

**City of Alpena**  
**Harbor Advisory Committee**  
**Regular Monthly Meeting**  
**4:30 p.m., Thursday, October 7, 2021**

**This meeting will be in person at City Hall in the Council Chambers.**

**The packet for this meeting can be found on our website at:**  
**[https://www.alpena.mi.us/government/city\\_boards\\_2/HAC\\_meeting\\_agendas\\_and\\_minutes.php](https://www.alpena.mi.us/government/city_boards_2/HAC_meeting_agendas_and_minutes.php)**

The public is welcome to alternately join the meeting from your computer, tablet or smartphone.

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**Agenda**

CALL TO ORDER

ROLL CALL

APPROVAL OF AGENDA/ MODIFICATIONS

APPROVAL OF PRIOR MEETING MINUTES-September 2, 2021

BUSINESS:

1. Presentation by Huron Pines – *Samantha Nellis*
2. Master Plan – *Eric*
  - a. *Master Plan Review – Eric*
  - b. *User Survey Results – Eric and Shannon*  
<https://www.surveymonkey.com/results/SM-ML5RCQSD9/>
3. Marina Pride- *Committee*

4. Critical Issues – *Shannon*  
a. *Reevaluation Results*

HARBORMASTER'S REPORT

- Fish Cleaning Station Painting and Cleaning
- Goose Cleanup
- Prentiss Street Road Construction
- Gas Dock Hours

PUBLIC COMMENT

MEMBER COMMENTS

STAFF COMMENTS

NEXT MEETING:     Date: November 4, 2021  
                             Topics for Discussion: Master Plan

ADJOURNMENT

# **City of Alpena Harbor Advisory Committee**

## **Meeting Minutes 4:30 p.m., Thursday, September 2, 2021**

The meeting was called to order at 4:30 p.m.

Committee members present: Ed Retherford, Al Moe, Wayne Lewis, Tanner Kostelic, Jason Luther, Jeremy Winterstein

Committee members absent: Don LaBarre, Steve Wilson

Staff present: Shannon Smolinski, Rachel Smolinski, Steve Shultz, Cassie Stone

Others present: Eric Szymanski (NEMCOG)

Others absent: Anne Gentry (DDA)

APPROVAL OF AGENDA –Motion by Lewis, Second by Moe, Motion carried.

APPROVAL OF MINUTES - August 3, 2021 -Motion by Retherford, Second by Lewis, Motion carried.

### **BUSINESS:**

#### **1. Master Plan -**

a. Charette Results- There seemed to be a few new ideas but a lot of the same things that were previously discussed. The idea of bringing in items from the lighthouse seems like it would be more work than what its worth as far as maintenance and the possibility of vandalism. Having a service group to maintain might be the way to do if brought up in the future. There were mixed feelings on the bathrooms down there that might be a security concern. If the bathrooms are open to all public there is more of a chance that it will not be maintained or cleaned enough. Spider control was also a concern. Shannon added that she is looking into using Neem Oil to spray on spiders to see if it will help. Still working on Wi-Fi improvements. Probably will not have until this Spring. To figure out what would be beneficial to putting in culverts that run into the marina would be to first test the water quality by doing a study of water temperature and nutrients to find out what the issue is with the water quality within the marina. This study could possibly be completed by working with a Watershed

Organization. Shannon is going to look into finding any documentation on the existing culverts and possibly just getting them cleaned.

b. Master Plan Review – Eric stated that Chapters 1 & 2 will be ready for the next HAC meeting. Chapter 1 will be the introduction, including nearby amenities and boater's market analysis. Chapter 2 will be the executive summary which will include overall goals.

c. User Survey Results – There was only 23 responses which was discouraging given that over 270 post cards were sent out to users of the marina.

2. Operations Updates –

a. Winter Storage Agreement – HAC members agreed that everything looked ok on the Winter Storage Agreement.

b. Slip Rental Agreement – No sailing into the harbor unless you have auxiliary power needs to be added in. Wording also needs to be changed regarding not being able to use on-board toilet facilities while in the marina. Changing it to boater's are encouraged to use facilities available at the marina. Additionally, trailers are not allowed to be stored in the parking lot and must be stored offsite. The city will relocate the trailers at no charge.

c. MDNR/CAMIS – It has been highly recommended the city use the CAMIS system. This includes boat slips, gas, ice, etc. Employees and dockhands are getting trained on how to use the system. The Department of Treasury has not been very happy with the reporting that they have been previously receiving. Currently still trying to keep the house accounts at the marina as there are several people that are still using them. The marina will keep a credit card on file for the people and the card will be charged after so many days if it's not paid.

d. Clean Marina Program – Catch basins must be marked as part of the Clean Marina Program. The (M) sections in the certification checklist all must be 100 %, either non applicable to us or yes. The next section is recommendations where we will have some wiggle room. In order to get the certification, the marina needs to be at 75%. Members are asked to go through the list and find out what is important to them and what is not to be able to reach the

75%. Currently working on a recycling program for the used oil. Being a Clean Marina Program will save the City \$1500.00 a year on insurance.

e. Nine Miles/Nine Reasons – Members are asked to supply nine reasons for every nine miles on why to come into the marina which will eventually be available on a website as part of a marketing campaign to get the word out on what Alpena has to offer. Shannon is meeting with Mary Beth at the Convention Center in January.

3. Marina Pride – Members agreed it would be a good idea to push forward and try to reach out to people to form a volunteer committee and get them together to introduce upgrades that need to be done around the marina. A possible press release could go out through the media asking for help. An email could be sent out to all of the people that attended the charette at the Yacht Club to see who would be interested in contributing to marina updates. Garden Club is planning on finishing up the wall at the marina for their next project.

4. Critical Issues

a. Reevaluation – Shannon would like a member or two from the committee to do a walkthrough with Rachel at the marina in the near future to generate a new critical issue list for concerns that need to be addressed. Moe volunteered and possibly Retherford.

PUBLIC COMMENT: None

MEMBER'S COMMENTS: Moe questioned if Arlee and Reed are still going to be doing mechanical work at the marina. As part of their agreement this year they will have the ability to work in Bay 3 rent free for this season. Retherford asked what is being done with the materials in the store? Shannon stated that Rich is planning on having a out of business sale at the store sometime after Labor Day. Moe asked what the plan is for the retail part of the marina. Shannon stated this winter she will be getting with Mike Mahler and inquiring on what the fair market value for lease on the building and sending out a request for proposals for interested parties to run different sections of the marina in the space that is available.

STAFF COMMENTS: None

NEXT MEETING: Set for October 7, 2021 at 4:30 p.m.

ADJOURNMENT: Motion by Retherford, Second by Kostelic

# Marina Master Plan 2021-2025

City of Alpena



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DRAFT

## Acknowledgements

### Harbor Advisory Committee

Al Dean Moe  
Ed Retherford  
Wayne Lewis  
Steve Wilson  
Tanner Kostelic  
Donald LaBarre  
Jason Luther  
Jeremy Winterstein

Staff: Shannon Smolinski, Harbormaster  
Staff: Jason Zaske, Tech II  
Staff: Kelton Schlueter, Tech II  
Staff: Additional Dockhands??

### Planning Commission

Steve Gilmore  
Claire Kostelic  
Paul Sabourin  
Randy Boboltz  
Matthew Wojda  
Clayton VanWagoner  
Gretchen Kirschner  
Diane Baur  
Christie Werda

### City Council

Matt Waligora  
Cindy Johnson  
Danny Mitchell  
Mike Nowak  
~~Amber Hess~~ Replacement?

City Manager: Rachel Smolinski  
City Mayor: Matt Waligora

Any additional acknowledgements?

### Prepared with assistance from:

Northeast Michigan Council of Governments  
80 Livingston Boulevard  
P.O. Box 457  
Gaylord, Michigan 49734  
[www.nemcog.org](http://www.nemcog.org)

## (Table of Content)

(Compile Table of Content when completed use styles & headings)

Chapter 1 Purpose & Goals

Chapter 2 Site Location & Operations

Chapter 3 Boating Market Analysis (include financial performance section)

Chapter 4 Summary of needs (Charrette info, feedback, etc)

Chapter 5 Development Standards & Process (Chart including; Project Schedule, Responsible Parties)

Chapter 6 Grant Resource Summary

Does the city want a Summary of Grant Resources available?

# Chapter 1

# 1

## Purpose & Goals

### Focus of Marina Plan

The Harbor Master, Harbor Advisory Committee, City Council, City Staff, and designated committees or commissions shall work closely with the Marina Plan to ensure the marina planning effort fits the community's specific planning needs. The Marina Plan addresses different scenarios to produce a summary of the public input and provide a prioritized list of potential improvements.

### Goals

The City of Alpena Marina Master Plan builds upon the City's goals for a vibrant multi-use Northeastern Michigan Marina that celebrates a vast maritime history and culture, while providing for the Marinas future needs.

1. **Connect with the Community:** The City of Alpena shall strive to grow partnerships that can benefit both the City of Alpena Marina and its residents. Connecting and reconnecting with the community can help overcome many barriers through outreach and education.  
  
 Is partnership part of connecting with the community of should it be another goal?
2. **Marina Marketing:** As cities grow marketing has become an integral part in the growth of communities. Many things can be achieved through marketing. The City of Alpena should use marketing to showcase its greatest assets in connection with the City of Alpena Marina.
3. **Provide Financially Sound Development:** The Master Plan recognizes that a successful project must be economically sustainable and financially sound. The Master Plan requires that new development funds and construction of public facilities and services are needed to serve the Master Plan, achieve general objectives, and avoid any financial impact on the City's ability to provide services to the rest of the City. This document will look to guide development at the City of Alpena

Marina. The city should look to assure that the Capital Improvements Plan aligns with the City of Alpena Marina's current goals and initiatives.

#### 4. **Create a Dynamic Multi-Use Marina for Everyone:**

The City of Alpena should invest in innovative ways to assure that the City of Alpena Marina is a Multi-Use Facility accommodating for many boating and non-boating activities.

#### 5. **Recreate, Re-use, and Redevelop**

**Infrastructure:** A lot of what sets the City of Alpena Marina apart from other marina's is the current infrastructure. The City of Alpena should obtain creative ways to recreate, reuse and redevelop infrastructure meanwhile obtaining the same Marina assets that citizens, residents and visitors have all grown to love.

#### 6. **New Development??** Does the City have development standards? For example if a project exceeds \$50,000 are we requiring evaluation or a feasibility and future maintenance cost study/examination. Is that something that the City would want?



# Chapter 2

## 2

## Site Location & Context

### Site Location

The City of Alpena Marina is located adjacent to Bay View Park on beautiful Lake Huron in Thunder

Bay at 400 East Chisholm Street; Channel: 45° 03' 32" N 83° 25' 17" W Radio Channel: 9. The City Marina is the only full service marina in the area. It provides visitors and residents with all necessary, boating-related services, including a fueling station, 35-ton boat hoist, fish cleaning station, boaters' restrooms, a marina store, and marine repair facilities. The City Marina contains 58 seasonal and 77 transient boater slips. Courtesy docks, a launch ramp and broadside moorage are also available.

The city participates in the State Central Reservation System. Under this system transient boaters are able to reserve dockage at the Marina on specific dates via a centralized, statewide system. Twenty-seven (27) transient slips are available for reservation through this system.



## History

In 1872, the harbor came under federal jurisdiction. The federal system of distributing funds to maintain the nation's harbors depended greatly on political pressure that an area exerted. Alpena had little political pressure during that era, often leaving the harbor neglected. However, during this time it served between 1,500 and 2,000 boats annually. In 1924, a break wall was completed at the mouth of the Thunder Bay River, alleviating most of the silting and shifting sand bar conditions. In 1936, three distinct dredging projects were completed. The break wall extended out twenty-one (21) feet, Fletcher Plant to the mouth of the Thunder Bay River eighteen (18) feet and turning basin fifteen (15) feet. The completion of the new Second Street bridge in 1939 opened the upper river to larger ships. Alpena's shipping traffic and/or passenger traffic grew due to a growing stone industry centered around Huron Portland Cement Company and the Wyandotte Chemical Company.

Alpena in the mid 1800's saw growth through fishing and logging. The logging peak in Alpena was from 1836 through 1921. In the early 1900's Alpena transitioned to manufacturing, mining, and concrete block making technology. Throughout much of Alpena's History many of the industries that contributed to the early growth of Alpena such as fishing, manufacturing, and concrete technology persist to this day.

In 2000 the National Oceanic and Atmospheric Administration (NOAA) designated the Thunder Bay National Marine Sanctuary as the nation's first national marine sanctuary in the great lakes, is the first freshwater sanctuary in the nation and is home to over 200 shipwrecks.



## Marina Onsite Amenities

- Dockside water hook up
- Dockside electric (30 & 50amp)
- Gasoline and diesel sales
- Pump-out services
- Fish Cleaning Station
- Boat Launch (daily or yearly rates)
- Ice
- Boater's Restroom and Showers
- Boat Hoist
- Dog Run
- Day Use Dockage
- 24-hour Security
- Grills/Picnic Tables
- Marine Supplies



## Marina Operations & Services

The City of Alpena is in full operation from April 15 to October 31. Dockhands are available 7-days a week from 8am-8pm for anyone looking for services such as pump-out service, gasoline and diesel sales and additional accommodating dockside services. The City Marina has a storage, maintenance and repair facility that also offers marine supplies for sale. The Marina operates and maintains the boater's restrooms, showers, and boater's lounge.

## Nearby Amenities

**Bay View Park:** is one of the City's largest developed parks with multiple year round uses located on Lake Huron. It contains four tennis courts, three basketball courts, and a multipurpose open lawn area. There is an area of shoreline, space for picnics and an

open field for low profile activity. There is the Fine Arts Band shell, which is used for summer band concerts, community celebrations and by various groups for other occasions. A fenced, fully equipped children's playground was developed by and is maintained in partnership with the Alpena Kiwanis Club. Public restrooms are located on ???Harbor Drive???. The Bi-Path runs through the park and connects the part to other recreation areas.

**Alpena Yacht Club:** The Alpena Yacht Club is situated across from the Marina within the Bay View Park and is located at 250 Prentiss Street. The Alpena Yacht Club has ample seating for meeting, dinners, and special activities. The Yacht Club has expanded its kitchen to easily accommodate club members and guests in catered events. The Yacht Club is a private club that provides a wide variety of recreational activities for members and guests.

**Downtown Alpena:** The City Marina sits nestled less than a three-quarter (3/4) of a mile from downtown Alpena. Downtown Alpena is a regional hub of Northeast Michigan for food, arts, history, and culture. Downtown is home to a diverse and vibrant set of nearly 200 businesses, including art galleries, a year-round professional theater, a winery, the only nationally recognized Marine Sanctuary Located on the Great Lakes and a variety of offices, restaurants, bars, and shops.

**Thunder Bay Marine Sanctuary:** The National Oceanic and Atmospheric Administration (NOAA) designated the Thunder Bay National Marine sanctuary as the first sanctuary in the Great Lakes on October 7, 2000. Following a decade of support from partners and the local community, the boundaries of the Thunder Bay National Marine Sanctuary were expanded in 2014. The great Lakes Maritime Heritage Center contains over 10,000 square feet of exhibit space, offering additional glass bottom boat tours of past shipwrecks. The Thunder Bay National Marine Sanctuary continues to protect the rich maritime history on the Great Lakes

**??Thunder Bay Art Center:**

**??Thunder Bay Theatre:**

**Thomas Stafford Dog Park:** The Thomas Stafford Dog Park is located behind the Alpena Post Office at North Riverfront Park and opened in 2018. The park provides a completely fenced in beautiful view of the Thunder Bay River including benches, water spigot, mutt mitts, garbage receptacles and plenty of tunnels and play spaces.

**Jesse Besser Museum??**

**Mich-e-kewis Park??**

**Thunder Bay Theatre??**

**Thunder Bay Art Gallery???**

**Additional Nearby Amenities to focus? Addition of Photos to Areas?** (This is not to substitute marketing, advertising, etc. It is meant to be for any newcomer who may have come across the Master Plan and wants a brief summary of the city's best assets. )

**Include contact information for Harbormaster, Chamber of Commerce & DDA? Any Additional?**

(Insert Map indicating City Boundaries or amenities?)

# Chapter 3

## 3

## Boating Market Analysis

### Basis for Market Analysis

There were 11.82 million boats registered in the 50 states and the District of Columbia in 2018. Including about 7.76 million open power boats, 1.38 million PWC's, and 989,000 pontoon boats. States with the largest number of registered boats were Florida (925,000), Minnesota (819,000) and Michigan (795,000). Hawaii (12,000), Wyoming (27,000), and Vermont (29,000) had the least number of registered boats.

There were 25.22 million boats owned in 2018 calculated as either in the state of registration or state of storage for boats not required to be registered. There were almost 7.76 million open power boats, 7.56 million kayaks, 2.54 million boats that are rowed, and 2.42 million canoes. There were about 13.33 million human-powered boats, including kayaks, rowed boats, canoes, and paddle boards. Michigan (1.73 million) had the largest number of boats followed by Florida (1.71 million) and New York (1.33 million).

The data provided by the National Recreational Boating Safety Survey shows Michigan as a leader in boating and water related activities. Michigan boasts the 3<sup>rd</sup> highest number of registered boats in the United States which further indicates a vast market for boating activities in Michigan. Michigan stands as the leader for boats not required to be registered such as kayaks, row boats, paddle boards, etc.

Statistics: United States Coast Guard Boating Safety Division Published: October 2020

[Microsoft Word - NRBSS- Exposure Survey Final Report October 28 2020 \(ymaws.com\)](#)

Data: National Marina  
Manufactures Association

## Regional Boaters Market

The table below shows information on the existing marinas that border Lake Huron in the Northeast Michigan Region Boater's Market.

<u>Location</u>	<u>Marina</u>	<u>Seasonal Slips</u>	<u>Transient Slips</u>
Alpena County	City of Alpena Municipal Marina	58	77
Presque Isle County	Presque Isle Harbor	30	90
	Roger City Marina	72	51
Cheyboygan County	Cheyboygan Village Marina	21	20
	Walstrom Marine	21	20
	Cheyboygan County Marina Straits State Harbor	(Call) 20	116
Alcona County	Harrisville Municipal Marina	26	46
Iosco County	East Tawas State Harbor	80	60

Notes:

1. Information listed above may include slips that are non-serviceable at the moment. Such as slips damaged by high water levels.

(Possibly add full service, private vs public, Max LOA, Total, full service, or additional checkboxes.)

The market for transient slips and seasonal slips is difficult to accurately determine due many factors. The Novel Coronavirus (2019-NCoV) affected seasonal slips, transient slips, marina operations and marina statistics in 2020. There is also lack of specific data on transient boat traffic that would travel to the City of Alpena.

If we assume that the City of Alpena Marina has a 60 day peak boating season with an average occupancy rate of 70%. That being 3,240 boating days or 54 occupied slips per month. The Alpena MSWC transient boat berthing rate of \$29 per day for boats of 32 feet LOA, it can be estimated marina slip rental income from transient boats at \$93,960 per season or \$1,740 per transient slip season.

For comparison, if these same 54 seasonal slips or 3,240 boating days for a boat at 32-foot LOA were leased as seasonal slips at the market rate of \$1,350 for the season it can be estimated to generate \$72,900 per season. Thus, we can see an incentive for private marinas to provide transient slips in this market. However, trends show that private marina operators will only accommodate

transient boats when their seasonal slips are temporarily vacated. With the short boating season in Lake Huron, economics dictate that private marinas will not provide transient slips in numbers.

The City of Alpena has a keen spot in the market offering seasonal slips at a slightly lesser rate than transient slips with the marina at about 75% seasonal slip capacity. Meanwhile, the City of Alpena Marina offers 77 transient slips for those new to the area or for those wanting to see what Alpena has to offer.

### **Market Analysis Impact on Economy**

Estimating that powered transient boats each carry on average 2.25 people and each boat spends approximately \$50 per person per day in port (not including fuel, boat maintenance, or outside recreational fees, etc.) it can be estimated an annual direct contribution to the downtown and surrounding area of at least \$364,500 to the City of Alpena economy. Assuming an average regional Economic Impact Analysis for Planning multiplier of 1.6 for this direct income, we can estimate a direct and indirect economic contribution totaling over \$583,200 to the City of Alpena community from these 54 transient slips.

### **City of Alpena Marina Boat Launch**

The City of Alpena municipal boat launch on 400 Chisholm St is the only boat launch with a hard-surface ramp with sufficient water depth on Lake Huron to accommodate all trailerable watercraft (minimum of 2.5-3 feet deep at the distance of 20 feet from shore). The nearest similar hard-surface boat launch marina is located in Presque Isle County approximately 30 miles north.

At a launch fee of \$7, and annual launch revenues of approximately \$1,750, it is estimated that at least 250 boats are launched at this facility using daily passes per season. Another 50-100 launch passes are sold seasonal at a rate of \$50 per season totaling around \$5,000. Assuming a 100 day peak season for daily launch 12 boats per day paying for daily launch at this facility it would total \$8,400.

### **City of Alpena Seasonal Slip Summary**

The City of Alpena Seasonal Slip occupancy sits at around 75% of the total 58 seasonal slips. The approximately 44 seasonal slips should generate anywhere from \$59,400 to \$137,280. The City of Alpena should look to track the rates of occupancy in the future as an increase of just two new seasonal slips owners per year would put the City of Alpena close to full capacity within ten years.

**City of Alpena Financial Summary Reports (include charts that show budget vs expenses for the marina)**  
**What would the City like to see for Financial Summary Reports?**

This section could be a great reference for future projects if done right. Could include budget vs expense graphs, projection charts, Capital Improvement expenditures, etc.

### Financial Recommendations

1. The City of Alpena should consider charging seasonal slip fees and boat launching fees in accordance with the market demand and cost of maintenance. The City should assure market demand and operating costs are being met by working with Michigan State Waterway Commission (MSWC) to either increase or decrease fees transient fees based on statistical data.
2. The city should also work with MSWC to evaluate seasonal changes in transient rates. The city should look to should have
3. boat launch fees that support the total cost for boat launch maintenance.
4. The City of Alpena may want to limit expenses as it related to fixed docks. The city should look to replace the current 12 fixed docks with adjustable docks with a cost approximation of \$15,000 per slip or a total of \$175,000 in coordination with the Michigan State Waterway Grant Program. The City should look to work with MSWC Grant Program with hopes to fund %50 of this replacement cost, the city cost share would be approximately \$87,500.
5. The City of Alpena should look to assure that any new construction be analyzed for feasibility and future maintenance costs of the project(s).



## Critical Issues Walkthrough

1. **Dead trees near Yacht Club – East Side**
  - Our marina techs have already removed the definitely dead birch from this area. I am holding to see if the other trees make a comeback in the spring before I remove the rest of them. I hate to remove so many nice shade trees unless I really do not have a choice.
2. **Clean, repaint benches on Prentiss**
  - They have been added to our fall power washing list.
3. **Privacy hedge? Around near powerhouse on Prentiss**
  - See below
4. **Rachel: Ask Shannon about old power building**
  - I am in the process of evaluating the need for this building to stay. Currently we use it for storage, but with us having access to the shop area, I can relocate the items to this shop area. My thought is to demo this building this fall unless someone has a reason I cannot.
5. **End of Prentiss drain where culvert is (old entrance to harbor)**
  - Still researching this. I know the culverts are there, but I do not have any record of where or the condition. We may have to hire a diver to evaluate them and make a plan from that point.
6. **Little Free Library support reset**
  - Kelton looked at the Little Library over this last weekend and has a plan on how to fix it.
7. **Painting, clean and straighten light poles**
  - I am going to hold until spring when we do the bollard project on the breakwall. That way we can pick the best of the lights and only paint the ones we must.
8. **Straighten signage**
  - On the fall list.
9. **Red colored walkway resealed**
  - Goodrich Asphalt and Sealing is trying to locate the red sealer. At this point, it will be a spring project.



## Critical Issues Walkthrough

### 10. Pedestals

- Pedestals will need to be a multiyear replacement project. The current price is \$2,500 for just the new pedestal. Installation will be additional. My thought is it will need to be a project much like the dock boards where we budget across several years and fix the worst ones each year.

### 11. Styrofoam under decks

- I will need some insight to what you need/want here.

### 12. Loose board walk (Slip 17,13,10)

- The boards will be repaired as the power washing is done this fall. We are waiting for the boats to start moving out to begin this.

### 13. Grass growing

- I will need some insight to what you need/want here.

### 14. Sprinkle systems clean out. Big hole nearby

- I will need some insight to what you need/want here.

### 15. Concrete pads trip hazards near Great Lakes Dive Charter Boat, all around

- The trip hazard by the dive boat will be fixed as part of the potable water project. I'm holding the other trip hazards until spring to see where we are in the budget. If I have capital money left over, I will set up to fix multiple areas of concern.

### 16. Harbor lift – paint

- I have a price from Arlee and Reid to paint the lift next summer. I will add it to the CIP to see if we can procure funding to have it done.

### 17. Dump area (gate, clean up debris)

- I am waiting until all of the boats are out of the area, then we are cutting down the cedars/trees. After that, we will evaluate the need for the fenced area.

### 18. Marina building façade work

- I have a reasonable price to side the marina building. I have been looking into options for funding the project. If not, it will become a CIP project for next year.



## **Critical Issues Walkthrough**

### **19. Loose posts near marina building**

- I have ordered the brackets and fasteners for the project. They should be ready in two weeks. Again, I am waiting for the boats to be gone so I can go along with the pontoon and make the repairs.

### **20. Outlet exposed on waterfront**

- I will get it on the fall list to replace the face plates if these outlets.

### **21. First floating dock cleanup (and)**

### **22. Floaters power wash**

- I'm thinking you are talking about power washing like we did the transient floaters. This is on the schedule for fall and spring to have all the docks power washed, loose boards repaired and fenders secured.

### **23. End of floating spuds missing**

- We will need to make a decision about where this project will fit in the multiple critical repairs and budget for the project.

### **24. Day docks repair – See above**

### **25. Flagpole repaint**

- We do not have the equipment to reach high enough to do this project. I am looking into finding an option.

### **26. Signage by boat launch- fix consolidate**

- This will be part of a larger wayfinding project in the future. If we continue with the current standard, we will install one of the metal arched signs that NOAA and the DNR have all over town.

## **BOATERS LOUNGE**

### **27. Paint, wall décor**

### **28. Pride committee**

- I am hopeful we can start a Marina Pride Group who will undertake this project. I am still hopeful we can find a little funding to make this project happen before spring.



## Critical Issues Walkthrough

### MAIN FLOATING AREA

#### 29. Rub rail near gas and pump on spuds

- I have had a suggestion of the bumper balls on these spuds. Comment/Suggestions?

#### 30. Gas pumps clean up

- I will need some insight into what you want/need here

#### 31. Ice machine

- I will need some insight into what you want/need here

#### 32. Paint, clean up dock house

- River and I want to paint the door nautical red next spring. I would like to order two more cases of the same flooring we use in the boaters' lounge to redo the flooring in the dock house. I would also like to investigate a large "photo" for the face of the counter to dress that area up as well. I think a cool old photo of the lumber mills that originally occupied the harbor would be great. Sepia colored on a tin backing possibly.

### FISH CLEANING STATION

#### 33. Paint walls

- I have found a two-part epoxy paint and primer for the walls. Farmers use it in milking parlors. It has been on the walls of the milk house at the family farm since the '80's and has held up well.

#### 34. Rusted materials

- We will try to wire wheel and paint the medal hatch covers for a quick fix, but I think, long term, they will need to be replaced.