

Leland Township Harbor

**107 North Lake St. P.O. Box 534
Leland, MI 49654**

Leland Harbor 5-Year Recreation Plan

July 29, 2020

Prepared by the Leland Township Harbor Commission

Summary

Leland Township Harbor is owned and operated by Leland Township, Leelanau County, Michigan. Leland Harbor is a federally designated Harbor of Refuge and is situated along the treacherous Manitou Passage in northern Lake Michigan. The harbor serves as home port to commercial and tribal fishers, a fleet of National Park Service vessels, charter fishers, the Manitou Island Ferry service, Leelanau County Marine Patrol, and two MDNR patrol boats. Recreational boaters are drawn to Leland by its natural beauty, shops, restaurants, and Fishtown.

Planning Process

In 2018 The Leland Township Harbor Commission began the process of identifying foreseeable infrastructural updates and repairs. The Leland Harbor 5-Year Recreation Plan was to be an amendment to the Township's adopted 2020-2024 Recreation Plan. The Harbor Commission held regular meetings to review the plan. These meetings were open to the public for comment and feedback. A meeting was held on July 29, 2020 to recommend the plan for adoption. The plan was released for public review on February 5 through February 19, 2021.

Following the 14-day public comment period, the Township Board held a publicized public hearing on February 23, 2021. Following the public hearing, on February 23, 2021 the Board reviewed a resolution of adoption of the draft amendment. The Township Board approved the resolution to adopt the plan (draft amendment). That process is how this amendment to the Leland Township Five Year Recreation Plan came to exist.

Facility

Leland Harbor is a Michigan State Waterways Grant in Aid facility and was completely updated in 2009. The harbor is a 100% transient facility offering 63 slips and 600 lineal feet of broadside mooring space. During July and August, the harbor is often at 100% capacity. Mooring space is allocated by reservation in an effort to prevent overcrowding and the denigration of infrastructure.

ADA Accessibility

The Boater Services Building, Public Restrooms, Docks, and Parking Area are ADA Compliant.

Site Development Plan

2020	Re-Route Power Supply to Dock	\$30,000.00
2020	Re-Position UST Transition Chamber	\$40,000.00
2020	Flood Barrier	\$6,000.00
2021	Replace Flush Valves / Faucets	\$5,000.00
2021	Re-Seal Asphalt Parking Surface	\$5,000.00
2022	New Picnic Tables / Benches	\$4,000.00

Site Development Summary

- Currently, Leland Harbor is experiencing unprecedented high water levels. The re-routing of electric service to the dock is necessary because the as-built junction box is totally submerged. The wire splices are not waterproof and injury or death could result from electrocution.
- High groundwater levels have flooded the as-built UST (Underground Storage Tank) Transition Chamber. The chamber is designed to capture fuel should an upland supply line be punctured. In the current state, any escaped fuel would ultimately seep into the ground or lake. LARA has ordered us to address this issue with the threat of closing our UST system. Fuel sales make up a large portion of the harbor's annual revenue. Should Leland Harbor cease to provide fuel dock services for any period, it would create an inconvenience and danger to those depending on Leland for fuel.
- High water levels have prompted the installation of a concrete flood barrier around the perimeter of the Boater Services Building to prevent flooding of the structure.
- As-built water saving automatic flush valves and faucets are now ten years old. These appliances are prone to failure at inconvenient times and are costly to repair. They will be replaced with water saving manual hardware.
- The asphalt parking area is in need of re-sealing.
- Picnic Tables and Benches need to be replaced.

Marketing, Events, & Partnerships

Leland Harbor partners with the Leland Michigan Chamber of Commerce to promote the village, Fishtown, and the harbor. (www.lelandmi.com). Leland Harbor is a “must stop” destination for generations of boating families and those traveling “America’s Great Loop”.

Leland Harbor hosts the annual Leland Wine and Food Festival each year on the second Saturday of June. The event is popular with recreational boaters, and marks the beginning of a very busy boating season.

Dredging

Leland Harbor requires annual maintenance dredging of the federal channel. Approximately 25,000 cubic yards of spoils are removed and placed as beach nourishment south of the harbor. Because federal funding for dredging is inconsistent, Leland Township purchased its own dredging equipment. The township established a Dredging / Maintenance / Improvement fund to absorb the cost of dredging. The average cost to dredge the channel is \$45,000.00.

Annual Maintenance Schedule

Repairs and Maintenance	\$25,000.00
• Building / Dock Maintenance	
• UST Compliance / Testing	
• Ice Suppression	
• Plumbing / Electrical Inspections	
• Contracted Cleaning	
• WiFi	
Supplies	\$9,000.00
• Paper products / hand soap	
• Office supplies	
• Software	

Small Scale Infrastructure Replacement / Maintenance

Security Cameras	\$3,000.00
Picnic Tables / Benches	\$4,000.00
Flush Valves / Faucets	\$5,000.00
Furnace	\$5,000.00
Power Pedestal Breakers	\$3,000.00
Interior Painting	\$8,000.00

Large Scale Infrastructure Schedule

Boater Services Building-The building is eleven years old and no large scale replacement is foreseeable.

Docks- Other than the periodic replacement of planks and rub strakes, no large scale replacement is foreseeable.

UST Transition Chamber- The failed and flooded chamber needs immediate attention. \$40,000.00

Flooded Junction Box- The power supply lines to the dock are submerged. The splices are not waterproof. The supply lines / splices need to be re-routed so as not to be submerged. \$30,000.00

