

VILLAGE OF NORTHPORT MUNICIPAL HARBOR

116 W Nagonaba St, P.O, Box 336
Northport, MI 49670

Village Harbor 5 Year Recreation Plan

January 30, 2020

Prepared by the Village of Northport
Administrative staff in congruence with
The Village of Northport's 2018 Master
Plan and Recreation Plan 2016-2020



Executive Summary

Name of Facility

The Village-owned G. Marsten Dame Marina is located along the shoreline of Northport Bay near the tip of the Leelanau Peninsula in Leelanau County. Because of the somewhat remote, yet unique location, the Village is very reliant on tourism with approximately 40% of its population listed as seasonal. The combined permanent and seasonal population nearly triples through most of the summer months with the influx of transient tourists. The attraction for that influx is the historic town, with its waterfront with beaches and the marina. The Marina beach area is home to the farmers market, many festivals, weddings, and community events. Our "Certified Clean Marina" itself has restrooms, showers, boater's lounge and laundry facilities.

Northport is surrounded by many state and local parks, walking trails, camp sites and the historic lighthouse. We have a newly constructed 9-hole golf course and driving range at the edge of town that is completely solar operated. Our Youth sailing school is located in the South beach park.

Size of the facility

The Harbor has 131 slips, with 72 seasonal slips and 59 transient slips. Our slips range from 32' to 60'. We provide electricity and water to all seasonal and transient boaters, with fuel and a large capacity pump outs available. There are waiting lists for all 3 slip sizes.

Projected Expansion

Current demand for seasonal and transient slips as indicated by our lengthy wait lists has the Village considering a future harbor expansion that would create a larger number of slips for both seasonal and transient dockage to remedy the available space, increasing our current slip number by 50%. This project would consist primarily of 32' and 42' slips which comprises over 90% of our wait list.

ADA Accessibility

We currently meet all guidelines for ADA accessibility. We have 2 restrooms and 2 showers in the boater's facilities as well as 4 compliant stalls in our adjoining parks. Our parking lots and sidewalks are all accessible. The boaters lounge and the dock house are ADA accessible and there is also one ADA compliant boat slip. All main entrances and door hardware on our buildings are compliant.

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Site Development Plans

The Northport Village Municipal Harbor would like to present our 5 year Recreation Plan as follows with the 2020 action request addressing our emergency repair situation with submerged fuel lines , electrical lines, compromising our Dock House, fueling station and boater's pump out due to the high water.

YEAR	ACTION	COST
2020	Raise C dock. New Fuel lines, electrical, waterlines and pedestals.	593,849
2021	Raise finger piers and install new pedestals.	60,000
2022	Painting of break wall.	300,000
2023	Launch ramp refurbish/upgrading.	150,000
2024	Repaving/raising of North parking lot.	300,000

Site Development Summary

The Village's plan is to maintain our current asset while we make improvements required to react to the change of our lake levels, ensuring the safety of our boaters, employees and the public and the integrity of our infrastructure.

Security Cameras

- Cameras for outside restrooms, parking lot and boardwalk

Raising C dock and finger piers:

- increased safety and accessibility

Main dock and Finger Pier Water Line Replacement:

- Repair and replace waterlines at new dock levels on both main and finger piers

Raising and Replacement of fuel lines

- Bring fuel lines up to new dock levels
- Install new pedestals:
- Improve and modernize electrical and water connections

Launch Ramp Refurbishment

- Repair and raise the launch ramp to accommodate current lake levels.

Repaving/raising of North Parking Lot

- Repair and repave foundation and drainage of parking lot.

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Marketing, Events and Partnerships

Currently Northport Harbor is home to many summer events. This April the harbor is participating with NOAA as part of their International Great Lakes study, the project is geared toward providing predictions of water levels, currents and temperatures. Our harbor hosts the 54 foot schooner, Perception, which is a teaching boat that hosts children whose parents have lost their lives in the war. Our booking for visitors is with the DNR using their online reservation system. Our 2020 event schedule is as follows:

EVENT NAME:	Date
Cars in the Park	May 2020
Independence Day Celebration	July 2020
Music in the Park	Fridays June through September
FarmersMarket	Fridays June through September
Boyne Thunder Race	July
Wine Festival	August
Northport Yacht Club Sailing Races	Saturdays July through August

Dredging

Currently, the Harbor is not in need of dredging and staff does not project a need for the next 5 years. The last dredging was completed in 2014. The total cost of this project was \$478,098. This was conducted under the State of Michigan Emergency Dredging Program. A total of 15,249 cubic yards of material was transferred to retention areas in Haserot Park prior to being hauled away in trucks to a DEQ and USACE approved site (the Village owned Department of Public Works approved upland retention site) on W 8th Street NW of the Village Harbor.

Annual Maintenance Schedule

Repairs & Maintenance:	\$7500
Building maintenance	
Slip Maintenance	
Annual Costs	\$24,000
Office supplies	
Operating supplies (cleaning/paper products)	
Tools, equipment (gem, PC and printer, lawn mower)	
Annual Services	\$55,500
Utility bills	
Contracted (lawn, seaweed, inspections, trash service)	