



**THE CITY OF THE VILLAGE OF DOUGLAS
DOUGLAS HARBOR AUTHORITY
TUESDAY, MARCH 17, 2026 AT 11:00 AM
415 WEST WILEY RD, SUITE 103, DOUGLAS, MI
49406**

AGENDA

To view remotely, online or by phone -

Join online by visiting: <https://us02web.zoom.us/j/86190964585>

Join by phone by dialing: +1 (312) 626-6799 | **Then enter "Meeting ID":** 861 9096 4585

1. **CALL TO ORDER**
2. **ROLL CALL**
3. **ELECTION OF OFFICERS – Chair, Vice-Chair, Treasurer/Secretary**
4. **CONSENT CALENDAR**
 - A. **Approve the Meeting Agenda for March 17, 2026**
 - B. October 14, 2025 Meeting Minutes**

Motion to approve the Consent Calendar of March 17, 2026 – roll call vote
5. **PUBLIC COMMUNICATION - VERBAL (LIMIT OF 3 MINUTES)**
6. **PUBLIC COMMUNICATION - WRITTEN**
7. **UNFINISHED BUSINESS**
8. **NEW BUSINESS**
 - A. Union Street Boat Launch Update (Discussion): Greg Salinas/Sean Homyen**
 - B. Union Street Parking Issues (Discussion): Greg Salinas/Sean Homyen**
 - C. Schultz/Union Street Boat Launch Passes: Jenny Pearson (Discussion)**
 - D. Douglas Marina Park-Pavilion Project Update: Jenny Pearson (Discussion)**
 - E. Harbor Project Updates: Sean Homyen (Discussion)**
 - F. Veteran's Fishing Dock Update: Sean Homyen/Greg Salinas (Discussion)**

[G.](#) Kalamazoo Lake Harbor Authority - Economic Benefit Study Update: Lisa Nocerini (Discussion)

[H.](#) Purchasing of Buoys in FY 2026-2027 Budget: Greg Salinas (Discussion)

[I.](#) Aquatic Treatment Update - Next Steps: Jenny Pearson (Discussion)

9. REPORTS

A. Authority Members

B. Administration

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

11. AUTHORITY MEMBER COMMENTS

12. ADJOURNMENT

Motion to adjourn the meeting

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 Laura Kasper, 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
TUESDAY, OCTOBER 14, 2025 AT 4:30 PM
86 W CENTER ST., DOUGLAS MI**

MINUTES

To view remotely, online or by phone -

Join online by visiting: <https://us02web.zoom.us/j/84971623697>

Join by phone by dialing: +1 (312) 626-6799 | **Then enter "Meeting ID":** 849 7162 3697

1. **CALL TO ORDER:** Meeting called to order at 4:30 p.m. by Chair Freeman
2. **ROLL CALL:** By Deputy Clerk Ramirez
PRESENT: Jerome Donovan, Gregory Freeman, Michael Hurley, Sue Guevara, Lisa Nocerini, and Cathy North
OTHERS PRESENT: DPW Director Rick Zoet
ABSENT: Patty Hanson
3. **CONSENT CALENDAR**
 - A. Approval of Agenda - October 14, 2025
 - B. Approval of Minutes - July 15, 2025

Motion by Hurley, seconded by Donovan, to approve the Consent Calendar of October 14, 2025 – Motion carried by unanimous roll call vote
4. **PUBLIC COMMUNICATION - VERBAL (LIMIT OF 3 MINUTES)** – None
5. **PUBLIC COMMUNICATION – WRITTEN** – None
6. **UNFINISHED BUSINESS** – None
7. **NEW BUSINESS**
 - A. Veterans Park Fishing Deck Project Update
 - B. 2025 Project Updates - Presentation
 - C. Launch Revenue Update: Season Ending 2025
 - a. Schultz Park Launch: \$25,313.18
 - b. Union Street Boat Launch: \$10,968.92
 - c. Douglas Marina Slips: \$18,000
 - d. Douglas Marina Transient Slips: \$575
 - D. 2026 Meeting Schedule Discussion

Motion by Guevara, seconded by Hurley, to approve the 2026 meeting schedule with the change of meetings to be held in March, May, August, and November on the 3rd Tuesday at 11:00 a.m. – Motion carried by unanimous roll call vote

8. REPORTS

- A. Authority Members
- B. Administration

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

10. AUTHORITY MEMBER COMMENTS

11. ADJOURNMENT

Motion by North, seconded by Guevara, to adjourn the meeting at 5:34 p.m.

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To: City of the Village of Douglas Harbor Authority
Date: March 10, 2026
From: Sean Homyen, Planning & Zoning Administrator
RE: Union Street Boat Launch Update



The Village of Friendliness – Since 1870

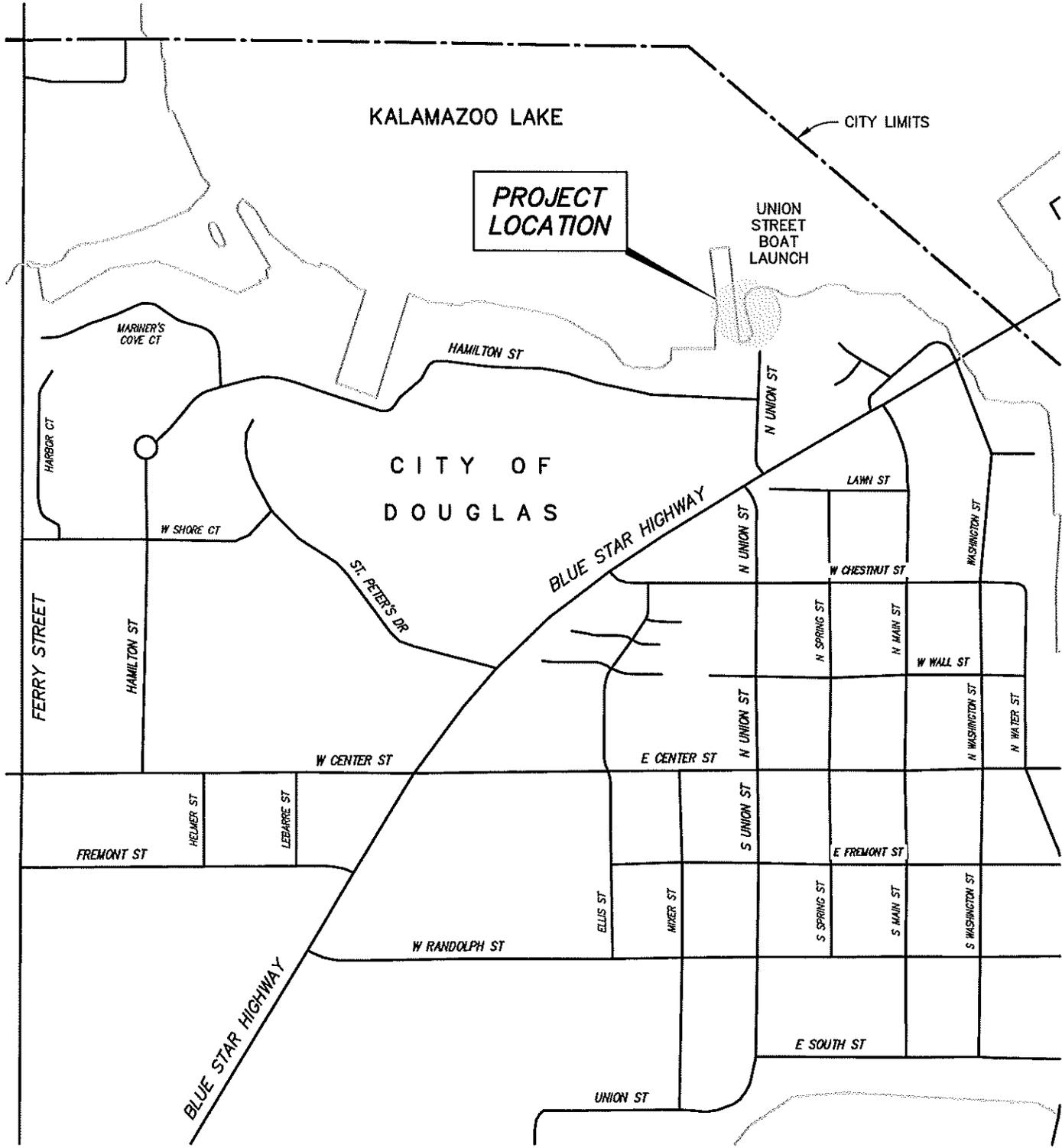
Background. Staff originally submitted an application to the Michigan Department of Environment, Great Lakes, and Energy (EGLE) for the replacement of the Union Street boat launch, which is currently in disrepair. The replacement dock has already been obtained and is currently being stored at Camp and Cruise, who will also be installing the dock.

The replacement of the Union Street dock has taken longer than anticipated due to the need for approvals from EGLE. Staff and the Department of Public Works met with EGLE on-site to assist the City through the application process. During the review of the original application submitted by the City, staff learned that Prein & Newhof was already working with EGLE on a permit related to the installation of riprap along the shoreline for the City.

Following a virtual meeting with Prein & Newhof and EGLE, EGLE advised that the City consolidate the permit applications for both the riprap installation and the replacement of the dock into a single permit application. Prein & Newhof has since taken over the preparation and submission of the consolidated permit application to EGLE and the U.S. Army Corps of Engineers on behalf of the City.

A permit from the U.S. Army Corps of Engineers has been obtained, and Site Work Solutions has been approved as the contractor for the installation of the riprap. An updated plan set was submitted to EGLE on February 10, 2026. The application has gone through four revisions to address EGLE's comments, and Prein & Newhof anticipates that the most recent revision will be the final revision needed before EGLE issues the permit.

Please feel free to reach out with any questions.



VICINITY MAP North
 SCALE : 1" = 500'± ▲

W:\N\174 - 2250799_Permit.dwg - MODEL - Oct 28 2025 - 08:18am

CITY OF DOUGLAS
 UNION STREET BOAT LAUNCH
 WATERWAY: KALAMAZOO LAKE
 LOCATION: CITY OF DOUGLAS
 ALLEGAN COUNTY, MICHIGAN,
 SECTION 16, T3N, R16W

APPLICANT:
 CITY OF DOUGLAS
 86 W CENTER STREET
 P.O. BOX 757
 DOUGLAS, MI 49406
 (269) 857-1438

PREPARED BY :
Prein & Newhof
 Engineers • Surveyors • Environmental • Laboratory
 3355 EVERGREEN DRIVE NE
 GRAND RAPIDS, MI 49525/(616-364-8491)

OCTOBER, 2025
 Project No.
 2250799
 Sheet
 1 OF 6

EX. SCOUR HOLE 1.5'-2.0' DEEP±
AT END OF RAMP CAUSING
SLIDING OF CONCRETE PLANK

EDGE OF RAMP,
5.8'± DEPTH,
IGLD85 = 573.7'±

EX. CONCRETE PLANK
(TYP. 4' x 18')

60.0'

PROPERTY LINE EXTENDED (±)

61.0'

PROPERTY LINE EXTENDED (±)

LAKE MICHIGAN
EGLE OHWM
(IGLD85 = 580.5)

APPROXIMATE
WATER'S EDGE
(IGLD85 = 579.5'±)

EX. EMERGENT
WETLAND

EX. FLOATING DOCK
(REMOVE)

EX. CONCRETE WALK
AND ABUTMENT

APPROXIMATE LOCATION OF
PROPERTY LINE EXTENDED
(TYP.)

EX. HMA
APPROACH

5.0'±

18.0'±

6.0'

3.0'±

EXISTING RAMP CONDITIONS

SCALE : 1" = 10'±



WSWTH - 2250799_Permit.dwg - MODEL - Oct. 28 2025 - 08:18am

CITY OF DOUGLAS
 UNION STREET BOAT LAUNCH
 WATERWAY: KALAMAZOO LAKE
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 ALLEGAN COUNTY, MICHIGAN,
 SECTION 16, T3N, R16W

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OCTOBER, 2025

Project No.
 2250799

Sheet
 2 OF 7

PLACE 10 CYDS OF RIP RAP ON GEOTEXTILE FABRIC

EDGE OF RAMP, 5.8'± DEPTH, IGLD85 = 573.7±)

***** NOTE *****

SEE SHEET 4 OF 5 FOR INLAND LAKE AND WETLAND IMPACT TABLES

PROP. 6.5' x 39' SEASONAL FLOATING DOCK WITH SPUD PILE ANCHORING SYSTEM

EX. CONCRETE PLANK (TYP. 4' x 18')

APPROXIMATE WATER'S EDGE (IGLD85 = 579.5±)

LAKE MICHIGAN EGLE OHWM (IGLD85 = 580.5)

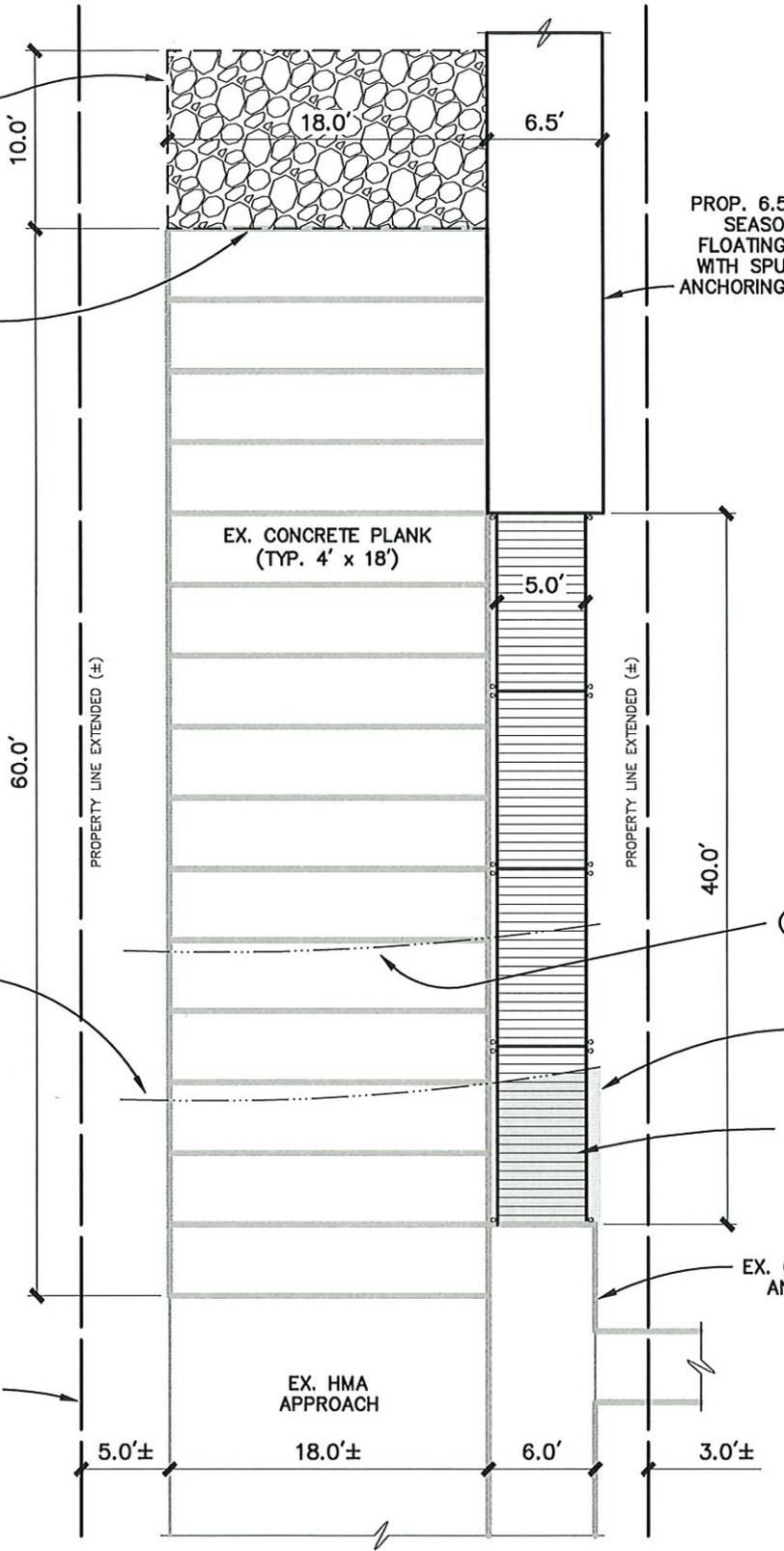
EX. EMERGENT WETLAND

PROP. 5' x 40' SEASONAL **Permanent** GANGWAY

EX. CONCRETE WALK AND ABUTMENT

APPROXIMATE LOCATION OF PROPERTY LINE EXTENDED (TYP.)

EX. HMA APPROACH



PROPOSED RAMP CONDITIONS

SCALE : 1" = 10'±



WS\NTH - 2250799_Permitt.dwg - MODEL - Oct. 28 2025 - 08:20am

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 UNION STREET BOAT LAUNCH
 WATERWAY: KALAMAZOO LAKE
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 (269) 857-1438

PREPARED BY :

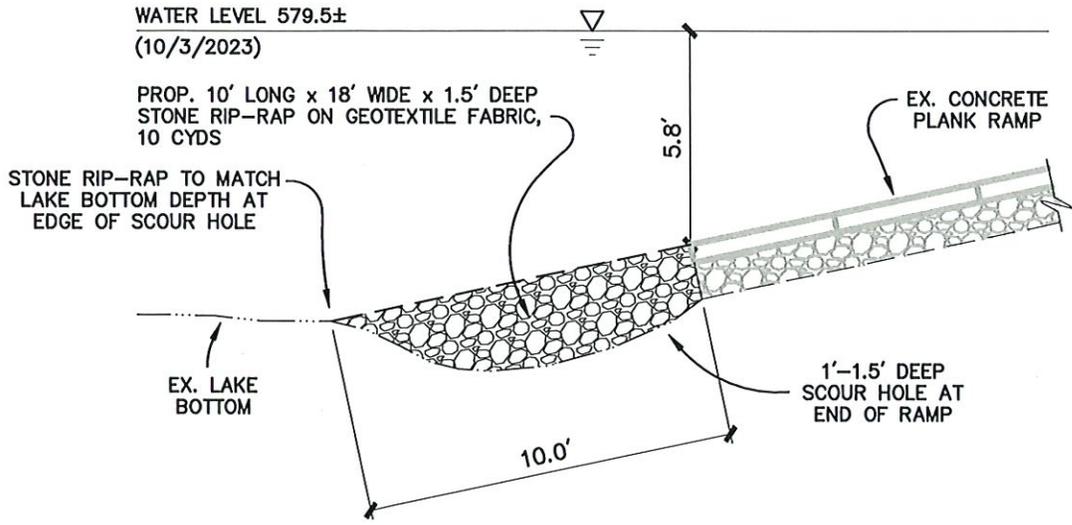
Prein & Newhof
 Engineers • Surveyors • Environmental • Laboratory

3355 EVERGREEN DRIVE NE
 GRAND RAPIDS, MI 49525/(616-364-8491)

OCTOBER, 2025

Project No.
 2250799

Sheet
3 OF **8**



RAMP END – SECTIONAL VIEW
SCALE : 1" = 5'±

Kalamazoo Lake Info

OHWM El.	580.5	IGLD 85
Permanent Impact Area	593.5	Sft

Kalamazoo Lake Impacts

Activity	Length (ft)	Width (ft)	Depth (ft)	Area (Sft)	Vol (Cyds)
Riprap	10	18	1.5	180	10.0
Boardwalk - Dock	32	5	1.5	160	8.9
Dock	39	6.5	0.5	253.5	4.7

Wetland Info

Type	Emergent
Perm Impact Area (sft)	40
Temp Impact Area (sft)	0

Wetland Impacts

Activity	Length (ft)	Width (ft)	Depth (ft)	Area (Sft)	Vol (Cyds)
Boardwalk	8	5	1.5	40	2.2

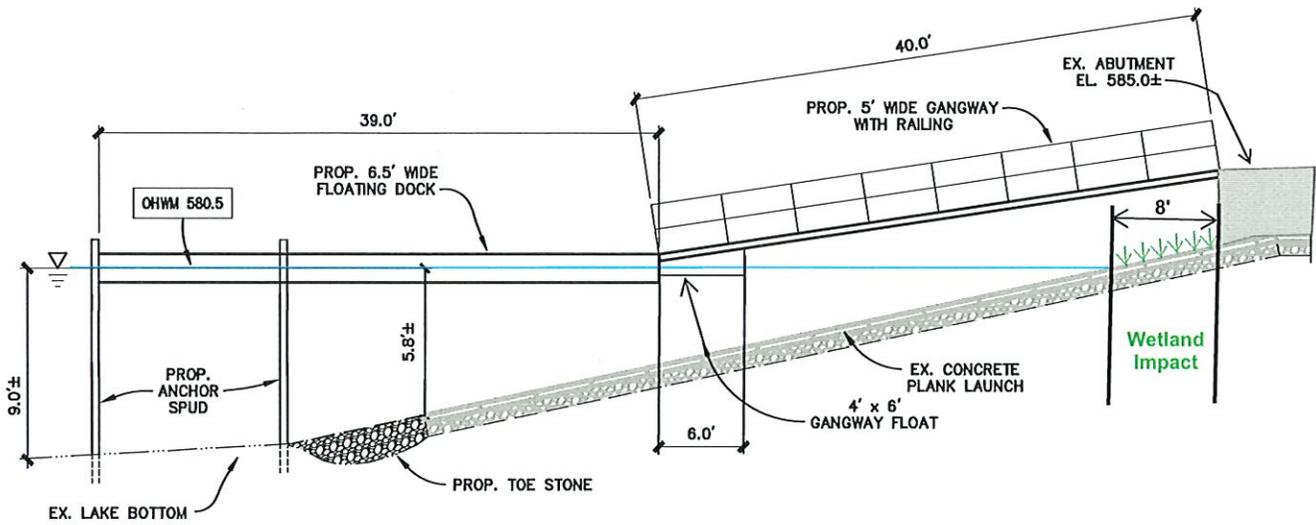
VSW/TH - 2250799_Permitt.dwg - MODEL - Oct. 28 2025 - 08:19am

CITY OF DOUGLAS
UNION STREET BOAT LAUNCH
WATERWAY: KALAMAZOO LAKE
LOCATION: CITY OF DOUGLAS
ALLEGAN COUNTY, MICHIGAN,
SECTION 16, T3N, R16W

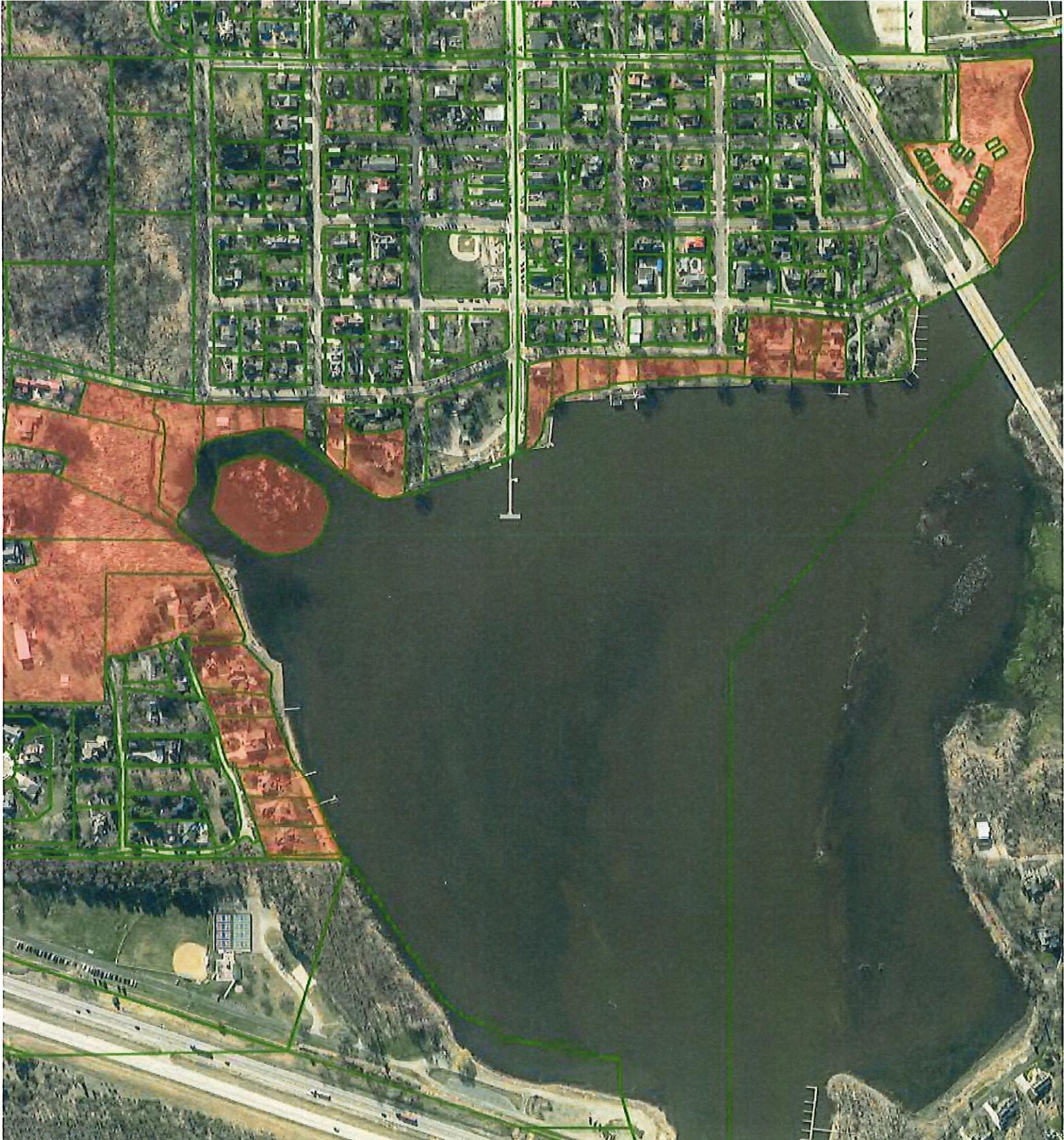
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GRAND RAPIDS, MI 49525/(616-364-8491)

OCTOBER, 2025
Project No.
2250799
Sheet
4 OF 9



RAMP ELEVATION
SCALE : NONE





MEMORANDUM

To: Douglas Harbor Authority

From: Greg Salinas, Interim Director of Public Works
Sean Homyen, Planning & Zoning Administrator

Date: March 17, 2026

Re: Union Street Boat Launch – Parking Constraints Update

The Department of Public Works and the Planning & Zoning Office would like to provide the Douglas Harbor Authority with advance notice of ongoing challenges related to vehicle and trailer parking at the Union Street Boat Launch.

This memorandum is intended to serve as an informational update in advance of a more detailed discussion that will be provided at the March 17, 2026 DHA meeting.

Parking Configuration Challenges

The City has received direction from the adjacent property owner indicating that the currently placed parking blocks must be relocated approximately ten (10) feet further back from their shared property line.

This requested adjustment will reduce the available maneuvering and staging area for vehicles with trailers utilizing the launch facility.

Operational Impacts

The reduced parking depth will present challenges for larger trucks and vehicles towing boat trailers when attempting to align for launching or retrieval.

While the launch facility includes limitations on the size of watercraft that may be launched, it is anticipated that the revised parking configuration will still impact users with larger tow vehicles.

Next Steps

DPW and Planning & Zoning staff are reviewing potential parking layout adjustments to maintain safe access and maneuverability within the revised site constraints.

Additional details regarding property line considerations and possible operational impacts will be discussed at the DHA meeting.

Greg Salinas and Sean Homyen will be present at the March 17, 2026 DHA meeting to provide further information regarding this matter and to respond to any questions from the Authority.



MEMORANDUM

DOUGLAS HARBOR AUTHORITY

March 17, 2026 at 11:00am

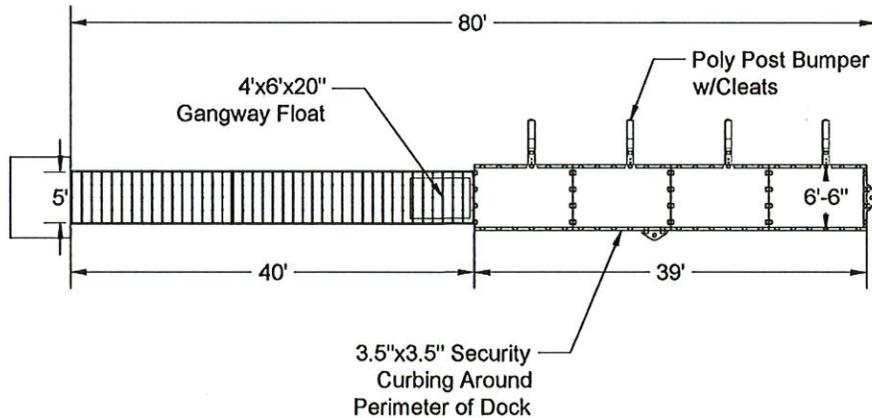
TO: Douglas Harbor Authority
FROM: Jenny Pearson, Project Manager
SUBJECT: 2026 Schultz/Union Street Boat Launch Passes Update

The 2026 seasonal launch passes are now available at City Hall. The redesigned concept is now a decal that must be placed on the interior of the applicant's windshield. This will save valuable time with the application process, as well as removing the possibility for the pass holder to misplace the previous paper hang tag.

Applicants can receive up to two (2) decals per application with passes valid from April 15 through October 15 of each year. Non-Douglas residents will be charged a \$75 fee, while verified Douglas residents only pay a \$25 fee per launch. These collected fees get used for repairs and maintenance, as well as treatment of invasive species for the Douglas harbor area.

Applicants requesting the Union Street seasonal pass are also being notified that the City has budgeted to replace the dock and repair sections of the launch requiring the launch to be temporarily closed at some point. We are currently waiting on EGLE permitting and hope to get the repairs and maintenance achieved before the April 15 opening date if permitting allows.

Below is the proposed new dock and seasonal pass decals.



3" diameter



MEMORANDUM

To: Douglas Harbor Authority
From: Sean Homyen, Planning & Zoning Administrator
Date: March 17, 2026
Re: Harbor Project Updates

The Planning & Zoning Office will be providing an update regarding ongoing harbor-related projects currently under review, development, or coordination.

This update will include project status, permitting considerations, and any anticipated next steps associated with waterfront improvements.

This memorandum is intended to serve as an informational update in advance of a more detailed presentation at the March 17, 2026 DHA meeting.

To: City of the Village of Douglas Harbor Authority
Date: March 10, 2026
From: Sean Homyen, Planning & Zoning Administrator
RE: Veterans Deck Update



The Village of Friendliness – Since 1870

Background. Staff obtained a Building Permit from Michigan Township Services and a Soil Erosion permit from the Allegan County Health Department for the proposed observation deck at Veteran's Park. The deck will provide an elevated viewing area overlooking the harbor and waterfront. Staff is currently coordinating with volunteers to assist with construction. Once volunteers are confirmed, staff anticipates beginning construction of the project.

Please feel free to reach out with any questions.

Date: 5/07/2025 - 5:56 AM
 Design ID: 352058008551
 Estimated Price: \$8,169.30

*Today's estimated price. Future pricing may go up or down. Tax, labor, and delivery not included.

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 DECK

How to recall and purchase your design at home:



OR

1. On Menards.com, enter "Design & Buy" in the search bar
2. Select the Deck Designer
3. Recall your design by entering Design ID: 352058008551
4. Follow the on-screen purchasing instructions

How to purchase your design at the store:

1. Enter Design ID: 352058008551 at the Design-It Center Kiosk in the Building Materials Department
2. Follow the on-screen purchasing instructions

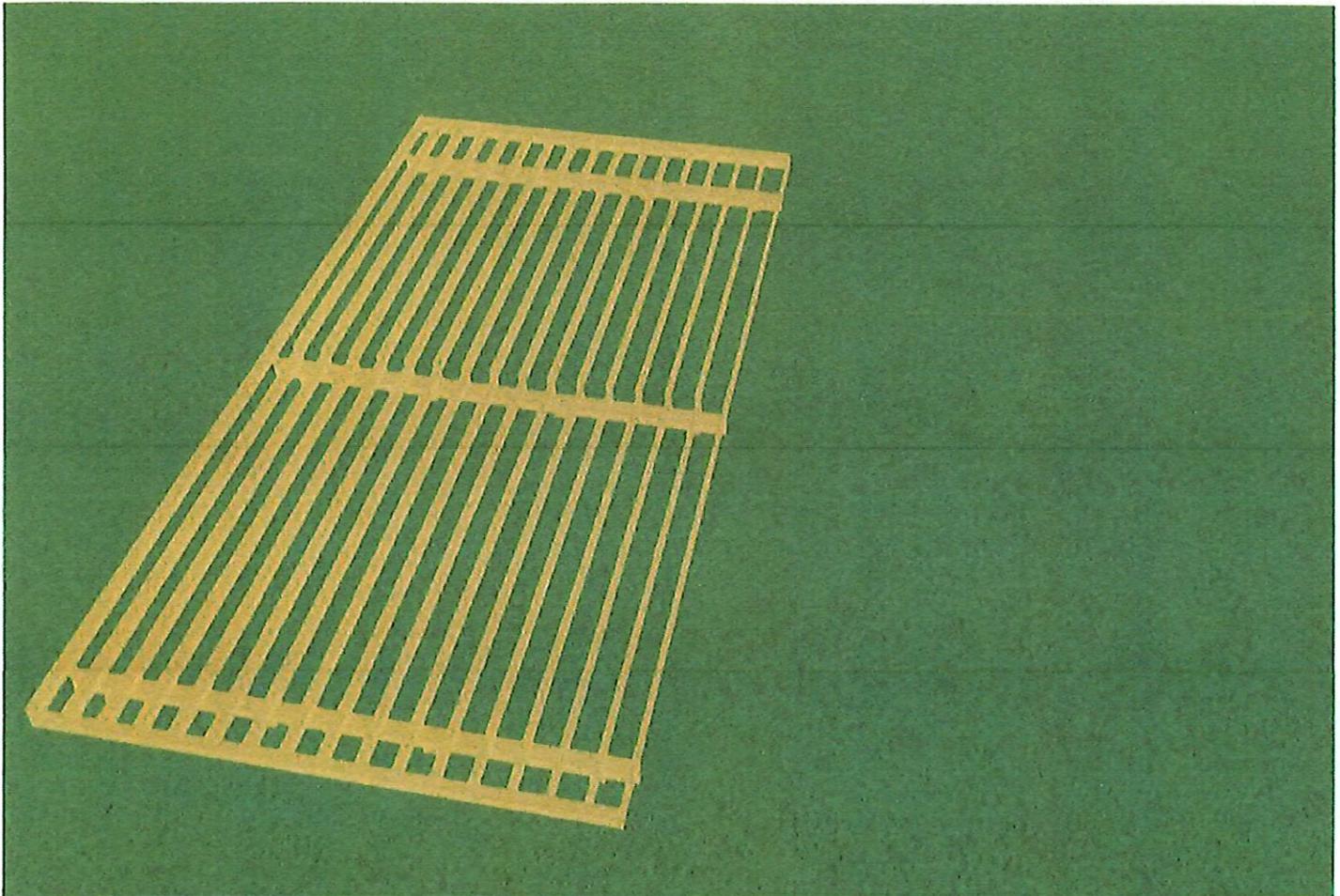


Illustration intended to show general deck size and shape. Some options may not be shown for picture clarity.

Layout dimension sheets are intended as a construction aid. Not all options selected are shown.

Final design should be performed by a registered professional engineer to ensure all applicable building codes and regulations are met.

This is an estimate. It is only for general price information. This is not an offer and there can be no legally binding contract between the parties based on this estimate. The prices stated herein are subject to change depending upon the market conditions. The prices stated on this estimate are not firm for any time period unless specifically written otherwise on this form. The availability of materials is subject to inventory conditions. MENARDS IS NOT RESPONSIBLE FOR ANY LOSS INCURRED BY THE CUSTOMER WHO RELIES ON PRICES SET FORTH HEREIN OR ON THE AVAILABILITY OF ANY MATERIALS STATED HEREIN. All information on this form, other than price, has been provided by the customer. Menards is not responsible for any errors in the information on this estimate, including but not limited to quantity, dimension and quality. Please examine this estimate carefully. MENARDS MAKES NO REPRESENTATIONS, ORAL, WRITTEN OR OTHERWISE THAT THE MATERIALS LISTED ARE SUITABLE FOR ANY PURPOSE BEING CONSIDERED BY THE CUSTOMER. BECAUSE OF THE WIDE VARIATIONS IN CODES, THERE ARE NO REPRESENTATIONS THAT THE MATERIALS LISTED HEREIN MEET YOUR CODE REQUIREMENTS.

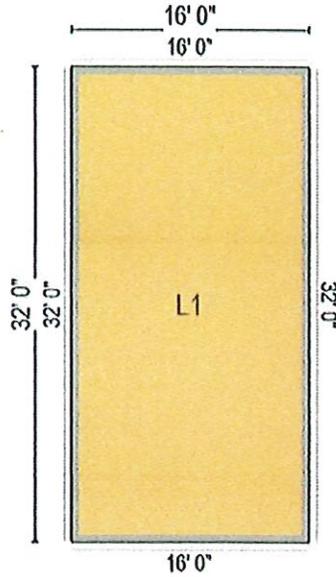
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Page 1 of 5

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Deck Side Color Legend

	Open Side/No Railing		Railing
	Unattached Walls		Attached Walls

Date: 5/07/2025 - 5:56 AM

Design ID: 352058008551

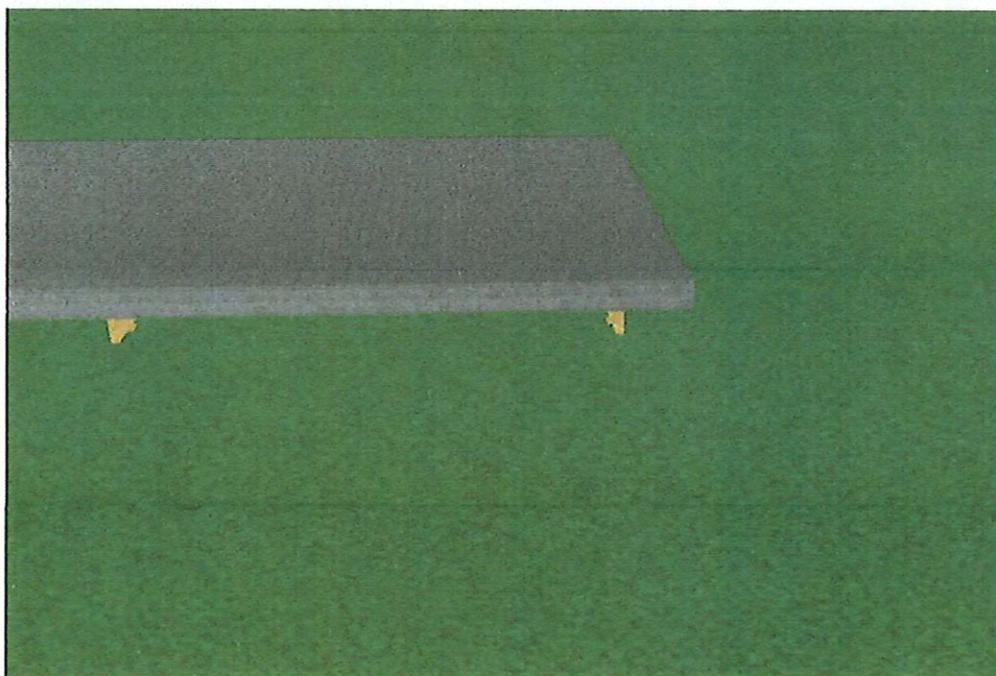
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Page 3 of 5

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Dimensions

Height off the ground: 1' 7"
Width: 16' 0"
Length: 32' 0"
Joist Spacing: 12" On Center
Load Rating: 40 lbs

Decking

Deck Board Material Type: UltraDeck Fusion® 2.0
Deck Board: Slate
Deck Board Fastener: Turbo Clip Fastener

Framing

Framing Material Type: AC2 Green Treated
Joist: 2x10
Beam: 2x10
Framing Post: 6x6 Framing Post
Footing: 16" Poured Footing
Footing Depth: 48" Footing Depth
Cladding Material Type: Fusion 2.0 Cladding
Cladding: Slate Cladding

Date: 5/07/2025 - 5:56 AM
 Design ID: 352058008551
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Fastener Usages

SKU	Description	Comments
2271442	Grip Fast 1-1/2" HDG Joist Hanger Nail - 5 lb. Box	Beam To Joist Fastener, Framing Post Fastener
2271507	Grip Fast 1-1/2" HDG Joist Hanger Nail - 1 lb. Box	Beam To Joist Fastener, Framing Post Fastener
2295009	Grip Fast® 3" 10D Hot-Dipped Galvanized Smooth Shank Common Nail - 1 lb.	Footing Anchor Fastener
2303418	Grip Fast 2-1/2" 6-Lobe Drive Tan Premium Exterior Deck Screw - 1 lb. Box	Beam To Beam Fastener
2303421	Grip Fast 3" 6-Lobe Drive Tan Premium Exterior - 1 lb. Box	Joist to Joist Fastener, Joist Blocking Fastener
2308090	Grip Fast® #9 x 2" Cladding Exterior Screw-UltraDeck® Triumph™ Slate (1lb. Box)	Cladding Fastener
2308131	TurboClip Hidden Deck Fastener for UltraDeck	Deck Board Fastener
2308132	Ultradeck Starter Clip	Starter Clip Fastener
2329020	Grip Fast 1/2" x 6" HDG Anchor Bolt w/ Nut & Washer - 2pc Bag	Footing Anchor Bolt Fastener



MEMORANDUM

To: Douglas Harbor Authority

From: Lisa Nocerini, City Manager
Jeff West, Councilmember/KLHA Board Member
Sue Guevara, KLHA Board Member

Date: March 17, 2026

Re: Kalamazoo Lake Harbor Authority – Economic and Fiscal Benefit Study Proposal Update

City staff will be providing an update regarding a recent proposal presented to the Kalamazoo Lake Harbor Authority (KLHA) for the completion of an Economic and Fiscal Benefit Study related to Kalamazoo Lake and its surrounding recreational and harbor infrastructure.

At the most recent KLHA meeting, Greg Weykamp of Edgewater Resources, in coordination with Vetter Consulting Enterprises, LLC, provided a proposal outlining four (4) distinct tasks intended to collectively establish a comprehensive economic impact and fiscal benefit assessment associated with boating, tourism, recreation, dredging activities, access improvements, and marina or harbor investments throughout the Kalamazoo Lake system.

The proposal is broad in scope and is estimated to cost approximately \$30,000 if undertaken in full. The study is intended to support long-term regional decision-making across the City of Douglas, the City of Saugatuck, and Saugatuck Township.

During the KLHA discussion, staff recommended that the member communities pause prior to committing to the full scope of work and instead consider beginning with Task 1 only, which focuses on clarifying goals, priorities, scope, and expectations among the participating jurisdictions. This phased approach would allow for alignment regarding intended outcomes prior to the commitment of additional funds.

City Council input has been received and provided guidance regarding:

- Whether to pursue Task 1 as an initial step;
- What priorities or outcomes should be addressed through such an effort; and
- Any concerns or guidance that should be shared with the KLHA Board.

Council feedback will be shared with KLHA representatives and brought back to the KLHA Board at its March 24, 2026 meeting for further consideration as part of upcoming budget cycle discussions.

This memorandum is intended to serve as an informational update in advance of a more detailed presentation at the March 17, 2026 DHA meeting.



MEMORANDUM

To: Douglas Harbor Authority
From: Greg Salinas, Interim Director of Public Works
Date: March 17, 2026
Re: Purchasing of Buoys in FY 2026/2027 Budget

The Department of Public Works will be providing an update regarding the anticipated purchase of buoys as part of the City's Fiscal Year 2026/2027 budget planning process. This update will include operational needs, potential cost considerations, and proposed timing associated with buoy replacement or acquisition.

This memorandum is intended to serve as an informational update in advance of a brief presentation at the March 17, 2026 DHA meeting.



MEMORANDUM
DOUGLAS HARBOR AUTHORITY
March 17, 2026 at 11:00am

TO: Douglas Harbor Authority

FROM: Jenny Pearson, Project Manager

SUBJECT: 2026 Harbor Treatment Update

For the past 5 years the City of Douglas has contracted with Aquatic Doctors Lake Management of Grand Rapids in an effort to control the invasive species rapidly spreading over Wade's Bayou and the Douglas Harbor. Invasive aquatic species such as Eurasian milfoil, duck weed, and coon-tail were unsightly and made boating recreation extremely difficult. The treatment applications achieved great results and the City received a considerable amount of positive feedback. Controlling invasive aquatic species benefits the community as a whole and improves water quality, encourages establishment of natural aquatic species, improves recreational value of the harbor, and draws visitors to the community.

Aquatic Doctors Lake Management felt it was a very successful year, and the overall water quality showed noticeable improvement. The river/bayou looked excellent, confirming that we are moving in the right direction. In alignment with these positive outcomes, the City achieved a 12.12% cost savings in 2025 compared to 2024. This reduction not only reflects financial efficiency but also serves as tangible evidence that the program is delivering measurable results. The 2025 growing season presented significant challenges, including drought-like conditions, low water levels, and sustained heat and sunlight. These factors contributed to aggressive weed blooms across many Michigan water bodies. Despite these obstacles, we were able to maintain strong results while also reducing costs. They were very pleased with the progress made and hope the Harbor Authority and City Council share in that satisfaction. The plan is to continue with the current program, as we are optimistic that it will yield further environmental improvements and additional cost savings over time. While outcomes are always influenced by weather and natural conditions, Aquatic Doctors Lake Management is confident we are on the right path and recommend continuing our current course.

With the 2026 summer season approaching, the intent is to treat the harbor once again. The proposed treatment area will be the waterfront areas from Schultz Park to the Union Street boat launch. While the municipality does not own the waters of the lake, the City may serve as a coordinator for activities that impact the quality of the harbor.

Treatment dates will be tentatively scheduled for June and July. Authorization letters will be mailed when the treatment dates are finalized to residents adjacent to the treatment area, as well as a treatment notice to all residents within a 300ft reach of the waterfront.