

Manistee Harbor Commission Agenda

Tuesday, January 16, 2018 at 1:00 p.m. – Second Floor Conference Room,
70 Maple Street, Manistee MI 49660

Call to Order

Approval of Agenda

Public Comments on Agenda Items (5 minute limit)

Election of Officers

Approval of Minutes

- Minutes of October 17, 2017
- Minutes of December 5, 2017

Reports

- Harbormaster
- City Manager

Unfinished Business

- Legal Opinion on Patio Use

New Business

- Annual Review of Bylaws
- Annual Review of Strategic Plan
- Update Member Roster

Public Comment (5 minute limit)

Comments by Harbor Commissioners

Adjourn

Strategic Plan Action Items:

- 1.1.1 Ordinance Review
- 1.1.2 Recruitment
- 2.1.1 Skid Piers
- 2.1.2 Docks
- 2.1.3 Boat Launches
- 3.1.1 Loss Revenue
- 3.1.2 Revenue Sources
- 3.1.3 Expenses
- 4.1.1 Transient Users Needs
- 4.1.2 Change of Focus
- 4.1.3 Early & Late Season
- 5.1.1 Around the Lake Discussions
- 5.1.2 Sister Marina
- 5.1.3 Reach Out to Key Stakeholders
- 6.1.1 Update Website Info
- 6.1.2 Marina Relationships / DDA
- 6.1.3 Update Info in Visitors Guide

**HARBOR COMMISSION MINUTES
MEETING OF OCTOBER 17, 2017**

A regular meeting of the Manistee Harbor Commission was held on Tuesday, October 17, 2017 at 1:00 p.m. in the Second Floor Conference Room, City Hall, 70 Maple Street, Manistee MI 49660. The meeting was called to order by the Chair.

Roll Call	Present	Excused Absence	Unexcused Absence
Commissioner Fritz Boehm	✓		
Commissioner Ty Cook	✓		
Commissioner Tim Kozal	✓		
Commissioner Jim Smith	✓		
Commissioner Alex Zaccanelli	✓		
Commissioner Glenn Zaring	✓		
Commissioner Roger Zielinski	✓		
City Manager Thad Taylor	✓		

OTHERS PRESENT: DPW Director Jeff Mikula, Maralee Cook

APPROVAL OF AGENDA

MOTION by Roger Zielinski, second by Jim Smith, to amend the agenda to move the discussion of Patio Options / Cost Estimates to the first item of business. Voice vote - Motion carried.

PUBLIC COMMENTS ON AGENDA ITEMS None

APPROVAL OF MINUTES

MOTION by Jim Smith, second by Roger Zielinski, to approve the minutes for the August 15, 2017 meeting as presented. Voice vote - Motion carried.

UNFINISHED BUSINESS

- Marina Patio Options / Cost Estimates. Jeff Mikula reviewed the memo prepared by Engineer of Record, Shawn Middleton, providing several options and cost estimates for the patio and storm water management. Discussed various options, previous measures taken to address wet area, potential for erosion, and access to the patio area. Jeff left the meeting at 1:20 p.m.

STAFF REPORTS

Harbormaster. Marina Manager Laura Brennan and staff did a wonderful job again this year. Hoping that Laura will stick around for at least one more year. Provided 2016 and 2017 Harbor Occupancy reports and the current balance sheet for the Marina fund. While the number of boats were down, more revenue was received. Believed to be a result of larger boats using the facilities. Shared a few customer survey cards, staff continues to receive high marks, the only negative was the condition of the docks.

City Manager. Launch ramp revenue report distributed. The number of permits were down from last year for both seasonal and daily; as well as total revenue. This could be attributed to the negative press on the area fishery. Contrary to DNR warnings, the fish were plentiful and of good size. General discussion on fishery meetings.

UNFINISHED BUSINESS

- **Marina Dock Repairs / Replacement.** Received a quote for gas dock repairs at \$1,250; will work toward completing these repairs for next season. Extensive discussion on needed repairs, water levels, metal vs. wood pilings, floating docks, and the fact that there are no funds available to match grant funding. Tim Kozal will put together a plan for future dock replacement.
- **Sponsorship Idea for Marina Patio Area.** Harbor Commission needs to decide on a course of action/plan so that this committee can solicit sponsors/donations. Looking at approximately \$11,000 to \$15,000 using concrete as the best option and addressing storm water and access. Also discussed the need for donor recognition with a plaque and publicity. The committee will form a plan to solicit funds using this information.

NEW BUSINESS

- **Marina – Slip Rates for 2018.** Slip rates are set by the State. The marina has been at the “C” rate for many years and is lower than other marinas around us. The Harbormaster is recommending that the Marina move to the “D” rate for the next season. Seasonal slip rates will not increase.

MOTION by Jim Smith, second by Roger Zielinski, that the Harbor Commission endorses increasing the 2018 slip rates to level “D.” Voice vote – Motion carried.

- **Set Meeting Dates for 2018.** *MOTION* by Roger Zielinski, second by Jim Smith to accept the 2018 meeting dates as presented. Voice vote – Motion carried.

PUBLIC COMMENTS

- Maralee Cook – Provided a wrap-up of her services as the Marketing Vendor. Has enjoyed this and will continue to post items of interest on the Facebook page; no boosted posts. Both Frank Post and Cindy Lokovich have been active participants on Facebook. Hard to determine what impact this has had but the number of followers has increased immensely.

OTHER COMMENTS None

ADJOURNMENT

Next meeting is scheduled for January 16, 2018 at 1:00 p.m. in the Second Floor Conference Room, City Hall, 70 Maple Street, Manistee, Michigan.

MOTION to adjourn by Roger Zielinski, second by Jim Smith at 2:10 p.m.

Draft – cl

Cynthia Lokovich, CAP-OM
Recording Secretary

HARBOR COMMISSION MINUTES MEETING OF DECEMBER 5, 2017

A special meeting of the Manistee Harbor Commission was held on Tuesday, December 5, 2017 at 1:00 p.m. in the Second Floor Conference Room, City Hall, 70 Maple Street, Manistee MI 49660. The meeting was called to order by the Chair.

Roll Call	Present	Excused Absence	Unexcused Absence
Commissioner Fritz Boehm	✓		
Commissioner Ty Cook	✓		
Commissioner Tim Kozal	✓		
Commissioner Jim Smith	✓		
Commissioner Alex Zaccanelli	✓		
Commissioner Glenn Zaring	✓		
Commissioner Roger Zielinski	✓		
City Manager Thad Taylor	✓		

OTHERS PRESENT: Tyler Leppannen

PUBLIC COMMENTS ON AGENDA ITEMS

None

UNFINISHED BUSINESS

Sponsorship Idea for Marina Patio Area. Committee members Glenn Zaring and Ty Cook requested a special meeting to initiate a discussion to define the basis for the creation / improvement of the marina patio area.

At the October meeting the Harbor Commission approved the committee moving forward to form a plan to solicit funds (approximately \$11,000 to \$15,000) to complete the improvements using concrete as the best option; and addressing storm water and access. Draft promotional material was distributed.

The fundamental issue is jurisdiction over the patio area. Will the patio be considered a part of the marina facility and available only to marina patrons or will it be considered a part of the public park and available to all?

Positions varied, points made:

- Restricting use could restrict donations.
- Marina viability is a priority of this commission.
- If open to the public, a patronicity grant has potential for matching funds.
- Who would be responsible to maintain; the marina or the parks department?
- Legal question for the City Attorney.
- We should avoid using any additional taxpayer dollars for this facility.
- DDA is researching opportunities to add picnic tables and additional seating along the

Riverwalk.

- Was originally designed to be a patio for marina patrons accessible from inside the building but was deleted from the project because of a lack of funds.
- A plaque could be installed in the area stating: this patio brought to you by _____.
- Could this area be rented for additional revenue with a reservation system?

Following discussion the Harbor Commission arrived at a consensus for Mr. Taylor or Mr. Kozal to contact the City Attorney for an opinion on this matter and reconvene at a future date.

PUBLIC COMMENTS

None

OTHER COMMENTS

- Thad Taylor – While in town for the Sleighbell Weekend, a family member provided high praise about Laura at the marina and the community in general.
- Tyler Leppanen – The Century Boat Club has decided to not return next year for Hops and Props. Looking for other boat club ideas. Ty Cook mentioned the Seaway Boat Club.
- General comments about the Sleighbell Weekend, larger than normal crowd.

ADJOURNMENT

Next meeting is scheduled for January 16, 2018 at 1:00 p.m. in the Second Floor Conference Room, City Hall, 70 Maple Street, Manistee, Michigan.

MOTION to adjourn by Roger Zielinski, second by Glenn Zaring at 1:30 p.m.

Draft – cl

Cynthia Lokovich, CAP-OM
Recording Secretary



MANISTEE HARBOR COMMISSION
BYLAWS AND RULES OF PROCEDURE

Section 1. NAME.

The name of the Commission shall be the "Manistee Harbor Commission."

Section 2. PURPOSE.

The purpose of the Commission shall be to implement and carry out provisions of Chapter 266 of the Manistee Code of Ordinances. (As may be amended from time to time.)

Section 3. MEMBERSHIP OF THE COMMISSION.

The membership of the Commission shall consist of seven (7) members appointed by the City Council, one of whom shall be the Harbormaster. They shall serve three (3) year terms. The City Manager shall be a non-voting ex-officio member of the Commission.

Section 4. OFFICERS.

4.1 Selection: The Commissioners shall elect a chair, and a vice-chair. The election shall take place during the first meeting of each calendar year. Officers shall be selected by majority vote of the Commissioners. Recording Secretary services will be provided by the Executive Secretary in the City Manager's Office.

4.2 Tenure: The Officers shall take office upon selection and shall hold office for a term of one year, or until their successors are selected and assume office.

Section 5. OFFICER DUTIES.

5.1 CHAIR. The Chair shall:

- a.) Preside at all meetings.
- b.) Appoint committees.
- c.) Periodically meet with City department staff.
- d.) Appoint an acting recording secretary for a meeting in which the recording secretary is absent.
- e.) Perform such other duties as may be ordered or authorized by the Harbor Commission.

5.2 VICE-CHAIR. The Vice-Chair shall:

- a.) Act in full capacity of the Chair in the absence of the Chair.
- b.) In the event of a vacancy in the position of Vice-Chair, the Harbor Commission shall then select a successor to the office of Vice-Chair from its membership for the unexpired term.

5.3 SECRETARY. The Secretary shall:

- a.) Execute documents in the name of the Harbor Commission as authorized by the Harbor Commission.
- b.) Be responsible for the minutes of each meeting and shall have them appropriately distributed.
- c.) Track attendance and make reports to the City Manager as specified in Section 6.3 of these bylaws.
- d.) Perform such other duties as the Harbor Commission may determine.

Section 6. VACANCIES, REMOVAL, ABSENCES.

6.1 Vacancies: Vacancies shall be filled for unexpired terms in the same manner as original appointments.

6.2 Removal: A member may be removed from office by the appointing City Council for neglect of official duty or misconduct in office after being given a written statement for reasons and an opportunity to be heard thereon.

6.3 Absences: In order to maintain the maximum participation of all appointed Harbor Commission members at all scheduled meetings, the following is the attendance guide and Board member replacement policy for “excused” or “unexcused” absences:

- a) When appointed, each Commission member should state his/her willingness and intention to attend each scheduled meeting of the Harbor Commission.
- b) In the event of unplanned personal matters, business trips, family vacation trips, changed job requirements, sickness, or other physical disabilities that prohibit the Board member from attending the scheduled meeting; the Commission Chair or staff liaison to the Harbor Commission should be notified as soon as possible prior to the time of the scheduled meeting of their inability to attend. The Commission member upon this notification will receive an “excused absence” for the involved scheduled meeting.
- c) If any Commission member is absent from three (3) consecutive scheduled meetings without an “excused absence” for any of the three (3) meetings, the Commission member shall be reported in writing to the City Manager. The City Manager will contact the Commission member in writing and question his/her continued ability or interest in being on the Commission, giving the member a chance to rectify the attendance issue or submit a resignation.
- d) There will be no limit on the number of consecutive “excused absences” for any Commission member. However, if the Commission member is repeatedly absent for

at least 50% of the yearly scheduled meetings, that member will also be reported in writing to the City Manager. The City Manager will contact the Commission member in writing and question the member's continued ability or interest to be on the Commission. The Commission member will be considered for appointment nullification when the absences total six in the calendar year.

- e) The appointment nullification action would be initiated by the City Manager and forwarded on to the City Council for official action.

Section 7. MEETINGS.

7.1 Regular Meetings: As directed in Chapter 266 of the Manistee Code of Ordinances the Commission shall meet at least quarterly during each year, and more frequently as needed. The date and time of each meeting will, where practicable be agreed upon by the consensus of the Commission members and such City staff as may be assigned to meet with the Commission. Meeting times and locations shall be posted and open to the public with time set aside at each meeting to receive public comment. All actions taken by the Commission shall be recorded by the Secretary and filed with the Manistee City Clerk. All meetings and Commission business shall comply with the Open Meetings laws of the State of Michigan.

Meetings can be cancelled by the Chair if there are no agenda items or if it is predetermined that a quorum will not be present. Special meetings may be called by or at the request of the Chair or any two members. Meetings shall be held after due notice to all members and the public.

7.2 Quorum: Four members shall constitute a quorum for the transaction of business. Whenever a quorum is not present at a meeting, those present may adjourn the meeting to another day or hold the meeting for the purpose of considering such matters as are on the agenda. No action taken at such a meeting shall be final or official unless and until ratified and confirmed at a subsequent meeting when a quorum is present by acting to approve the minutes of the meeting at which the quorum was not present.

7.3 Order of Business: The Chair or their designee shall prepare an agenda for each meeting and the order of business shall follow in an orderly manner according to the agenda. A designated period for public comment shall be allowed. A time limit for discussion and/or comment may be set by the Chair.

7.4 Parliamentary Procedure: Parliamentary procedure in Harbor Commission meetings, when needed, shall be governed by Roberts' Rules of Order.

Section 8. EXPENSE REIMBURSEMENT.

Commissioners shall be reimbursed by the City of Manistee for all pre-approved out of pocket expenses incurred in carrying out the official business of the Commission. The City Manager or his designee shall be responsible for the preapproval process.

Section 9. CONFLICT OF INTEREST.

In the event that business being carried out by the Commission may have a personal or financial impact on a member of the Commission or their immediate family, or any corporation or business of which a Commissioner is an officer or director, the Commission member must disclose the conflict of interest and refrain from voting on that particular business. If any question of whether or not a conflict exists cannot be determined by the Commission, then the matter of the question shall immediately be referred in writing to the Manistee City Attorney for consultation and recommendation.

Section 10. CHANGES OR AMENDMENTS.

Bylaws shall be reviewed annually during the first meeting of the year. All changes or amendments to the Bylaws must be approved by the majority of the Commissioners. Such changes or amendments must be presented to the Commission in writing for consideration and may not be voted upon until the following regularly scheduled meeting. Upon approval by the Commission, the Bylaws, showing the proposed amendment, shall be submitted to the Manistee City Council for final approval.

The foregoing Bylaws were duly adopted at a regular meeting of the Manistee Harbor Commission held 9/16/91; amended 5/06/96; amended 4/4/06; amended 8/3/09 amended 5/10/11; amended 2/19/13.

Cynthia J. Lokovich 2/19/13
Cynthia J. Lokovich, Secretary Dated

Approved by the Manistee City Council:

Colleen Kenny 3/5/13
Mayor Colleen Kenny Dated

2016-
2019

City of Manistee Harbor Commission Strategic Plan

Prepared with the assistance from the
Alliance for Economic Success
2016-2019

Purpose of the Harbor Commission

It is important for all interests in the City of Manistee's harbor to understand the purpose of the City's Harbor Commission. The City's Codified Ordinances establishes that the Harbor Commission's purposes are to provide recommendations to City Council concerning:

- Operation, maintenance and policy about the City Municipal Marina and City owned boat launches.
- Improvements involving the City Municipal Marina and boat launches.
- Acquisition of waterfront property, wharves, and docks.
- Use of waterways, channels, municipal docks and other City navigational facilities.
- Ordinances/rules regarding public safety.

What Does the Manistee "Harbor" include?

In keeping with the City Charter and Strategic Plan of the City, the Harbor Commission is concerned with:

- All City owned boat launches.
- All developments, improvements, and the safe use and operations involving the Manistee harbor from its point of entry through the Federally owned navigation structure into Manistee Lake within the physical boundary of the City.

It is important to note that the Harbor Commission does not currently become involved with beach or park maintenance or signage.

What are we proud of?

- New marina facility.
- Spectacular view as you approach the marina.
- Welcome sign at the Harbor entrance.
- New United States of America flag.
- Positive feedback from users of the marina about the facility and the quality of staff that the marina employs.

What are some of the issues that the marina faces?

- Slow use of the facility at the beginning and end of the season.
- Significant factors affect the marina business that are beyond our control such as the weather, changing fishery industry, changing types of users in the boating industry in general (trailer versus docking).
- Maintenance of the docks is a struggle due to cash flow issues.
- Need a good picture of the operating expenses because the budget isn't clear on what those expenses are.
- Deficit of about \$40,000.00 a year.

What are our opportunities that we could take advantage of?

- More fishing tournaments especially in the shoulder season before July/August.
- Early and late season deals (reduced rates, pay for 2 days get the 3rd day free, etc.)
- Increase/Improve marketing efforts with a couple of ideas including developing a welcoming packet for marina users and arranging for shuttles to the casino.
- Develop a sister city program with Kewanee, Wisconsin and/or other partners with neighboring ports.
- Reach out to key stakeholders/groups/organizations such as the Chicago Yacht Club to tap into the opportunities that the Mackinac Race presents.
- Update the website.
- Create opportunities and improve efforts to create a meaningful interaction with the downtown area.
- Create an Explore the Shores kayak/canoe launch site.

What is our goal?

GOAL:

To make the Harbor profitable.

What are the strategies and actions we are going to take to achieve our goal?

BOARD COMPOSITION

1. Strategy:

Ensure that the Board is composed of a wide variety of stakeholders.

1.1. Action Item(s):

- 1.1.1. ORDINANCE REVIEW: Evaluate, and take action to revise, the Ordinance to ensure that it allows for a wide variety of stakeholders.
- 1.1.2. RECRUITMENT: Each current Board member will continuously ask key stakeholders to apply for a Board position.

2. Strategy:

Work to ensure that the infrastructure of the marina is well maintained and replaced when needed promptly to ensure that the facility is meeting the demands of the users.

2.1. Actions Item(s):

- 2.1.1. SKID PIERS: Ensure that the skid piers are maintained on a regular basis as part of the City's capital improvement plan.
- 2.1.2. DOCKS: Evaluate and identify docks that need repairing and establish a schedule and allocate funds to have the work done.
- 2.1.3. BOAT LAUNCHES: Evaluate, identify priorities, and support efforts to maintain the City owned boat launches (1st Street and Arthur Street).

PROFITABILITY

3. Strategy:

Understand the Marinas profitability and take steps to rectify the outcome of the evaluation.

Action Item(s):

- 3.1.1. LOSS REVENUE: Identify loss revenue opportunities.
- 3.1.2. REVENUE SOURCES: Identify potential revenue sources such as grants and philanthropy.
- 3.1.3. EXPENSES: Evaluate the budget to determine actual expenses in order to identify ways to reduce those expenses.

EXPANDING REVENUE STREAMS

4. Strategy:

Identify opportunities to expand the revenue stream of the marina.

Action Items:

- 4.1.1. TRANSIENT USERS NEEDS: Understand the needs, and competition for, transient users.
- 4.1.2. CHANGE OF FOCUS: Work to change the focus of the harbor from fisheries dependent to transient users.
- 4.1.3. EARLY & LATE SEASON: Increase the use of the Marina in the early and late seasons.

COLLABORATION

5. Strategy:

Collaborate with strategic partners.

Action Item(s):

- 5.1.1. Lead the effort to have "around the lake" discussions in order to understand ...
- 5.1.2. Form a sister's marina relationship with Kewanee, Wisconsin.
- 5.1.3. Reach out to key stakeholders/groups/organizations (such as the Chicago Yacht Club and the associated Mackinaw Race event) to tap into the opportunities.

MARKETING & PROMOTION

6. Strategy:

Improve marketing and promotion efforts to include not only the fisheries industry but also the tourism industry.

Action Item(s):

- 6.1.1. Update the website.
- 6.1.2. Strengthen the marina's relationship and impact to the downtown district.
- 6.1.3. Update information in the Manistee County Visitors Guide.

MANISTEE CITY HARBOR COMMISSION MEMBER ROSTER

NAME	PHONE	ADDRESS	E-MAIL	TERM / APPOINTED
Tyler Cook Vice-Chair	231-723-4387 (h) 231-714-8543 (m)	373 Second Street Manistee MI 49660	cook.jt38@yahoo.com	10/31/19 / (05/11)
Alex Zaccanelli Chair	231-398-0351 (h) 231-864-3373 (w)	457 Fourth Street Manistee MI 49660	alex@bearlake-net.com	10/31/19 / (2/13)
Roger Zielinski	989-329-3081 (m) 231-299-5032 (m)	529 First Street Manistee MI 49660	rzielinski@manisteemi.gov	10/13/17 / (07/09)
Fritz Boehm	231-723-7207 (h) 231-510-5339 (w)	P. O. Box 634 200 Cutter Ridge Drive Manistee MI 49660	putterpop@yahoo.com	10/31/18 / (03/16)
Jim Smith	231-690-3948 (m)	353 First Street Manistee MI 49660	jsmith@manisteemi.gov	10/31/18 / (10/15)
Glenn Zaring	231-510-5283 (m)	321 Fifth Street Manistee MI 49660	gzaring@gmail.com	10/31/18 / (03/16)
Tim Kozal Harbormaster	231-723-2533 (w) 269-929-3141 (m)	City Hall	tkozal@manisteemi.gov	Position required in bylaws / (04/17)
Thad Taylor (Non-Voting Ex-Officio)	231-398-2801 (w)	City Hall	ttaylor@manisteemi.gov	City Manager / (04/15)
Cindy Lokovich Recording Secretary	231-398-2801 (w)	City Hall	clokovich@manisteemi.gov	Position required in bylaws / (09/94)