

CITY OF BAYFIELD HARBOR COMMISSION MEETING
Wednesday, August 15, 2018 - 8:30 a.m. at the Bayfield City Hall

Call Regular Meeting to Order - Roll Call

Chairman Bryan called the meeting to order at 8:31 a.m. at the Bayfield City Hall.

Present: Jim Edwards, Terry Bauer, Carl Dahl & Jim Bryan. Shrider arrived 8:36 a.m.

Absent: Eric Fredenberg

Others: Peter Skoro, Bill Peterson, Tom Kovachevich-PWD, Mayor Ringberg, and Billie Hoopman-Clerk

Approve Agenda: Edwards/Dahl moved to approve the agenda. Carried.

Review/Approve Minutes from August 6, 2018: Dahl/Bauer moved to approve the minutes as presented. Carried.

Public Input on Agenda Items:

Peter Skoro, was present to remind the Commission about some of his concerns that he expressed at the last meeting. He was inspired to come in and felt a last inning win was possible. He noted since the last meeting he's had time to read some of the previous Committee minutes and has also spoke to the Mayor so he has a better understanding of what has been done to date. He continued to ask the City to do their very best to change the formula, which he said that everyone agrees is out of balance and is ridiculous. He's looking forward to seeing the new proposed lease. He mentioned that he plans to continue talking to his friends and neighbors about this issue. He said he continues to be hopeful the Commission might be inspired by his comments and see if there was any more room for adjustment.

Chairman Bryan said there is nobody more versed than the Commission. They have spent a great time studying the issues. The goal has always been to maximize the revenue to the City and keep a great marina. Nobody took this lightly.

Shrider asked if the Commission will be reviewing or would be informed of the most recent e-mail from Ted Dougherty. The Mayor said yes, he will include in his discussions with them.

AGENDA:

1. Marina Breakwall: Review RFPs For Services

Commissioners received a one-page breakdown of the five RFP's, along with a one-page summary of services for each engineering firm.

Chairman Bryan began by saying in his opinion MSA rose to the top. Discussion ensued.

- Shrider commented on her past experiences with three of the firms.
- Chairman Bryan noted he has worked with MSA in the past.
- Marine Tech was quoted with 3 of the 5 proposals.
- Baird's price of \$25,123 does not have diving included in the rate. It's another \$8,000.
- Identify funding and financing strategies was important but not asked for in the RFP's.

- Terry Bauer recently dove and video taped the areas of concerns. He has not noticed anything different with the structure. He looked at the bigger firms, both were expensive. MSA seems like a good choice.
- Shrider said in her experience with JJR, they do look at alternatives, and they create new solutions rather than just sheet pile. They did have some issues, although they might not be exclusive to them, with seeing the last 7/8th of the project to completion.
- Peterson asked how important it is to get a permit analysis? It's important.
- Shrider recommended Baird or MSA. Not as much Baird due to the extra in diving.
- Peterson noted that Bruce Lunde, MSA was the only one who called the Marina for more information. Shrider said he called her too.

Dahl/Bauer moved to award the RFP for the Apostle Island Marina: Evaluation of Breakwalls and Seawalls to MSA Professional Services, Inc. in the amount of \$19,500. Carried; all ayes. Hoopman will inform them of the Commission decision and will ask them for a contract that includes the timeframe for completion.

2. 2019 Budget/CIPs/Rates

The Commission discussed the status of the 2018 CIP's and suggested some 2019 CIPS

2018 CIPs:

- **Breakwall Fix:** We continued to have a hard time finding a contractor who can fix the wall. Nelson has been contacted. Hoopman had a recent conversation with Seabird, and Bryan said he would talk to Dobson.
- **Breakwall Engineering:** Depending on the timing the Harbor Commission may need to ask that funding get carried over to 2019.
- **Painting:** Hoopman was asked to request proposals for painting the LE Building; with completion by May 15, 2019. Depending on the contractor's schedule funding may have to be carried over to 2019.
- **Marina Upgrades:** Carry over the project but increase the rate to \$500,000

2019 CIPs:

- 5-10 Year Plan – Consultant, WCMG, \$50,000 Total (50/50 City/WCM Grant)
- Marina Upgrades (2018 CIP Carry Over) - \$500,000

Other:

- Need to keep a watch on the parking lot and fill in holes where necessary.
- The East Dock Decking needs to be tore off and replaced. Center beam of walkway is bad causing boards to sink.

2019 Rates:

- The Commission agreed by consensus to leave them all the same as they were in 2018; no changes.
- A rate does need to be established for the LE Dock. Edwards/Dahl made a motion to evaluate the LE Dock and decide rate or if it will continue under the lease agreement. Maybe need to draft an amendment to the lease to solidify the agreement.

3. Future Marina Lease

Dahl/Bauer made a motion to convene into closed session pursuant to Section 19.85(1)(e). The lease between the City of Bayfield and the Apostle Islands Marina is due to expire on December 31, 2018 and the Harbor Commission would like to continue discussing future lease options, opportunities and negotiation strategies and will be reviewing previous meeting closed session minutes. 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

The Commission reconvened into open session.

Bauer/Dahl made a motion to recommend the Council review and approve the recently amended contract. Carried.

Adjourn: Edwards/Bauer moved to adjourn. Carried. (10:08 a.m.)

Minutes by: Billie L. Hoopman, Clerk