

MICHIGAN STATE WATERWAYS COMMISSION
Metro Beach Metropark
Welsh Activity Center
31300 Metropolitan Parkway
Mt. Clemens, MI (Harrison Twp.)
October 8, 2010

A regular meeting of the Michigan State Waterways Commission was called to order by Chairperson Janet Mansfield at 10:00 a.m. on October 8, 2010 at the Welsh Activity Center in Mt. Clemens, Michigan. The following Commissioners were present:

Janet Mansfield, Chairperson
Curtis Hertel, Sr.
Gary Marowske

Commissioner Brown was excused.
Commissioner Bryanton was absent.

PUBLIC APPEARANCES

Special Recognition for Carol Oakley

Two special plaques were designed to recognize Commissioner Carol Oakley for her diligent service, leadership, and contributions as a member of the Michigan State Waterways Commission. The plaques will be mailed to Commissioner Oakley as she was unable to attend the meeting.

Written Correspondence

There was no written correspondence.

Appearances (Non-agenda items)

Mr. James Sarna from Brighton addressed the Commissioners regarding his concerns at the Traverse City Marina. He provided a handout that included comments on how the marina is being operated. He states that the swimming area is underutilized and they he cannot use the parking lot during Cherry Festival week. Mr. Jason Fleming stated that Department of Natural Resources and Environment (DNRE) law enforcement cruises the swimming area, and that the DNRE is looking into resuming audits for grant-in-communities.

MINUTES

Minutes for the meeting of August 13, 2010 minutes will be approved at the December Michigan State Waterways Commission meeting.

Mr. Paul Petersen thanked Mr. Mike Arens and Mr. Jim Pershing with Huron Clinton Metropark Authority for hosting this meeting and allowing the Commission to utilize its facilities. The Commissioners and DNRE staff were given a tour of the South Beach Marina prior to the meeting. The Marina was partially funded with Waterways funds (state amount was \$2,350,000 and the HCMA amount was \$2,350,000).

OLD BUSINESS

Project Status Report

Mr. Paul Petersen provided the Marina/Harbor updates as follows:

Harbors:

- Detour State Harbor in Chippewa County: There was an open house held at the harbor to reveal the proposed design for the harbor. DNRE staff and consultants were there to answer any questions or concerns that the public may have had regarding this project. The overall comments received were very positive regarding the upcoming improvements.
- Manistee Municipal Marina in Manistee County is a grant-in-aid community. This project is to construct a new marina building. The completion date has been pushed back to resolve some utility issues.
- Petoskey Municipal Marina in Emmet County is a grant-in-aid community, and is under construction with a new pier, utilities, and a new marina building. A completion date of December, 2010 is anticipated.

Mr. Jordan Byelich provided the Boating Access Site (BAS) updates as follows:

Boating Access Sites (BAS):

- Crystal Lake Boating Access Site in Benzie County is a state facility. After several years of litigation, a settlement was reached, and construction began this summer on a new boating access site. Following Benzie County Road Commission standards, the DNRE began this project by reconstructing the Mollineaux Road intersection at M-115. This project has an approximate cost of \$1.2 million.
- Port Austin Boating Access Site in Huron County is a state facility, and is nearly complete. This cost of this project is approximately \$1.2 million. Ms. Vicki Anthes and other DNRE staff met with Port Austin Village representatives to address their concerns. The revised plans met the Village's expectations for a much-reduced cost estimate.
- Muskellunge Lake Boating Access Site in Montcalm County is a state facility. This project includes parking lot paving, sidewalk construction, and site restoration. This is a \$100,000 project and it is near completion.

- Camp Lake Boating Access Site in Kent County is a state facility. This project consisted of parking lot paving, sidewalk construction, and site restoration. The cost of this project is \$110,000. This project is nearly complete.
- Deer Lake Boating Access Site in Marquette County is a brand new state facility. DNRE field crews are constructing this site. This project was funded with Waterways money, and money received from a settlement agreement.
- Big Pine Island Lake Boating Access Site in Kent County is a state facility. This project consisted of paving, sidewalk construction, and site restoration. The completion date for this project is this fall. The cost for this project is approximately \$100,000.
- Jones Landing Park BAS in Emmet County (Bear Creek Township/Walloon Lake) is a grant-in-aid community. This site was originally a road ending access area to the lake. The project consists of a pavilion, restroom facility, ramp reconstruction, parking lot and maneuver area development, and site restoration. This project is using Waterways money as well as Michigan Natural Resources Trust Fund dollars.
- City of Ludington - Loomis Street Boating Access Site in Mason County is a grant-in-aid community. A before and after aerial photo of the new breakwall was shown. The breakwall was constructed to reduce sediment from drifting into the launching basin.

Standing Committee Reports

Mr. Jason Fleming began the Grayhaven presentation with a brief summary of the history of Grayhaven Marina. The Marina has been closed for a number of years since the City of Detroit could no longer operate the facility. More recently there were issues concerning the title to the property, and these issues have now been resolved with a settlement agreement between the City of Detroit and State of Michigan. A feasibility report was prepared in order to evaluate the existing boarded up marina for potential use as a marina or a boating access site, or both.

Grayhaven Marina Feasibility Study Presentation by Larry Ancypa, Senior Associate with Hubbel, Roth, & Clark, Inc.:

A market analysis indicated there are two groups of boaters: recreational boaters and fisherman. The report also evaluated 15 marina facilities that are in the geographic study area and are available to the general public. Eight boating access sites in the study area were also evaluated. The report also analyzed occupancy for the marinas in the study as well as boater registrations. Some of the factors used in the Grayhaven evaluation as *assets* included: good fishing access; a park setting; good wind protection; and a great view of the Detroit River. Some of the factors used in the Grayhaven evaluation as *concerns* included: security issues, limited boat size for dockage, the lack of organized land-based events, the lack of nearby restaurants, and

the unavailability of cable TV at slips. The study's recommended preliminary costs to renovate the facilities was divided into three possible scenarios:

1. Marina Option One - Fix all items listed in the report and replace the minimum necessary to put the facility back into service at a cost of \$384,000.
2. Marina Option Two - Fix all items listed in the report and add new floating docks, new power pedestals on docks at a cost of \$1,890,000.
3. Boating Access Site - Add a car and trailer parking area, launch ramp, skid piers, site drainage, and lighting at a cost of \$1,200,000.

Items not included in cost estimates included Level 1 and Level 2 Environmental Survey of the building or land at boating access site; potential environmental issues that could have an impact on estimates; and costs for the electrical service for the facility.

Mr. Ron Olson stated that the DNRE will carefully consider the recommendations as a result of this study and take them under advisement. At the current time, the DNRE does not have the funds available to renovate this facility, as Waterways funds have been reduced slightly with the decline of boater registrations through the years.

The DNRE will be keeping neighbors and stakeholders apprised of important decisions made regarding the progress at Grayhaven Marina.

Commissioner Marowske offered a suggestion to market this marina to a few organizations that might be interested in using the marina, such as the Muskie Fishing Association, Grosse Pointe Yacht Club, duck hunters from the Canadian Shores, and in the summer, rowing (sculls) activities.

Mr. Olson made a suggestion to the audience to direct any comments or ideas that they have regarding Grayhaven Marina to Mr. Jordan Byelich with the DNRE Waterways Unit.

Mr. John Myers with Creekside Community Development Corporation addressed the Commission and expressed enthusiasm for keeping the boating access sites public and preventing private entities from taking over these sites. He stated that the interest in water-based activities is growing and he would like to be involved in the process for the Grayhaven Marina.

NEW BUSINESS

Action Item:

The Ludington Charter Boat Resolution will be postponed until the December meeting.

Information Items:

Mr. Ron Olson, Chief of the Department of Natural Resources and Environment (DNRE), Recreation Division, gave an update on the Recreation Passport. October 1st was the big kick off date, and General RV has generously donated an RV, and this smartly outfitted "Road to Recreation RV" is off and running with plans to visit dozens of festivals, concerts and other outdoor events to help spread the word on the Recreation Passport. So far, we are receiving positive comments, and marketing will continue as

we go forward. We are very optimistic, of course, as this is an important part of the funding for our parks and recreation areas. We will have a better indication of our progress later this year.

Traverse City Pricing Proposal – The Commission will be revisiting this proposal, and it is quite possible that the folks from Traverse City may amend their proposal.

The 2011 Seasonal and Transient Fee discussion will be postponed until the December meeting. Mr. Jason Fleming will be talking about rates at the next meeting, and will be discussing the idea of changing how we address fees. Both transient and seasonal rates have remained the same for several years now, and the Department feels the timing is right to begin to change how we approach decisions for setting the rates. We would look at the possibility of adding some flexibility for the communities.

Amenities, demand, and past operations may be more applicable to marinas when assessing fees, rather than shoreline and the previous season's rates. The idea is to build a transition plan over the next two years for reassessing the fees by using additional information.

Transient fees: we have two rate schedules (one for reservation system and one for those not on the system). Due to the reservation fees, there is no longer a need to keep separate rate schedules, so the plan for 2011 may be to combine them together. The idea was also discussed to place a third, higher rate above the current premium structure.

Seasonal rate requests from communities are the most frequent variance request presented to the Commission. By allowing communities options for rates, it would reduce the burden of variances to the Commission. Offering them parameters on seasonal fees should allow the communities to determine which fees will provide them the best opportunities to operate their facilities and improve their ability to maintain a positive revenue balance.

Mr. Ray Underwood inquired about the Waterways Commission appointments that were rejected by the Senate.

Commissioner Hertel moved to adjourn this meeting of the Michigan State Waterways Commission. Commissioner Marowske seconded the motion and it was carried unanimously.

This meeting of the Michigan State Waterways Commission was adjourned at 11:05 a.m.

The next meeting of the Michigan State Waterways Commission is scheduled for Friday, December 10, 2010, in the Lansing area.