

CITY OF BAYFIELD HARBOR COMMISSION MEETING

Minutes of Monday, October 2, 2017

4:00 p.m. at the Bayfield City Hall

Call Regular Meeting to Order - Roll Call: Chairman Bryan called the meeting to order at 4 p.m. at the Bayfield City Hall followed by roll call.

Present: Eric Fredenberg, Michelle Shrider, Jim Edwards, Carl Dahl, & Chairman Bryan

Absent: Terry Bauer

Others: Mayor Ringberg, Bill Peterson-Marina Lessee, Tom Kovachevich-PWD and Billie Hoopman-Clerk

Approve Agenda: Fredenberg/Edwards moved to approve the Harbor Commission agenda dated Monday, October 2, 2017 as presented. Carried.

Review/Approve Minutes from September 6, 2017: Dahl/Fredenberg made a motion to approve the minutes of September 6, 2017 as presented. Carried.

Public Input on Agenda Items: None.

AGENDA:

City Dock

1. Setting a time to stay or pay: Update

Discussion ensued on the subject.

- a. Is there really a problem?
- b. Are transient boaters leaving the dock before our attendant makes first round?
- c. Are overnight boaters not able to get a spot due to the short-term users who are using the dock just to go to dinner, etc. (not overnight users).
- d. Should we provide a community service that benefits others?
- e. Or charge for the use as all other businesses do who provide a service?
- f. Would it cost more to police the area than we'd actually collect by changing the policy?
- g. How often does the problem seem to be occurring?

Shrider/Dahl made a motion to install signage next year noting there is a customary dockage fee from 6 p.m. and 9 a.m. Short Term Use (Max. 3 hours) Use from 9 a.m. to 6 p.m. is free. Carried.

2. **2018 Dockage Rates:** Commissioners were given a copy of the Harbor Commission Rates from 2006-2017 for review. There was some discussion at the last meeting regarding the mooring space on the City Dock "T" as we are not able to rent out all usable space due to the size of the vessels which require more space for maneuvering. Chairman Bryan asked for some time to do some measuring before the next meeting so we better understand how the dock is being used and the amount of space being used by the leases. Fredenberg/Shrider to leave all rates other than City Dock Annual Slips the same as last year. Carried.

3. **Public Works Director Report: Issues/concerns/updates:** PWD Kovachevich reminded the Commission that the City normally turns off the water to the dock around October 15th or shortly thereafter. Otherwise, there are no other issues to report.

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

1. **United States Coast Guard – Proposed MOU:** The USCG has proposed an MOU for joint use of the shared mooring basin between the LE Dock and the Coast Guard Station property that would begin the date it's signed and would remain in effect unless expressly stated by either party. They have indicated they would like us to allow them a total of 17' mooring on the western side of the dock and we would be required to maintain a 13' joint-use channel throughout. We are also being asked to coordinate mooring in advance with the USCG to preemptively mitigate any potential problems before they arise.

Since the width of the space is 44' as measured by the PWD, that would only give us 14' of exclusive space. We've had good cooperation in the past and this doesn't seem to be in our best interest. Our intent is to continue working with them in good faith. It was noted that Bob Winnamakii's boat that was moored in the slip for years was 15.5' wide and this MOU would preclude us from having a boat like that back in the slip. Fredenberg/Edwards made a motion authorizing the Chairman to send them a letter letting them know we appreciate their efforts in crafting this MOU, but we will not be moving forward due to the limitations it puts on us. Carried.

2. **Stacy Barclay – Request to rent the entire LE Dock space in 2018.** The Commission received a hand-written note from Mr. Barclay requesting to rent the entire LE Dock space in 2018. His request specifically indicated he cannot be blocked-in. This Commission questioned what types of boats he is proposing to put in the space and want more information on the statement about not being blocked in.

The Commission briefly discussed a potential rate for the LE Dock. They suggested a rate of \$41.00/foot or maybe renting the slip in its entirety for \$5700; depends greatly on the overall amount of usable space of the dock.

In the end there was interest expressed in working with Mr. Barclay but they want more information from him on boats he is proposing to put in the slip (how many, size, etc.).

Public Works Director Report: Issues/concerns/updates

- The very high-water levels were mentioned. Bryan said the Army Corps has predicted the levels to decrease only by 2". We're at an all-time sustained water height.
- Hoopman asked the Commission if they wanted her to solicit for painting bids for the LE Building and they did not want her to bid this work out yet.

Marina

1. **Marina Lessee: Fees Reports**

The Commission received a copy of the August Fees Report. Informational; no action required.

2. **Fuel Dispensers and Hose Reel Proposal(s)**

Peterson provided the Commission with a new proposal from Minnesota Petroleum in the amount of \$17,890 and a revised proposal from O'Day in the amount of \$19,653.55 (reduced from \$29,045.07). It was noted the pump has changed. At

the last meeting this project was identified as the Commission's #1 ranked 2018 CIP, followed by the Breakwall Engineering and the painting of the LE Building.

This project requires an official Public Bidding Notice and Hoopman will work with Peterson on crafting the notice. The Commission was reminded this is a 2018 Project, and Peterson said asking for the work to be completed by April 30th would be appreciated. Peterson said he is looking for basic pumps with an electronic display. Shrider said adding electronics to their pumps in Washburn has caused additional issues when compared to the old models they had. She was asked to share anything of value with regards to the types of pumps they use.

Peterson reported the following:

- The safety catch basins are full of water which cause the alarms to go off. When this happens, it must be reported. Peterson said there is nothing that can be done; the lines are not water tight.
- If we get ice at levels this high the Marina will be in trouble; he would expect lots of issues/damage. Kovachevich mentioned the bubblers will help with the ice situation so the canisters don't freeze in. Peterson is recommending we evacuate the fuel from the pipes to avoid any issues. On D-dock the steel is in the water every day. A severe seiche will cause immediate issues. By the end of November and December we'll see how much the water might go down.
- There have been additional sink holes on A-dock; new holes have been occurring daily. They have to park another 3' back. Cars are even sinking through. They have been using boards, everything. It's a serious problem.
- Corps said water is expected to go down 2"

As discussed at previous meetings this year, the Commission agrees a great deal of work is needed to secure the property. They realize the entire boundary of the marina and east dock may need to be included into the scope of the project. The use of sheet piling or geofabric was briefly discussed. The water height is extremely problematic.

3. **2017 CIP - Marina Breakwall Project**

PWD Kovachevich reported that he spoke to Nelson Construction about the emergency work needed on the breakwall. Nelson said he was going to order up timbers and start working on it. We need something done before the winter season. Peterson reminded the Commission about the beams on the walkway that need to be replaced too.

4. **Public Works Director Report:** Issues/concerns/updates: none.

Other Business/Concerns

1. **Waterfront "Turning Point" Project - Update**

It was agreed, once again, the project would be bid in January 2018 with construction to begin as soon as the weather permits in 2018.

2. **Schedule Next meeting:** The meeting will be held November 6, 2017 at 4 p.m.

Future Marina Lease Discussion (Lease Exp. 12/31/18): Hoopman provided each Commissioner with a copy of four leases for their review and consideration. The Chairman asked them to please read and plan to comment at future meetings.

Adjourn: Fredenberg/Edward moved to adjourn. Carried. (5:01 p.m.)