

HARBOR COMMISSION MEETING MINUTES

August 3, 2021
5:00 P.M.

MEMBERS PRESENT

Peter Allie
Lee Kummer
Ted Jennejohn
Dave Luckow
Doug Borys
Rich Larsen
Fred Radandt
Ald. John Brunner

STAFF PRESENT

Paul Braun, Harbor Master

OTHERS PRESENT

Mike Check on behalf of Scott Retzak

MEMBERS EXCUSED

Ald. John Brunner (excused at 5:30pm)

Approval of the Minutes from the June 29th, 2021 Meeting

Motion made by D. Luckow and seconded by L. Kummer to approve the meeting minutes. Motion carried unanimously, no further discussion.

New Business

Retzak – Request a Lease of Dock Space pursuant to MMC Chapter 4.050(1) adjacent to the City Hall Parking Lot

P. Braun explained the request is from Scott Retzak who owns property located 812 and 814 S. 8th Street. Mr. Retzak would like to lease 80' of Manitowoc River frontage for docking / mooring reasons. He is willing to lease the area for \$1,000 for years 1 through 5, with a 5% increase in years 6 – 10 and \$1,500 per year for years 11 -15. He would be responsible for purchasing the dock and then installing and removing seasonally. He would also cover the costs of extending any electrical or water hookups.

The Commission discussed the request and felt that the area adjacent to City Hall is the next priority location for public transient docking and it should not be leased to a private entity at this time. The Commission felt the area is perfect for non-overnight transient boats that are too large for the new transient dock west of the U.S.S. Cobia. If approved, the Commission discussed what a fair lease rate is for 80 feet of docking; they felt the rate should be comparable to what the Marina charges. The Commission acknowledged that the marina provides more amenities and services so the annual lease rate may be lower than the marina's but more than what was proposed. The Commission also discussed the type of docking system that would be constructed along the sheet wall, they felt that a wood whaler system is the best option for the area versus a floating or cantilevered dock system.

L. Kummer made a motion to table the request. The motion was seconded by F. Radandt. The motion passed unanimously. R. Larsen abstained.

Update on the 2022 Budget Request for General Harbor and River Upgrades and Maintenance.

P. Braun explained that there appears to be support from the Mayor and Finance Department to dedicate funds in next year's budget for harbor and marina projects but they need additional details on specifically what projects would be done.

The Commission assumed that \$100,000 would be budgeted and that approximately \$85,000 of the budget would be used for constructing a wood whaler docking system along city hall's river frontage to expand docking opportunities. The remaining \$15,000 would be used to maintain, improve or install safety devices in addition to upgrading signage at the boat dock, marina, river and harbor areas. If any money was available, improving the docking system east of the Briess grain elevator would be the third priority location. P. Braun stated that based on the Commission's input he will update the Mayor and Finance Department with the budget request details.

Discussion on NOAA Lake Level Viewer Website.

P. Braun showed NOAA's new website which models shoreline flooding based on lake level data. The website is <https://coast.noaa.gov/llv/#/lake/michigan>. The item was for discussion, no action was required.

Discussion on Harbor and River Depth Map from the U.S. Army Corps of Engineers.

P. Braun showed the Commission the most recent bathymetric data the USACOE has for the inner and outer harbor areas, marina and river. The depths are referenced to the low water datum elevation of 577.5 feet. The item was for discussion, no action was required.

Next Meeting Date

The next meeting date will be selected at a later time.

Adjournment

L. Kummer made a Motion to adjourn the meeting at 6:20 p.m. F. Radandt seconded the Motion.

Paul Braun

Harbor Master