.

The mayor is responsible for the day-to-day operation of the city, and it is the responsibility of the city council to establish city policy and certify the budget.

The council meets the second and fourth Monday of every month at 7 p.m. at City Hall, 209 Pearl St., Second Floor. During December, the council meets once.

For further information, call the city clerk at (712) 328-4616.

■ Mayor:

Thomas P. Hanafan, 2006

City Council:

- Scott Belt, 2006
- Emil Pavich, 2004
- Chad Primmer, 2004
- David Tobias, 2006
- Matt Walsh, 2004

County: Pottawattamie County is operated under a five-member board of supervisors elected at-large. To be eligible to be elected, a candidate must be 18 years of age and a resident of the county.

The board of supervisors meets every Monday and Wednesday at 9 a.m. at the Pottawattamie County Courthouse, 227 S. Sixth St., Second Floor, Board of Supervisors Hearing Room.

Also elected are the county attorney, auditor, recorder, sheriff and treasurer. For further information, call (712) 328-5644.

Pottawattamie County Board of Supervisors:

- Betty Moats, 2006
- Lynn Leaders, 2006
- Delbert King, 2004
- Melvyn Houser, 2004
- Loren Knauss, 2006

Pottawattamie County Elected Officials:

- Sheriff - Jeff Danker, 2004
- Treasurer - Judy Miller, 2006
- Attorney - Matt Wilber, 2006
- Recorder - John Sciortino, 2006
- Auditor - Marilyn Drake, 2004

Media

Daily Newspapers & Publications:

- The Daily Nonpareil
117 Pearl St.
Council Bluffs, IA 51503
(712) 328-1811
- The Des Moines Register
715 Locust St.
Des Moines, IA 50309
(515) 284-8000
- The Omaha World-Herald
1334 Dodge St.
Omaha, NE 68102
(402) 444-1000

Weekly Publications:

- The Bulletin
152 Vine St.
Council Bluffs, IA 51503
(712) 323-1898
- Midlands Business Journal
1279 S. 120th St.
Omaha, NE 68144
(402) 330-1760
- Thrifty Nickel Want Ads
42nd and Center, Suite 202
Omaha, NE 68106
(402) 342-2456

Radio Stations:

There are more than 22 radio stations within the metropolitan area. Formats range from rock to classical, country, Christian, easy-listening, jazz, blues, all-news formats and Hispanic-speaking.

Television Stations:

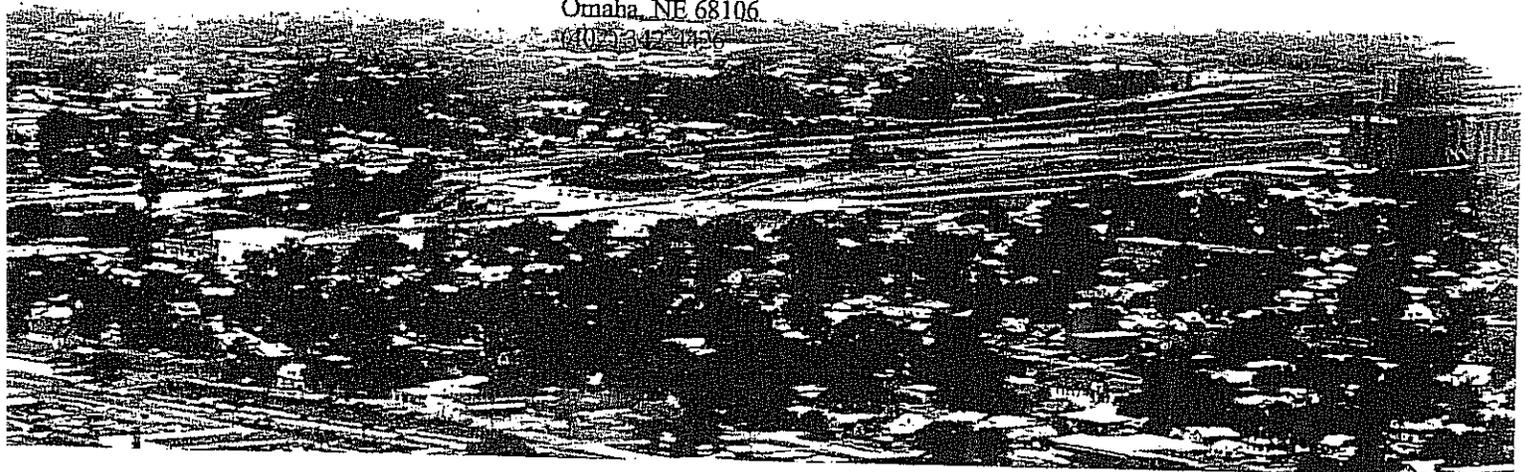
There are eight broadcast stations in the metropolitan area:

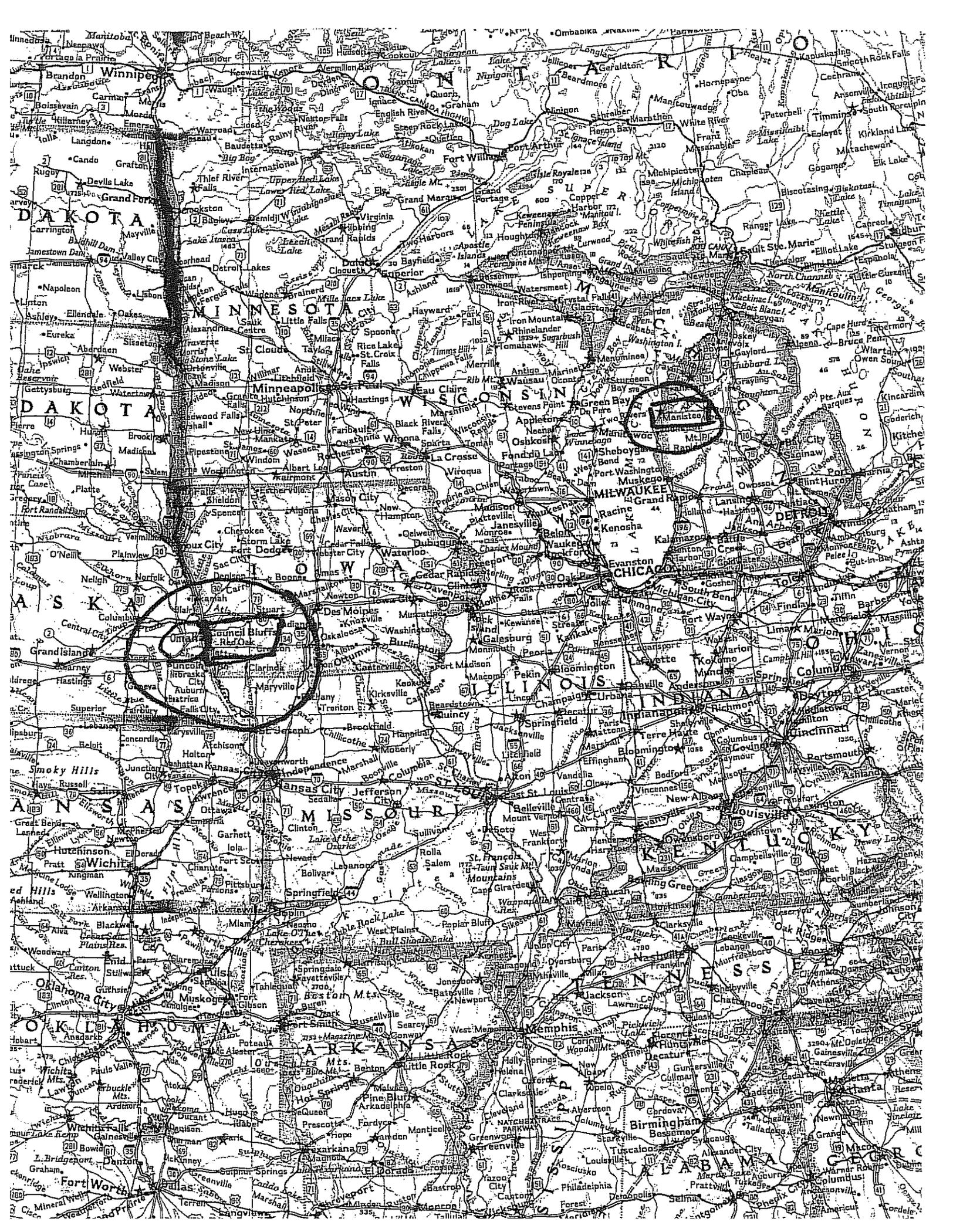
- KBIN, Iowa PBS affiliate, Channel 32 (Cox, Channel 13)
- KETV, ABC affiliate, Channel 7 (Cox, Channel 9)
- KMTV, CBS affiliate, Channel 3 (Cox, Channel 5)
- KPTM, Fox affiliate, Channel 42 (Cox, Channel 10)
- KXVO, independent, Channel 15 (Cox, Channel 11)
- KYNE, Nebraska PBS affiliate, Channel 26 (Cox, Channel 12)
- WOWT, NBC affiliate, Channel 6 (Cox, Channel 8)
- CBTV, independent, Channel 17 (Cox, Channel 17)

Council Bluffs is also served by four local cable stations: Cox Channels 17, 18, 22 and 23. Cable television service is available from Cox Communications at (402) 933-3000.

Area Communities

Other communities in Pottawattamie County include: Avoca, Carson, Carter Lake, Crescent, Hancock, Macedonia, McClelland, Minden, Neola, Oakland, Treynor, Underwood and Walnut.





Thursday, December 04, 2003

Manistee City Planning Commission:

I would like to thank the planning commission for this opportunity to speak. Tonight I will address you not as a farmer but as a citizen planner. Planners must process information to make our decisions. As citizen planners we must always ask ourselves – when; what; where; and how has the information come to us. We have to attempt to ask all the right questions.

I, like Mr Tondou, am a student of history. The industrial revolution has many influences in our lives. I am not going to play association games about what has come because of industry. I want to cite two concrete manifestations of the industrial revolution.

The first manifestation is the corporation. Remember the corporation is not a person; it is an entity. Its life goes beyond all of us; it has to grow; it has to make money.

Ask yourself What is the local record of this company?

The corporation has to hire people to speak for it. This brings me to the next enterprise spawned by the industrial revolution; the public relations industry. It is imperative to ask yourself "Are you basing your decision on a public relations campaign?"

Public relations employs the art of manipulation. It uses catchy phrases such as:

Win win situation

The solution to pollution is dilution

Sound science

Clean coal

This sort of manipulation does not entail lies of commission, but entails lies of omission. Public relations attempts to disguise the identity of the client whose message has been planted in someone else's mouth. This third party technique tends to corrupt any entity it touches, be it science, journalism or government. Using lies of omission rather than lies of commission enables people who participate in front groups to rationalize that they are not doing anything wrong. This type of rationalization has led us to many difficulties including problems associated with free trade and corporate responsibility.

The marriage of corporations and public relations could be called reasoned insanity.

Clean Coal

Sound science

Sound byte

Your duty as a planning commission is to find if the application is complete. Does it contain lies of commission or lies of omission?

Any way you look at it --- to make an informed democratic decision you need complete information. Are you satisfied with your information?

Thank you,

Bernard Ware Jr

My name is Jan Shireman
and I live in Pleasanton Township.

First, I would like to make some
general remarks and then some
specific comments and questions.

I would expect you ^{your selves} to want
these questions answered prior
to issuing a Special Use permit.

regarding the special use permit
application for the proposed
Tandu plant.

I'm here because I am a
long-term resident homeowner
and business owner who is
concerned about the economic and
environmental impacts of the
proposed Tandu coal plant on
our community. I am also here
because I have an 8 year old
son and a 10 yr. old daughter
(who has asthma) and I want
you to know that your decisions
about this proposed coal plant
will affect their lives.

If - Mr. Tondy had proposed to build a giant bubble over the coal plant, thereby stopping the thousand of pounds of hazardous pollutants from spreading across our county and region I would have no reason to be here. But of course, he hasn't proposed building a bubble and so citizens comment from the broader community are relevant.

I am not opposed to industry per se. In Pleasanton Township we have a large gravel pit and a large industrial concrete plant as well as extensive gas+oil production facilities. I have lived as neighbors with these industries.

I am opposed to a 425 Megawatt coal burning plant in Manistee. It is not an appropriate industry for our area.

More Specifically, I would like to address my concerns about the Special Use permit application.

On page 6, Titled Environmental Checklist, question number 8 asks: Will the project involve the generation of hazardous waste?

Mr. Tondou has circled a no answer to that question. I ask, aren't ^{the} 420 pounds of mercury and the 832 pounds of lead that the plant is projected to generate considered hazardous waste?

Also on page 6 of the Environmental Checklist question number 9 asks: "will the project involve the on-site treatment, storage or disposal of hazardous waste?"

Mr. Tondou has answered no. This answer seems inconsistent with answers he gave on page 8 under the Title, Hazardous Substances Reporting Form for Site Plan Review. Here, Mr. Tondou says "yes" the proposed facility will store, use or generate hazardous substances as defined in the Zoning Ordinance. I ask - why the inconsistent answers to these questions and what is the truth?

Continuing with the Special Use Permit Application on page 8 under the Hazardous Substance Reporting form question number two asks: "Will hazardous substances or polluting materials be reused or recycled on site?" Mr. Tondu has answered no. But if you look on Page 3 of Attachment A Section E it states the "4 trucks of bottom ash per day will be recycled. I ask, Is bottom ash not considered a hazardous substance? This needs clarification.

Finally, there have not been been studies done to adequately answer concerns about the increased bridge openings that this proposed project will require. (And now you have some \$ from the Tribe to conduct those studies.)

Attachment A, page 4, section F, titled Freighter Traffic states that due to unpredictable weather and lake conditions, Mr. Tondu can not guarantee that bridge openings will be restricted to low use hours. This issue needs much more investigation by the city

before the special use permit application is considered complete.

I would like to leave you with a small reality-check illustration.

I have here a regular household thermometer for human use. It contains somewhere between $\frac{1}{10}$ and $\frac{1}{20}$ of a teaspoon of mercury. According to the National Wildlife Federation it takes $\frac{1}{20}$ of a teaspoon to contaminate an entire 25 acre lake to the point that the fish are unsafe to eat.

If you or I smashed this thermometer on the floor right now scattered this hazardous material everywhere endangering all the folks in this room, we would get in very deep trouble = possibly go to jail. — Mr. Tonda proposes to spread 420 pounds of mercury across our county every year, while he collects from his actions. Just something to think about.

Thank you for your time,
Jan Shiteman, Jan S. Shiteman,

Original URL: <http://www.jsonline.com/bym/news/nov02/93168.asp>

Norquist joins with opponents of coal-fired power plants

By LEE HAWKINS JR.
lhawkins@journalsentinel.com

Last Updated: Nov. 4, 2002

Milwaukee Mayor John O. Norquist is siding with an environmental group against Wisconsin Energy Corp.'s plans for coal-fired power plants in Oak Creek, arguing that the plants should use natural gas to produce power.

Norquist last week sent a letter to S.C. Johnson & Son Inc. Chairman Emeritus Samuel C. Johnson, saying the massive expansion, proposed at the site of an existing Oak Creek plant, could worsen pollution in Racine County.

S.C. Johnson and several environmental, religious and other business interests late last month formed a group called RESET - Responsible Energy For Southeastern Wisconsin's Tomorrow - to challenge Wisconsin Energy's plan.

The Oak Creek project, which involves construction of three coal-fired plants, is part of Wisconsin Energy's 10-year, \$7 billion "Power to the Future" plan to bring needed additional electricity to state customers. RESET is the first organized opposition to emerge to the plan.

A proposal from Wisconsin Public Service Corp. and Minnesota Power Inc. to bring a 210-mile power line across northern Wisconsin has run into opposition from local governments and landowners, and it faces cost overruns.

In the letter, Norquist praises natural gas as a cleaner-burning fuel than coal. It "has virtually no mercury emissions, and the reductions in sulfur dioxide, nitrogen oxides and particulate matter are significant," he says.

In an interview Monday, Norquist said he wants Wisconsin Energy and concerned citizens to do a thorough cost-benefit analysis of the pros and cons of coal plants vs. natural gas plants.

Wisconsin Energy acknowledged that natural gas burns cleaner than coal, but said gas prices can be volatile and can lead to higher energy bills.

Too much natural gas in Wisconsin Energy's generation mix "could have a big impact on people in Milwaukee, particularly those on fixed incomes," spokesman Mike John said.

The coalition opposing the plants includes officials from the Town of Caledonia, which would be near the plant site. It has said the plants would lower surrounding property values and create problems.

S.C. Johnson has said the plants might also make it harder to attract and retain businesses.

Norquist agreed.

"These coal-fired plants have the potential to make our region less attractive to businesses, especially when we use valuable lakefront property and threaten Lake Michigan by building three coal-fired plants so close to the water's edge," he said.

At the least, the public should receive more information about the benefits of natural gas as opposed to coal, Norquist said.

Wisconsin Energy has said the new plants would produce less carbon dioxide than older coal-fired plants and would have cleaner emissions. The new plants would remove 70% of mercury, 95% of sulfur dioxide and 90% of nitrogen oxides from emissions, the company has said.

Wisconsin Energy and S.C. Johnson representatives have met several times over the past year to discuss the dispute, but have not been able to reach an agreement. Those fruitless talks have prompted Wisconsin Energy executives to travel the state to ease the concerns of businesses, community groups and others about Power to the Future.

A version of this story appeared in the Milwaukee Journal Sentinel on Nov. 5, 2002.

To The Editor;

The contrasting views presented by industry and environmental advocates regarding the proposed coal fired electric generating plant is an unquestionable paradox. Whether one prefers viewing the world through data or visceral perception, both of their views are equally relevant to all of us.

Approving the Northern Lights Power plant is certainly a difficult decision to make. Cleaning up the toxic brownfield left by General Chemical and providing employment to the area is a positive. Yet it's myopic to believe that a plant of such magnitude would have limited environmental impact.

Central to the issue is the future direction of the city itself, primarily in terms of its economic configuration. We seem to be presented a dichotomy. Some would argue a vision of a balance among industry, tourism, and agriculture. Still others would like to return to the days of Manistee as an industrial community, but in the world economy, that is probably just a distant memory. If industry is to come to Manistee, its imperative to the area that past environmental impacts are not repeated becoming the Achilles heel of the future.

Each person who commented on the issue, and each published article, offers generally valid and compelling rationale. Whether factual or emotional the appeal, the common thread is what's best for the citizens of the area today and into the future. Mr. Tondu's depiction of our life and life span since the industrial revolution is at best an effort trying to justify the past as a criterion for the future. Certainly, the need for electricity and employment are two given constraints. But no less vital are the requirements of superior air quality and the protection of the area watershed. With natural resources abundant in Manistee, the imperative is to protect them, not spend them down.

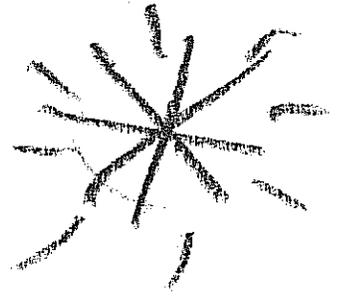
Perhaps a future vision that needs close examination is Manistee as a retirement vista. In addition to agriculture, light industry, and tourism, Northern Michigan is increasingly becoming a retirement destination. With a large sector of our population entering retirement age (AKA baby boomers), Manistee could be a prime location. Conversely, if environmental conditions are viewed negatively in the community, the retirement population and others now living here will choose to ignore or leave the area with negative economic consequences the result. With all the natural resources in the area, due caution needs to be exercised or the consequences will have far greater negative impact to the area than any realized gains.

Contrary to opinions that only industry provides higher a standard of living, the need for professional services and skilled trades would far exceed jobs provided by industry at . . . equally or higher standards. Servicing retirees could attract residents who earn more and spend more than industrial workers.

For everyone today, and for generations that will follow, allow yourself to envision an idealistic Manistee and a relatively pristine deep-water port of Manistee Lake. With housing a real possibility in areas on Manistee Lake, don't allow yourself to believe that neither is obtainable. The *real* price of 60 jobs today might be a community where nobody wants to live tomorrow. Without faith progress cannot be had.

Chuck Patten
Manistee, Michigan

I will make this brief.



I only have a few statements to make about this proposed coal burning power plant.

1. From reading letters and listening to previous comments

I think this special use permit is VERY incomplete. Before this permit is given you definitely need more info.

2. A coal plant would sort of gum up the area. It may be more of a hindrance than a help.

Because:

A: It would release 420 pounds of mercury a year.

B: It would also release 832 pounds of lead a year.

Thanks for your time.

