

## **AMENDMENT TO THE CITY OF SAULT SAINTE MARIE RECREATION PLAN 2017-2021**

This amendment to address the City of Sault Sainte Marie (City), and includes additional and specific items for the Recreation Harbor/Marina Facilities.

Currently, the George Kemp Marina in Sault Sainte Marie is a 58 slip facility which has comparable usage year over year. The Waterways Commission has allowed twenty five (25) seasonal slips with the remaining thirty three (33) slips available for transient usage. The entire marina is ADA accessible i.e. restrooms, docks, buildings, picnic area, boardwalk and sidewalk areas with six (6) designated ADA slips (2 - 45' slips, 2 - 38' slips, and 2 - 30' slips). We believe the marina is correctly sized as many times we are full during the peak season.

The promotion of the George Kemp Marina and the city's recreational assets is ongoing with social media, local newspaper and publications. The City has collaborated and partnered with the Sault Convention and Visitors Bureau, Sault Chamber of Commerce, Lake Superior State University, local governmental entities and organizations to market and draw attention to our docking and fueling facilities. In 2017, the 25<sup>th</sup> Biennial Trans Superior International Yacht Race will be utilizing the George Kemp Marina with some of their event organization. Furthermore, the George Kemp Marina is featured in the Sault Ste. Marie Convention & Visitors Bureau 2017 Travel Guide. Also, community activities such as the 4<sup>th</sup> of July fireworks along the waterfront, Army Corps. of Engineers "Soo Locks" weekend, and music in the park are annual favorites that attract many boaters to the marina each season. The George Kemp Marina has utilized the State Reservation system for many years and it provides a strong value to the visitors looking to reserve a slip.

In 2013, the city replaced some wave attenuator panels as well as substantial bracing efforts to repair the north walkway structure along the St. Mary's River. Furthermore, at the end of the 2016 boating season the city replaced over 120 square feet of missing sheet pile along the Kemp Marina pier. This area had received severe ice damage over the past few years and part of the wave attenuator system was compromised and sheets literally were sheared off.

In 2013, the Michigan Waterways assisted in granting emergency repair funding for one of the underground fuel tanks which was determined to be leaking (water into the tank).

Notably, in 2015 the city purchased and installed an additional eight (8) dock mount de-icer units to prevent freeze ups and damage to the floating dock system. This investment has proven very effective since only two (2) units had been originally operating prior to 2015.

Areas of facility maintenance and major infrastructure repair going forward are listed in the attached action plan. Currently (2017), repairs to the floating docks are in great need and is a priority in our city 6 year Capital Improvement Plan. A quality weather shelter (2018) has been a request from many visiting boaters as a means to provide shelter during heavy inclement weather that comes off of Lake Superior and the St. Mary's River. On site storage is needed as well as boardwalk railing replacement (2019). A storage structure is requested to assist with the operations and upkeep of the marina. In 2020, new GFI grounded outlets and breakers are being called for to update our shore power stations. In 2021, the addition of cable

communications is planned to upgrade the power stations and provide updated communications to the boating public. Finally, in 2022, boardwalk sheet piling repair and installation is projected. This project would tie directly into bedrock and provide a much more stable boardwalk.

The George Kemp Marina operations and management are contracted out by the City of Sault Sainte Marie to Le Sault de Sainte Marie Historical Sites, Inc. (Historic Sites) a Michigan Non-Profit Corporation. The Harbor Master for Historic Sites is responsible for and conducts daily and annual maintenance at the George Kemp Marina. Collection of fees, security, fueling, record keeping, trash collection, cleanliness and repairs to all facilities, lawn care, maintaining various equipment and machinery, perform routine dock checks, radio and telephone communications are performed by Historic Sites; however, this is not construed as an exhaustive list of all maintenance performed at the marina. General maintenance items are scheduled beginning in April and are completed by November. Maintenance is conducted on a daily basis – seven days per week during this time period. Larger maintenance projects are scheduled in the early season April/May and completed as late as December. As previously noted, the recent wave attenuator maintenance project was scheduled for November/December (2016) and was completed in December of 2016.

The repair and maintenance schedule outlined in the amendment to the City of Sault Sainte Marie's 2017-2021 recreation plan will allow the George Kemp Marina to continue to operate at a high level for transient and seasonal boaters to the St. Mary's River and Lake Superior.

## George Kemp Marina addendum to Action Plan

| <u>Location/Item</u>   | <u>Year</u> | <u>Estimate</u> |
|--|-------------|-----------------|
| <u>Floating Docks</u><br>Refurbishment of the entire main service pier and three finger piers.<br>Bottom steel "skin" is missing and open to damage from ice and animals   | 2017        | \$65,000        |
| <u>Weather Shelter</u><br>Covered area for boaters which can also serve as picnic/grilling area  | 2018        | \$35,000        |
| <u>Storage</u><br>Small storage structure to be located on marina grounds  | 2019        | \$60,000        |
| <u>Dredging</u><br>No dredging is anticipated during this five (5) year period. Within the next ten (10) years, it is estimated that an area 360' x 160' x 2' may be needed to dredge the marina basin. A disposal location would be at an upland property of Ashmun Bay Park. | N/A         | N/A             |
| <u>Paint and Replace boardwalk railing that is beginning to fail</u>   | 2019        | \$30,000        |
| <u>Install new GFI grounded outlets and breakers on shore power stations</u>   | 2020        | \$30,000        |
| <u>Install communications (cable) coaxial to shore power pedestals</u>   | 2021        | \$25,000        |
| <u>Boardwalk sheet piling repair and installation into bedrock</u>   | 2022        | \$200,000       |