

HARBOR COMMISSION MEETING MINUTES

February 27th, 2017
5:30 P.M.

MEMBERS PRESENT

Ted Jennejohn
Fred Radandt
Peter Allie
Mike Dailey
Rich Larsen
Lee Kummer
Doug Borys
Dave Luckow

STAFF PRESENT

Paul Braun, Harbor Master

OTHERS PRESENT

Dan Koski

MEMBERS EXCUSED

None

Approval of the Minutes from the November 3rd, 2015 Meeting

Motion made by Peter Allie and seconded by Fred Radandt to approve the November 3rd, 2015 meeting minutes. Motion carried unanimously, no further discussion.

New Business

Harbor Commission Membership and Appointments

The Commission welcomed two new members, Ted Jennejohn and Dave Luckow to the Harbor Commission who are replacing James Anderson and Jack Resch.

The Commission discussed that a new chairman would be needed, P. Allie stated he would be interested in the position. F. Radandt motioned to appoint P. Allie as Chairman; R. Larsen seconded the motion; the motion passed unanimously. R. Larsen stated that he would be interested in the Co-Chair position; M. Dailey motioned to appoint R. Larsen as Co-Chair; P. Allie seconded the motion; the motion passed unanimously.

The members discussed the one vacancy that still remains on the Commission. Commission members will reach out to individuals they know that may be interested in serving and forward those names to P. Braun who will forward to the Mayor's Office.

P. Braun explained that the 3 year terms for R. Larsen, M. Dailey and P. Allie expired June 1, 2016; and F. Radandt's term would expire June 1, 2017. After discussion all four members stated that they would be interested in serving an additional 3 years on the Harbor Commission.

Car Ferry Dockwall Project

P. Braun described the car ferry dockwall project to the Commission. P. Braun explained that the wood dock/fender wall at the car ferry slip was in need of replacement. Many of the wood timbers along the dock wall are in very poor shape or are missing altogether; it was assumed that the timbers were exposed to the air which caused some decomposition when the Lake Michigan water levels were low; and when the water levels rose an easterly wind may have caused the timbers to break away. Lake Michigan S.S. Badger Car Ferry made some emergency repairs prior to the 2016 sailing season. The City owns the dock facility but has a lease with the car ferry, the lease states that maintenance costs shall be shared between the two parties.

The Badger hired Foth/JJR to begin the engineering and designs to help determine the cost to replace the dock wall. The Badger and City partnered on a Harbor Assistance Program Grant to help cover the project costs; in summer of 2016 a grant in the amount of \$2,000,000 was awarded. The total project costs are estimated around \$3,000,000 with the City and Badger required to pay the costs not covered by the HAP grant.

P. Braun continued to explain that the Badger, City of Manitowoc and City of Ludington, Michigan partnered on a FASTLANE Grant (Fixing America's Surface Transportation Act) which was applied for with the idea of having a funding source to pay for the City of Manitowoc's and Badger's share of the project. The FASTLANE grant required a minimum of a \$5,000,000 project so repair costs which are also needed on the dock in Ludington would be combined into a single application with the Manitowoc project. The FASTLANE program allows for multiple municipalities in a region to partner on a project. P. Braun concluded by saying that announcements on the FASTLANE grant should be in the next couple of months and if the FASTLANE grant is not awarded the Badger and City of Manitowoc will still move forward with the Harbor Assistance Program grant for the repairs at the Manitowoc car ferry dock.

Harbor Assistance Program Grant – 1311 Spring, LLC

P. Allie, who is a member of the 1311 Spring, LLC entity explained to the Commission the details of the Harbor Assistance Grant that 1311 Spring LLC received from the Wisconsin Department of Transportation. The \$3,000,000 project will be for the reconstruction and new construction of approximately 520 feet of sheet wall along the Manitowoc River. In addition to the sheet wall, approximately 9,000 cubic yards of sediment will be dredged. Crane pads will also be constructed along the sheet wall. The project will create a full service dock to allow for the transloading of raw and bulk materials for use in local and regional industries. P. Allie added that the City has plans for constructing a bike and pedestrian trail system along the Manitowoc River and that their sheet wall could easily tie into any future City sheet wall system. Discussion continued on Wisconsin Public Services dredging project

City of Manitowoc's 2017 Harbor Assistance Program's Annual Statement of Intentions

P. Braun detailed the potential harbor projects that are listed in the 2017 Statement of Intentions. P. Braun said that there are 7 potential projects listed, some have been listed in previous years and that there is no penalty in listing a project. The Statement of Intentions is a listing of any project that may occur in the next 3 years. To be eligible

for Harbor Assistance Program funds the project must be listed in the Statement of Intentions. P. Braun asked the Commissioners to forward any projects that they may know about which can be added to the statement of intentions.

Report on Past Harbor Assistance Program Projects

P. Braun provided a summary of the past Harbor Assistance Program projects. The HAP program was created in 1980 and over 121 million dollars have been awarded for 99 projects throughout Wisconsin. The City of Manitowoc has received 9 awards for a total of 12.7 million dollars which places the City 5th in monies received behind Green Bay, Milwaukee, Superior, and Sturgeon Bay. P. Braun concluded by stating that without the HAP program a vast majority of the projects would never have been completed.

Annual Tonnage and Bridge Lift Reports.

P. Braun explained the annual tonnage and bridge lift report that the Department of Public Infrastructure compiles every year. The inbound tonnage for 2016 was 166,278 tons and the outbound tonnage was 32,451 tons with the total tonnage moved through the port of Manitowoc equaling 188,729 tons. In 2015 the tonnage was 279,239.

Final Report “Leveraging our Comparative Advantage, Phase II: Identification and Development of Wisconsin Port Market Scenarios” prepared by National Center for Freight & Infrastructure Research & Education – UW Madison.

P. Braun stated that he provided the Commission with the executive summary of the report. A link to the full report was also provided to the Commission if they wanted to read the full document. The report compares the three modes of transportation, highway, rail and water, trying to determine which modes and routes have the greatest potential to be moved by a maritime route. The report evaluates the routing, feasibility, costs, time, emissions, and fuel consumption of current landside routes and to a comparable marine delivery.

Miscellaneous

Wisconsin Central / CN Property

The Commission discussed the long range plans of the Wisconsin Central / Canadian National property that is west of N. 10th Street which was also referred to as P2. The Commission felt that the City should be more proactive with the railroad to fix the sheet wall, address the brownfield concerns and return the property to a community asset rather than an eyesore in the downtown. The general belief was that the railroad is not motivated to make any improvements to the property and that the property will continue to be undeveloped and continue to fall in disrepair. After continued discussion R. Larsen made a motion to instruct P. Braun to write a report on behalf of the Harbor Commission encouraging the Mayor and Common Council to begin communications with Wisconsin Central / CN railroad to begin the process to redevelop the property for a higher and better use. M. Dailey seconded the motion. The motion was passed by unanimous vote of the Commission.

Sheet wall and Whalers East of 8th Street Bridge

R. Larsen made the Commission aware that there are some wood whalers that are deteriorated or completely missing in an area along the north bank of the Manitowoc River east of the 8th Street Bridge. The whalers are used when boats moor along the sheet wall preventing them from rubbing against the steel sheet wall, with the timbers gone the steel bolts protrude from the sheet wall and can easily damage a boat. The Commission further discussed the concern. R. Larsen motioned to instruct P. Braun to write a report on behalf of the Harbor Commission to encourage the Mayor and Common Council to replace the wood whalers. F. Radandt seconded the motion. The motion was passed by unanimous vote of the Commission.

Next Meeting Date

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

Adjournment

Fred Radandt made a Motion to adjourn the meeting at 6:32 p.m. Mike Dailey seconded the Motion.

Paul Braun

Harbor Master