

THE CITY OF THE VILLAGE OF DOUGLAS DOUGLAS HARBOR AUTHORITY

TUESDAY, MAY 16, 2023 AT 4:30 PM 86 W CENTER ST., DOUGLAS MI

AGENDA

To attend and participate in this remote meeting of the City of the Village of Douglas Douglas Harbor Authority, please consider joining online or by phone.

Join online by visiting:https://us02web.zoom.us/j/84799688868

Join by phone by dialing: +1 (312) 626-6799 | Then enter "Meeting ID": 847 9968 8868

- 1. CALL TO ORDER By Chair
- 2. ROLL CALL By Clerk
- 3. CONSENT CALENDAR
 - A. Approval of the Agenda May 16, 2023
 - B. Approve the March 20, 2023 Meeting Minutes

Motion to approve the Consent Calendar of May 16, 2023 – roll call vote

- 4. PUBLIC COMMUNICATION VERBAL (LIMIT OF 3 MINUTES)
- 5. PUBLIC COMMUNICATION WRITTEN
 - A. Tom Sasffer Email
 - **B.** Jerri Walsh Email
- 6. UNFINISHED BUSINESS
- 7. **NEW BUSINESS**
 - A. Slip Lottery Fees 2024 and 2025 Seasons

Motion to recommend City Council adopt a fee schedule for slip leases. - roll call vote

B. Transient Slip Fee

Motion to recommend City Council adopt a fee schedule to include a transient slip fee. - roll call vote

Calkins Bridge (Allegan) Dam Removal - Discussion Item

8. REPORTS

- A. Authority Members
- B. Staff
- 9. PUBLIC COMMUNICATION VERBAL (LIMIT OF 3 MINUTES)
- 10. AUTHORITY MEMBER COMMENTS
- 11. ADJOURNMENT

Please Note – The City of the Village of Douglas (the "City") is subject to the requirements of the Americans with Disabilities Act of 1990. Individuals with disabilities who plan to attend this meeting and who require certain accommodations in order to allow them to observe and/or participate in this meeting, or who have questions regarding the accessibility of this meeting or the facilities, are requested to contact Pamela Aalderink, City Clerk, at (269) 857-1438, or clerk@douglasmi.gov to allow the City to make reasonable accommodations for those persons. CITY OF THE VILLAGE OF DOUGLAS, ALLEGAN COUNTY, MICHIGAN



THE CITY OF THE VILLAGE OF DOUGLAS DOUGLAS HARBOR AUTHORITY

MONDAY, MARCH 20, 2023 AT 3:00 PM 86 W CENTER ST., DOUGLAS MI

MINUTES

1. CALL TO ORDER - By Chair

PRESENT: Gregory Freeman, Jerome Donovan, Rich LaBombard, Robert Naumann, Louise Pattison

ABSENT Mike Hurley

2. ROLL CALL - By Clerk

A. Election of Officers

Ballot vote for Chairperson, Vice-Chairperson, Secretary, Treasurer

Motion made by Naumann to appoint Donovan as Chair, Seconded by Freeman. Voting Yea: Freeman, Donovan, LaBombard, Naumann, Pattison. Motion carried.

Motion made by Pattison to appoint Naumann as Vice-Chair, Seconded by Naumann. Voting Yea: Freeman, Donovan, LaBombard, Naumann, Pattison. Motion carried.

Motion made by Pattison to appoint Freeman as Secretary, Seconded by Donovan. Voting Yea: Freeman, Donovan, LaBombard, Naumann, Pattison. Motion carried.

3. CONSENT CALENDAR

- A. Approval of the Agenda March 20, 2023
- B. Approve the September 20, 2022 Meeting Minutes

Motion made by Pattison to accept the consent agenda, Seconded by Naumann. Voting Yea: Freeman, Donovan, LaBombard, Naumann, Pattison. Motion carried.

4. PUBLIC COMMUNICATION - VERBAL (LIMIT OF 3 MINUTES)

None received.

5. PUBLIC COMMUNICATION - WRITTEN

A. Dave Thompson Letter

Letter received after last meeting addressing issue outside of the city jurisdiction.

6. UNFINISHED BUSINESS

No unfinished business to attend to.

7. NEW BUSINESS

A. Aquatic Invasive Species Treatment - Discussion Item

MT Ryan Schauland, BS of Aquatic Doctors present to answer Authority questions.

Donovan was under the impression that the treatment area was to be a path for boaters to enter and leave, the quote was for the entire area to be treated. Schauland stated the quote was for a by acre basis and can be adjusted as the Authority wishes. Pattison questioned if it would be better to aggressively treat the area now that the area is semi-controlled. Schauland explained the results to this day show the actual plants being killed off, while also tackling the seedlings from many years. As the plants and seedlings are killed there will be less grow back. The process is working, the idea is to remove the invasive growth and allow the native plants to grow and do their beneficial work.

Motion to recommend that Council approve the Aquatic Doctor treatment quote to aggressively treat the invasive species at Wade's Bayou.

Motion made by Naumann, Seconded by Freeman. Voting Yea: Freeman, Donovan, LaBombard, Naumann, Pattison. Motion carried.

B. Slip Leases at Point Pleasant - Discussion Item

LaBombard reported seasonal slip #15 has become available. The City Lottery system is unclear on how to proceed and is asking the Authority for instructions.

Members discussed using it as a transient slip or going down the wait list until someone leases it. LaBombard also reported the Allegan County Marine Division has showed interest in docking at Point Pleasant.

Donovan addressed the need for a Dock Supervisor and volunteered to take on this task. It would entail keeping fishermen off private boats, keeping campfires from being used, and other related and non-related items.

Establishing a fee schedule and discussion on the Marine Patrol will be brought to the next meeting, pending additional information.

Motion to open slip #15 to the wait list.

Motion made by Freeman, Seconded by Naumann. Voting Yea: Freeman, Donovan, LaBombard, Naumann, Pattison. Motion carried.

8. REPORTS

LaBombard reported the Buoy Contract is now under a new company, the contract transferred over. Lighting on the bridge will go to Council in April.

A. Authority Members

Greg Freeman - Water Taxi Business Model

Freeman addressed his idea of a water taxi that would transport visitors from Saugatuck to Douglas. This would be a form of water interurban which would not be an on call service, but instead would run on a set schedule. Authority discussed the costs related to such an endeavor and questioned who would run the operation. Freeman will return with additional information at the next meeting.

B. Staff

LaBombard reported the Buoy Contract is now under a new company, the contract transferred over. Lighting on the bridge will go to Council in April.

9. PUBLIC COMMUNICATION – VERBAL (LIMIT OF 3 MINUTES)

None received.

10. AUTHORITY MEMBER COMMENTS

11. ADJOURNMENT

Adjournment by gavel of the Chair.

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Rich LaBombard

From:

Rich LaBombard

Sent:

Monday, March 27, 2023 9:38 AM

To:

City of Douglas; skent@douglaspd.us; cci@comcast.net

Subject:

Slip at Point Pleasant for Sheriff Dept

Thank you for your input. I'll share your comment with the Harbor Authority as they consider the matter.

Rich LaBombard City Manager

From: City of Douglas <info@douglasmi.gov> Sent: Saturday, March 25, 2023 4:05 PM

To: skent@douglaspd.us

Cc: Rich LaBombard <rlabombard@douglasmi.gov>

Subject: FW: Douglas Contact Form

From: City of the Village of Douglas < dburdick@slantcom.com>

Sent: Thursday, March 23, 2023 3:25 PM
To: City of Douglas < info@douglasmi.gov>

Subject: Douglas Contact Form

From: Tom Sasffer

Subject: Slip at Pt Pleasant for Sheriff

Message Body:

Your Name

Tom Sasffer

Email

cci@comcast.net

Subject

Slip at Pt Pleasant for Sheriff

Message

Upon reading the 2023 agenda for the DHA, it was brought up about a possible slip for the sherriff boat. In the year 2021 the sheriff was harrassing people on the water. Excessive pulling over of boats on the water for no reason. They like to hide out at Pt Pleasant. Last year it was nice that there wasnt an over prescence of the sherriff at PT Pleasant. Hopefully you dont allow a slip for them, also they are known to fool around on the water.

This e-mail was sent from a contact form on The City of the Village of Douglas (http://douglasmi.gov)

Sent from The City of the Village of Douglas

City of Douglas

From:

City of the Village of Douglas <dburdick@slantcom.com>

Sent:

Monday, May 15, 2023 1:12 PM

To:

City of Douglas

Subject:

Douglas Contact Form

Follow Up Flag:

Follow up

Flag Status:

Completed

From: Jerri Walsh

Subject: Slip opening at Point Pleasant.

Message Body:

Your Name

Jerri Walsh

Email

jerriwalsh@icloud.com

Subject

Slip opening at Point Pleasant.

Message

I would like to request any slip opening be given to the Sheriff's patrol. Last year with no oversight of the speed limits near the bridge by Point Pleasant, most boaters did not respect the need for the no wake zone. Boats tied up at the marina felt the force of the waves constantly in the heavy summer traffic. The year before when the Sheriffs

patrolled, boaters got the idea. I believe the whole area around the park was safer due to the sheriff's presence. Thank you for your consideration.

This e-mail was sent from a contact form on The City of the Village of Douglas (http://douglasmi.gov)

Sent from The City of the Village of Douglas



TO: Douglas Harbor Authority

FROM: Rich LaBombard, City Manager

SUBJECT: Slip Lottery Fees - 2024 and 2025 Seasons

In September of 2021, the Douglas Harbor Authority (DHA) made a recommendation to City Council to move to a two (2) year lottery system for determining slip holders.

In the 22-23 lottery, over 30 applications were submitted with 13 applicants awarded slips. With the second year of the lottery beginning, the City is seeking guidance from DHA members on the process and the slip fee schedule for 2024 and 2025. The current slip fee is \$1,800 per year for two years, projecting the revenue for slip leases for Douglas Marina at \$23,400 per year. Fees schedule changes have to be recommended to City Council and amended by resolution.

Sample Motion: I recommend City Council adopt a fee schedule for slip leases.



TO: Douglas Harbor Authority

FROM: Rich LaBombard, City Manager

SUBJECT: Transient Slip Fee

Occasionally, we have the request for transient slip usage when one is available. Currently there are no slip openings. If the Authority determines to allow occasional transient slips, there is no schedule of fees established to charge for that service for transient boaters. Therefore, a fee should be available on the City's schedule of fees. New fees have to be recommended to City Council and amended by resolution if that is the direction the Authority chooses. Some marinas charge an established dollar amount per foot of the overall boat length. For example, Singapore Yacht Club charges \$3.85 per foot. In the past we have arbitrarily charged \$25 for a slip per night.

Sample Motion: I recommend City Council adopt a fee schedule to include a transient slip fee.



TO: Douglas Harbor Authority

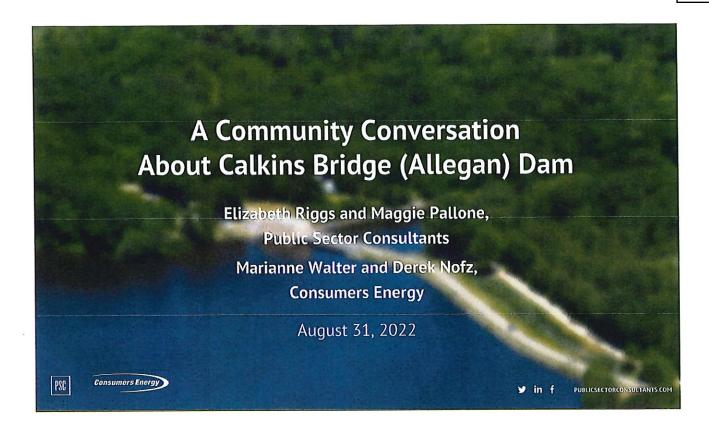
FROM: Rich LaBombard, City Manager

SUBJECT: Calkins Bridge (Allegan) Dam Removal

At the last Douglas Harbor Authority meeting in March, a communication from a resident expressing concern about the removal of Calkins Dam led to the authority asking for more information about the dam removal project. Attached is information from Consumers Energy from 2022 discussing the dam and future scenarios Consumers Energy considered. The options outlined in the presentation indicated they could:

- Relicense the dam and meet all new regulatory requirements and continue to generate power
- Surrender the license and sell the dam to a third-party owner, who could maintain the dam structure and impoundment
- Remove the dam and return the river to its natural state
- Replace the dam with an alternative structure

Discussion Item



Conversation Objectives

- **Share information** about the development of Consumers Energy's long-term hydro strategy
- Gain community-wide understanding about the process and future scenarios
- Gather input on community factors that should be accounted for in the strategy



Overview of Consumers Energy River Hydro Strategy

August 2022

Rogers

Hordy

Croton

Tipov

Hodenpy!

Webber

alkins Bridge



CE River Hydro History



Owned more than 90 river hydro assets



Typically, small multiple-use assets that supported a local community



Generation advances and exhaustion of prudent locations stopped expansion



70+ assets sold or retired between 1940 and 1970 due to asset value (customer value vs cost)

River Hydro Fleet Details

Dam	Capacity (MWs)	Average MW/day	Plant Commissioned	FERC License Expiration Date	
Rogers	6.75	2.66	1906	6/30/2034	
Hardy	31.5	11.87	1931	6/30/2034	
Croton	8.85	3.79	1907	6/30/2034	
Hodenpyl	17	5.57	1925	6/30/2034	
Тірру	20.1	7.13	1918	6/30/2034	
Calkins Bridge	2.55	1.52	1935	3/31/2040	
Webber	3.25	1.3	1907	5/31/2041	
Mio	5	1.74	1916	6/30/2034	
Alcona	8	3.29	1924	6/30/2034	
Loud	4	2.08	1913	6/30/2034	
Five Channels	6	2.79	1912	6/30/2034	
Cooke	9	3.15	1911	6/30/2034	
Foote	9	3.51	1918	6/30/2034	
Total:	131	50	About 1% of CE Total Generation		

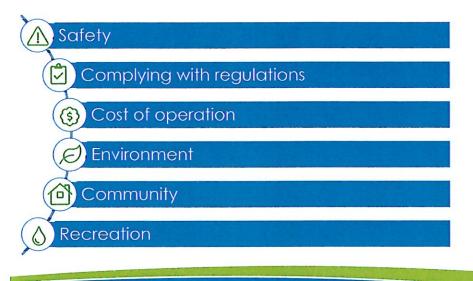
Regulatory Agencies





- Michigan Public Service Commission
- Federal Energy Regulatory Commission (FERC)
 - Division of Hydropower Administrative and Compliance (DHAC)
 - Michigan Department of Environment, Great Lakes, and Energy (EGLE)
 - Michigan Department of Natural Resources (DNR)
 - · U.S. Fish and Wildlife Service
 - · U.S. Forest Service
 - Michigan Hydro Relicensing Coalition
 - Division of Dam Safety and Inspections

Detailed Review





Safety





Complying with Regulations



Division of Hydropower Administration and Compliance



FERC Licensing Process

Integrated Licensing Plan



Dam Safety and Inspections

Updated Regulations in 2022







Cost of Operation (Fleet)

Benefit of CE River Hydros:

Total average value = \$12.9M/year

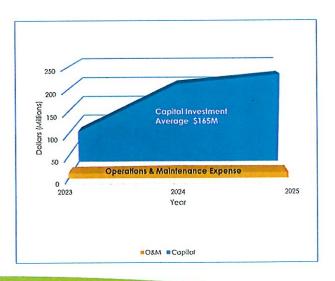
Cost of River Hydros:

Operations and maintenance = \$12.6M/year

Funding for internal/external labor to operate and maintain equipment.

Capital investments = \$165.0M/year

 Major projects i.e.: replacement of spillway, new generators, new spill gates, new splash wall, or new wicket gates



Calkins Bridge Dam Cost

	Actual	Forecasted	Actual Capital	Forecasted
	O&M Costs	O&M Costs	Costs	Capital Costs
	2017-2021	2023-2027	2017-2021	2023-2027
Calkins Bridge	\$4.72M	\$5.34M	\$3.92M	\$4.59M

Roof Replacement Project Forecast (2024-2025): \$1.05M Unit 1 Wicket Gate Project Forecast (2023-2024): \$2.05M Electrical Projects Forecast (2024-2027): \$1.3M

Calkins Bridge Avg O&M Cost: \$1.01M

Calkins Bridge Avg Value: \$388.8k of the \$12.9M (fleet)

*All forecasts are subject to change or shift

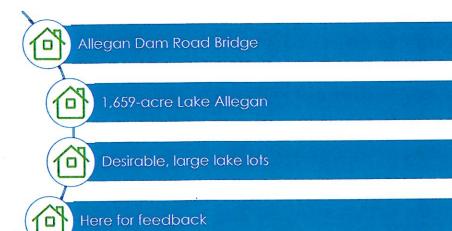
Environment







Community







Recreation



Approximately 6,000 annual recreational visitors



Two boat launches



Downstream fishing access



Neighboring Allegan State Game Area recreational opportunities





Future Scenarios

- Relicense the dam, meeting all the new regulatory requirements, and continue to generate power
- Surrender the license and sell the dam to a third-party owner, who could maintain the dam structure and impoundment
- Remove the dam and return the river to its natural state
- Replace the dam with an alternative structure







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Relicensing—Integrated Licensing Process

- Relicensing is handled through FERC and takes approximately five years
- The process involves the general public, nongovernmental organizations, tribal, state, federal, and local government input
- The applicant needs to demonstrate how it will address—either through mitigation, protection, or enhancement projects—the resources surrounding the dam and the dam itself
- Examples of issues the applicant will need to study are:
 - Water quality and other environmental issues
 - Fish and wildlife
 - Cultural
 - Recreation
 - Aesthetics
 - Land use
 - Tribal resources



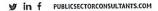


Surrendering the FERC License

- Consumers may choose to no longer generate power and not relicense the facility. This process would require them to file a request with FERC to surrender their license
- Without power generation, Consumers could look to alternative options for the dam:
 - Transfer ownership of the dam to a different party
 - Remove the dam and restore the natural flow of the river
 - Replace the dam with an alternative structure
- All of these options involve significant input and sign off from many regulatory agencies







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Removal of a Dam

- The process for <u>removing a dam</u> is regulated by state and federal agencies. When considering a dam removal, the applicant and regulators consider:
 - **Benefits of the dam and the impoundment** (preventing the movement of aquatic invasives, sediment control, historical significance, transportation uses, water supply, flood control, recreational boating, fishing, swimming, etc.)
 - Concerns with the dam (safety and security, costs and liabilities of keeping the dam, environmental and ecological impacts, impediments to fish and other species movement, etc.)
 - **Engineering and design considerations** for the removal of the dam itself and the rehabilitation of the ecosystem
 - Property rights and bottomland ownership issues
 - Costs and potential funding sources for the removal





Transferring Ownership

- Example: Four Lakes Task Force—four dams located on the Tittabawassee River in Midland and Gladwin Counties
- Ownership was transferred from a private party to the Four Lakes Task Force, which oversees the Special Assessment District (SAD) on behalf of the counties
- Counties established a <u>SAD</u> to allow for the property owners located on the impoundments to pay an operations and capital improvements assessments for the purpose of maintaining legally established lake levels
- Process involved FERC, EGLE, and local county officials





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77

Replacing the Dam

- When a full removal of the dam does not meet the needs of the community, regulators, and/or dam owners, dams sometimes can be replaced with an in-river structure. These options may include:
 - Modifications to the current dam
 - Replacing the dam with a different dam structure (e.g., low-head dam)
 - Rock structure





Engagement Process and Plan Development Timeline

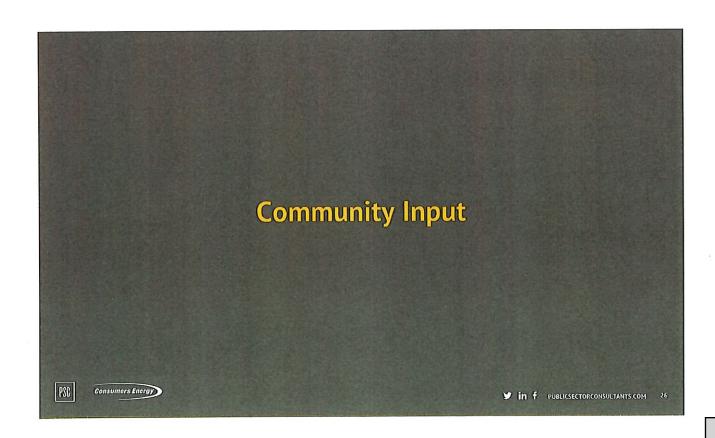
- August-October 2022: Pre-strategy development community engagement
 - Community meetings around each dam
 - Website launched
 - Survey of property owners located within 100 feet of Consumers' property lines
- 2023: Long-term hydro strategy is developed
- 2023–2034: Relicensing and/or retiring process underway, including community engagement





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25



Community Input

What is this community's relationship to the river, the dam, and its impoundment?



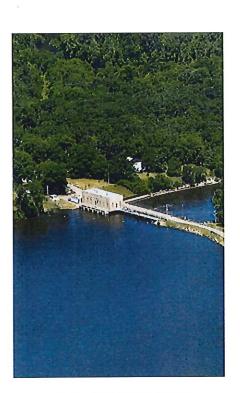
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PSC



Community Input

How would that relationship change if the dam was retired and removed?





Community Input

Does the information presented this evening change your opinion on the dam and its future?



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29

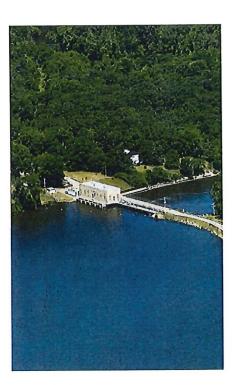




Community Input

What factors do you believe Consumers Energy should prioritize when determining the future of the dam?

- Safety
- · Regulations compliance
- Community
- Operations costs
- Environment
- Recreation



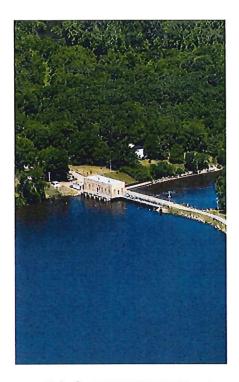
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Community Input

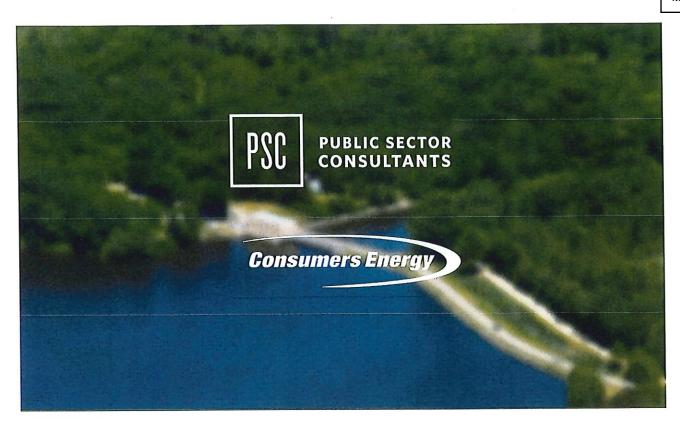
What would Consumers Energy need to do to make you feel their decision is sound?



PSC



For more information, please visit www.consumersenergy.com/hydrofuture



Lakefront homeowners worry as Consumers Energy considers removing Lake Allegan dam

Maria Serrano | News Channel 3

ALLEGAN, Mich. — There is uncertainty about the destiny of an Allegan County dam, leaving homeowners with lakefront properties scrambling about what the future holds.

"Look around. If this goes away it's going to really devastate our community even further than people that live at the lake, businesses, townships," said Carole Catherine, lakefront homeowner and Lake Allegan Association member.

Consumers Energy said as part of discussing the future of hydroelectric power in Michigan, they're now analyzing the dams they own. There are 13 dams in the state of Michigan that Consumers Energy owns and their licenses are expiring in the next 12 to 22 years.

One of those dams is the Calkins Bridge Dam in Lake Allegan.

Previous Coverage: Residents worried removal of nearby dam may destroy Allegan Lake

News Channel 3 spoke to homeowners that have lakefront properties there and are opposed to one of the options Consumers is considering because it'll significantly reduce the value of their homes.

"The impact is right now if you look around the lake, home sales have stopped as soon as this announcement was made. People have been unable to sell their homes," said Tim Catherine, lakefront homeowner and Lake Allegan Association member.

Tim and Carole Catherine said Consumers Energy's announcement came as a total surprise.

"The concern and real impact on our value from Consumers weighing their choices has really kept us up at night," said Tim.

The Catherine's purchased their home in 2017 and have always wanted to live on a lake.

"Purchasing on the lake is a significant investment and it was an intentional investment on our part," said Tim.

Don and Stacey Harbour live on the south part of the lake and said there's a lot of environmental issues and economic impacts at stake, including concerns for wildlife and the loss of rich history.

"We want to see the lake preserved. The lake is what drew us here," said Don Harbour, homeowner and Lake Allegan Association member.

Item 7C.

Consumers Energy said removal of the Calkins Bridge Dam is not set in stone, and no decision has been made.

"I want to be very clear about this point. The removal option is just one option that is being considered," said Josh Paciorek, a spokesperson for Consumers Energy.

"Our message is that we're listening to them, we are empathetic, and we are understanding of these communities concerns," said Paciorek. "We're doing what's best for the economy, doing what's best for the environment, doing what's best for Michigan's people. That's going to be something that we pay really close attention to."

Allegan Advisory: Harmful algae bloom advisory lifted for Allegan County's Swan Lake

Consumers Energy said they've finished community meetings and are also meeting with stakeholder groups to get their feedback on these options. They'll present it to the top decision makers at Consumers Energy, evaluate it and develop a long-term strategy for the future of these dams in 2023.

"They talk about people, prosperity and the planet," said Tim. "I would point them back to that and do they really believe that."

Consumers Energy said no matter what decision ends up being chosen, it will be a "a very long process" until the Calkins Bridge Dam license expires in 2040.

Pam Aalderink

From:

Rich LaBombard

Sent:

Monday, October 17, 2022 9:21 AM

To:

davebette@charter.net

Cc:

Pam Aalderink

Subject:

RE: The Lake Allegan Association -Calkins Dam

Received and forwarded to the City Clerk.

Rich LaBombard City Manager

From: davebette@charter.net <davebette@charter.net>

Sent: Friday, October 14, 2022 1:56 PM

To: Rich LaBombard <riabombard@douglasml.gov>
Subject: The Lake Allegan Association -Calkins Dam

Dear Mr. LaBombard,

My name is David Thompson. I live on Lake Allegan and as a Lake Allegan Association Board member I am teaching out to cities between the Lake Allegan Calkins Bridge Dam and Lake Michigan. The Lake Allegan Association currently has 333 members living on Lake Allegan

We are working closely with the Allegan Township Board, the Valley Township Board and the Allegan County Commission to address the recent announcement from Consumers Energy that destroying the Calkins Bridge Dam and allowing Lake Allegan to drain to Lake Michigan is being considered. This is only one possible decision Consumers Energy proposed. Consumers Energy's Josh Burgett indicated that while it may take five to ten years to completely destroy the Dam a decision is planned to be made by last quarter of 2023 on the fate of the Dam.

There has been no indication that the pollution will be cleaned up before the dam is removed.

With the possible removal of the Allegan City Dam a great deal of highly polluted sediment will travel to Lake Allegan only to back-up at the Calkins Dam and if the Calkins Dam is removed the pollution will move on to your river front and Lake Michigan.

Removing the Calkins Dam will release an estimated 628,169,600 gallons of polluted water hitting your shores. Along with an estimated 1.5 million carp and other polluted fish and five kinds of invasive weeds (tall lhimbleweed, garlic mustard, maianthemum, bloodroot, wine grape and millfoil).

It will also release very high levels of phosphorus into the river going on to Lake Michigan.

The Lake Allegan Association is looking into investing into an Economical Study of Allegan and the surrounding townships. The loss of tax revenue alone will destroy Allegan and Valley Townships.

Please receive this email as a respectful communication with you and your office. We are in no way trying to interfere with your office or business. We would very much like your support in convincing Consumers Energy to keep the Calkins Bridge Dam, we will but respect your viewpoint.

Kindest Regards,

Dave Thompson

Lake Allegan Association