

CITY OF BAYFIELD HARBOR COMMISSION

Minutes of February 8, 2021, 4 p.m.

Call to Order - Roll Call: Chairman Bryan called the meeting to order at 4:03 p.m.

Present: Chairman Bryan, Shrider, Dougherty, Bauer, and Zawislak

Other: Craig Skadden, Bryce Albrecht, and Operator Peterson

Staff: Clerk Hoopman and PWD Kovachevich

Approve Agenda: Bauer/Shrider moved to approve the agenda as presented. Carried.

Review/Approve Minutes from January 4, 2021: Shrider/Dougherty made a motion to approve the minutes from January 4, 2021 as presented. Carried.

Public Input on Agenda Items: None

Marina

1. Breakwater and Shoreline Improvement Project Updates

- a. **ACE Grant Award** – The Commission learned the City was awarded an additional \$1,235,000 in Army Corp Funding to be used toward this project for a total of \$3,095,000. Great news!
- b. **HAP Grant** – Lunde has contacted Mike Halstad on the revised budget. A formal agreement is expected soon.
- c. **Project Budget** – Lunde is working on a revised project budget and will send it to us in about a week.
- d. **Review Engineering Drawings, Bruce Lunde and Krista Summerfeldt, Engineers**
 - Operator Peterson contacted Lunde about moving the light closer to the hoist area.
 - Lunde mentioned they have added concrete piping to the plans to ensure the water flows through with no future encumbrances.
 - The ladders on E Dock were discussed. It was decided there would be one on each end.
 - The project timeline shows we would be advertising in March and opening bids in April. This timeline is now dependent on some DNR and ACE review and permitting. Lunde indicated he felt all would be fine even if the schedule is slightly modified by a month or so.
 - Operator Peterson noted a great deal of coordination will be needed to keep his operation running smoothly during construction.
 - PWD Kovachevich asked about funds for road restoration. It was noted this is included in the bid specs. The Commission asked if they should consider specifying a preferred route.
 - The completion penalty clause was discussed. Peterson was asked if he could provide a daily rate on the loss of revenue. The project is supposed to be completed by December 22nd, but would a loss occur and to what extent if it is not done then? Lunde cautioned the amount must be actual for it to be legally upheld.
 - Summerfeldt noted the addition of milestones should be considered for the completion of certain project components.
 - The Commission is interested in receiving an update on the cost opinion and cost share amounts.

2. **Marina Lessee: December Fees Report** – Informational, no action required.
3. **Marina Lessee: Issues/Concerns/Updates** – Operator Peterson said everything is running smoothly during this quiet time of year. The fans are not on, but they are watching the ice conditions and will turn them on if needed. The lake levels are down.
4. **Public Works Director Report: Issues/Concerns/Updates:** Nothing to report.

City Dock

1. **Madeline Island Ferry Winter Dockage – Bubblers:** It was noted MIFL has been running bubblers and there is some concern on the impact to the utility bill.
2. **Public Works Director Report: Issues/Concerns/Updates:** None.

L.E. Building-Slip/Fishing Pier/Boat Ramp

1. **Public Works Director Report: Issues/Concerns/Updates:** It was noted there are loose/missing boards at the Marina and at the end of the LE Dock. Now that the water levels are lower and ice is forming, we might be able to get some of these areas fixed. It was noted the Coast Guard has bubblers running in their slip.

Other Business/Concerns

1. **Review 2021-2022 CIP's and Comp. Plan Action 2020 Report:** Informational. The Commission asked Hoopman to amend the action item that reads "review marina needs and consider remodel/rebuild of Marina Building by 2022 to "not started".
2. **Wisconsin Marina Association Membership Invoice (Sept. 2020 – August 2021)**
Dougherty/Bauer made a motion to pay the \$300.00 invoice as presented. Carried, all ayes.
3. **Schedule Next Meeting(s):** March 1 and April 5, 2021
4. **Marina Lease Discussion (Current Lease Exp. 12/31/23)- Closed Session:**
Shrider/Zawislak made a motion to convene into closed session pursuant to Section 19.85(1)(e) and (g). The lease between the City of Bayfield and the Apostle Islands Marina is due to expire on December 31, 2023 and the Harbor Commission would like to begin discussing future lease options, opportunities, negotiation strategies, and consider a non-disclosure agreement. They reserve the right to reconvene into open session to make any decisions on the discussion, to continue with any remaining agenda items or for adjournment purposes. Carried, all ayes.

Shrider/Dougherty moved to return into open session. Carried, all ayes.

Shrider/Zawislak made a motion to send a non-disclosure statement to BD Marine. Carried, all ayes.

Adjourn: The meeting adjourned at 5:04 p.m.