

# Manistee Harbor Commission Agenda

Tuesday, August 17, 2021, 1:00 p.m. – Second Floor Conference Room  
70 Maple Street, Manistee MI 49660

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## **Call to Order**

## **Approval of Agenda**

## **Public Comments on Agenda Items (5-minute limit)**

## **Approval of Minutes**

- Minutes of July 20, 2021

## **Unfinished Business**

- Riverbank Revetment Project Update
- Marina Dock Replacement Update
- Fricano's Manistee River Land Sale Update

## **Reports**

- Harbormaster
- Boat Launch Revenue

## **New Business**

- Other

## **Public Comment (5-minute limit)**

## **Comments by Harbor Commissioners**

## **Adjourn**

## **HARBOR COMMISSION MINUTES MEETING OF JULY 20, 2021**

A meeting of the Manistee Harbor Commission was called to order by the Chair on Tuesday, July 20, 2021 at 1:00 p.m. in the Council Chambers, City Hall, 70 Maple Street, Manistee MI 49660.

### **MEMBERS PRESENT**

Fritz Boehm, Ty Cook, Jeff Mikula, Tom Swedenborg, Tracey Lindeman, Ed Bradford

### **MEMBERS ABSENT**

Alex Zaccanelli – excused, George Becker – excused

### **OTHERS PRESENT**

### **APPROVAL OF AGENDA**

*MOTION* by Jeff Mikula, second by Tracey Lindeman, to approve the agenda as submitted. Voice vote - motion carried.

### **PUBLIC COMMENTS ON AGENDA ITEMS**

- None

### **APPROVAL OF MINUTES**

*MOTION* by Tom Swedenborg, second by Jeff Mikula, to approve the minutes for the April 20, 2021 meeting as presented. Voice vote - motion carried.

### **UNFINISHED BUSINESS**

- Riverbank Revetment Project Update – progressing. Three phases to complete Reach A, B and C. C is almost complete. B is expected to progress quickly and finish up in a few weeks. Recent change of plan putting sidewalk on compacted sand which will protect retaining wall and create more stability. Not sure of expected finish date – contract states September but issue with Army Corps of Engineers permit delay may push back completion. Contractor has not asked for an extension. Contractors will be mindful of the pick up in fishing during August/September with the salmon run.
- Marina Dock Replacement Update – Applied for grant funds through the DNR Waterways Commission the last two years. This year the City was awarded the funds to repair the last five docks at the Marina. City Council approved and an agreement was sent to the DNR. Designs are complete and EGLE and Corps permits are in place. Project will go out to bid within the next month – with a May/June 2022 completion date. Grant is a 45%/55% match – City is funding the match through the recent capital improvements bond sale.
- Fricano’s Manistee River Land Sale Update – The deck on 440 River Street is on City property, so has been leased from the City by previous owners. Ted Fricano would like to add additional improvements and so wanted to purchase the property the deck is on and a

portion of adjacent marina property. Value was established through the assessor at \$30,000. City Council approved the concept, now the DNR Waterways will need to okay. Planning Commission, then City Council will need to approve the property split. Ted Fricano will then apply for the split/combo. All proceeds of the sale are required, by the DNR, to be kept for Marina improvements/maintenance. Harbor Commission will have input on how money is spent.

#### **STAFF REPORTS**

- Harbormaster
  - Army Corps of Engineers recently informed City that the repair of the south breakwater has been included and approved in the President's budget, to be completed in late 2022/early 2023.
  - Contacted by Edgewater Condos – they are moving forward with putting in docks, which were part of their original approved plans. They also requested use of City ladders for seawall adjacent to property. They will be refurbishing and painting ladders, which are being stored at the DPW currently.
  - 2023 the State will be repairing US31 Bridge. In preparation for this, City applied for funds to improve the Maple Street Bridge. Mechanical/Electrical tests are planned for tomorrow. Discussed detour route.
- City Manager
  - Reviewed boat launch revenue and need for machine replacement at the First Street launch in a few years. Other expenses discussed.

#### **NEW BUSINESS**

- Commissioner Lindeman asked about the Marina Manager's plans to retire – unsure.
- Discussed people experiencing homelessness choosing to sleep in Marina restrooms.

#### **PUBLIC COMMENTS**

- None.

#### **OTHER COMMENTS**

- Commissioner Boehm advised Board that this would be his last meeting – no longer living in the area permanently.

#### **ADJOURNMENT**

Next meeting is scheduled for August 17, 2021, at 1:00 p.m. in the Second Floor Conference Room, City Hall, 70 Maple Street, Manistee, Michigan.

*MOTION* to adjourn by Tom Swedenborg, second by Fritz Boehm at 1:50 p.m.

*Kelly McColl*  
Recording Secretary

**BOAT LAUNCH REVENUES****2012 - 2013 Rate Structure: \$5 / Daily, \$35 / Seasonal****2013 - 2019 Rate Structure: \$10 / Daily, \$40 / Seasonal****2020 - Current Rate Structure: \$10 / Daily, \$45 / Seasonal****2021 BOAT LAUNCH REVENUE**

	PRESEASON	MAY	JUNE	JULY	AUGUST	SEPT/OCT	TOTALS
Seasonal Permits	76 = \$3,420	31 = \$1,395	135 = \$6,075	118 = \$5,310	0 = \$0	0 = \$0	<b>0 = \$0</b>
Daily Permits	24 = \$240	19 = \$190	218 = \$2,180	291 = \$2,910	0 = \$0	0 = \$0	<b>0 = \$0</b>
<b>Annual Total</b>							<b>0 = \$0</b>

**2020 BOAT LAUNCH REVENUE**

	PRESEASON	MAY	JUNE	JULY	AUGUST	SEPT/OCT	TOTALS
Seasonal Permits	16 = \$720	111 = \$4,995	89 = \$4,005	51 = \$2,295	125 = \$5,625	10 = \$450	<b>402 = \$18,090</b>
Daily Permits	0 = \$	101 = \$1,010	154 = \$1,540	233 = \$2,330	592 = \$ 5,920	260 = \$2,600	<b>1340 = \$ 13,400</b>
<b>Annual Total</b>							<b>1,742 = \$ 31,490</b>

**2019 BOAT LAUNCH REVENUE**

	PRESEASON	MAY	JUNE	JULY	AUGUST	SEPTEMBER	TOTALS
Seasonal Permits	69 = \$2,760	62 = \$2,480	129 = \$5,160	46 = \$1,840	152 = \$6,080	17 = \$680	<b>475 = \$19,000</b>
Daily Permits	0 = 0	19 = \$190	144 = \$1,440	34 = \$340	335 = \$3,350	319 = \$3,190	<b>851 = \$8,510</b>
<b>Annual Total</b>							<b>1,326 = \$27,510</b>

**2018 BOAT LAUNCH REVENUE**

	PRESEASON	MAY	JUNE	JULY	AUGUST	SEPTEMBER	TOTALS
Seasonal Permits	89 = \$3,560	144 = 5,760	79 = \$3,160	98 = \$3,920	173 = \$6,920	7 = \$280	<b>590 = \$23,600</b>
Daily Permits	15 = \$150	75 = \$750	92 = \$920	121 = \$1,210	695 = \$6,950	237 = \$2,370	<b>1,235 = \$12,350</b>
<b>Annual Total</b>							<b>1,825 = \$35,950</b>

**2017 BOAT LAUNCH REVENUE**

	PRESEASON	MAY	JUNE	JULY	AUGUST	SEPTEMBER	TOTALS
Seasonal Permits	42 = \$1,680	148 = \$5,920	79 = \$3,160	99 = \$3,960	146 = \$5,840	19 = \$760	<b>533 = \$21,320</b>
Daily Permits	0	86 = \$860	101 = \$1,010	226 = \$2,260	534 = \$5,340	290 = \$2,900	<b>1,237 = \$12,370</b>
<b>Annual Total</b>							<b>1,770 = \$33,690</b>

**BOAT LAUNCH REVENUES****2012 - 2013 Rate Structure: \$5 / Daily, \$35 / Seasonal****2013 - 2019 Rate Structure: \$10 / Daily, \$40 / Seasonal****2020 - Current Rate Structure: \$10 / Daily, \$45 / Seasonal****2016 BOAT LAUNCH REVENUE**

	<b>PRESEASON</b>	<b>MAY</b>	<b>JUNE</b>	<b>JULY</b>	<b>AUGUST</b>	<b>SEPTEMBER</b>	<b>TOTALS</b>
Seasonal Permits	113 = \$4,520	63 = \$2,520	102 = \$4,080	91 = \$3,640	159 = \$6,360	35 = 1,400	<b>563 = \$22,520</b>
Daily Permits	41 = \$410	72 = \$720	106 = \$1,060	229 = \$2,290	732 = \$7,320	383 = 3,830	<b>1,563 = \$15,630</b>
<b>Annual Total</b>							<b>2,126 = \$38,150</b>

**2015 FIRST STREET BOAT LAUNCH REVENUE**

	<b>PRESEASON</b>	<b>MAY</b>	<b>JUNE</b>	<b>JULY</b>	<b>AUGUST</b>	<b>SEPTEMBER</b>	<b>TOTALS</b>
Seasonal Permits	84 = \$3,360	69 = \$2,760	78 = \$3,120	106 = 4,240	109 = \$4,360	52 = \$2,080	<b>498 = \$19,920</b>
Daily Permits	31 = \$310	39 = \$390	64 = \$640	219 = 2,190	338 = \$3,380	459 = \$4,590	<b>1,150 = \$11,500</b>
<b>Annual Total</b>							<b>1,648 = \$31,420</b>

**2014 FIRST STREET BOAT LAUNCH REVENUE**

	<b>PRESEASON</b>	<b>MAY</b>	<b>JUNE</b>	<b>JULY</b>	<b>AUGUST</b>	<b>SEPTEMBER</b>	<b>TOTALS</b>
Seasonal Permits	35 = \$1,400	113 = \$4,520	95 = \$3,800	126 = \$5,040	159 = \$6,360	22 = \$880	<b>550 = \$22,000</b>
Daily Permits	0	65 = \$650	100 = \$1,000	198 = \$1,980	687 = \$6,870	255 = \$2,550	<b>1,305 = \$13,050</b>
<b>Annual Total</b>							<b>1,855 = \$35,050</b>

**2013 FIRST STREET BOAT LAUNCH REVENUE**

	<b>PRESEASON</b>	<b>MAY</b>	<b>JUNE</b>	<b>JULY</b>	<b>AUGUST</b>	<b>SEPTEMBER</b>	<b>TOTALS</b>
Seasonal Permits	39 = \$1,365	78 = \$2,730	54 = \$1,890	104 = \$4,160	224 = \$8,960	23 = \$920	<b>522 = \$20,025</b>
Daily Permits	14 = \$70	137 = \$685	109 = \$545	199 = \$1,990	734 = \$7,340	285 = \$2,850	<b>1,478 = \$13,480</b>
<b>Annual Total</b>							<b>2,000 = \$33,505</b>

**2012 FIRST STREET BOAT LAUNCH REVENUE**

	<b>PRESEASON</b>	<b>MAY</b>	<b>JUNE</b>	<b>JULY</b>	<b>AUGUST</b>	<b>SEPTEMBER</b>	<b>TOTALS</b>
Seasonal Permits	31 = \$1,085	89 = \$3,115	69 = \$2,415	150 = \$5,250	96 = \$3,360	8 = 280	<b>443 = \$15,505</b>
Daily Permits	0	114 = \$570	137 = \$685	687 = \$3,435	1,279 = \$6,395	626 = \$3,130	<b>2,843 = \$14,215</b>
<b>Annual Total</b>							<b>3,286 = \$29,720</b>