

CITY OF PORT WASHINGTON  
HARBOR COMMISSION MEETING  
Monday December 8, 2008, 7:00 P.M.  
City Hall, Lower Level Conference Room

Members Present

Jerry Gruen, Ralph Hess, David Larson, Jerry Baganz, Sue Knauer, Frank Metz, and Peter Jushka

Others Present

Harbor Master Dennis Cherny  
City Administrator Mark Grams

1. **Roll Call: (Absent: All Members Present)**

2. **Approve Minutes Of Previous Meeting**

**Frank Metz made a motion to approve minutes as written and Pete Jushka seconded. Motion carried.**

3. **Monthly Financial Report**

City Administrator Mark Grams said that the net profit of \$72,625 is actually \$20,000 higher than it should be due to an insurance payment for the fire damage. Repairs are still being made, so the marina has yet to be billed for the repairs. Discount on sales of \$12,350 for credit card fees and charges were not an anticipated expenditure. The marina is trying to offset those fees with fuel costs. As of right now money is not budgeted for this and will have to be adjusted for 2009 budget.

The debt service payment is a little higher due to the refinancing of the Wisconsin Retirement System debt. This is a one time charge.

Harbormaster Cherny wanted to highlight some of the items that were done under Contractual Services. The Control Building restrooms were tiled for \$4,000, Asphalt repairs for \$1,500, work for Maritime Festival \$3,000, \$2,000 for replacement toilets in the men's private restrooms, and additional ice-eaters for \$5,000.

4. **Report On Marina Tenant Surveys**

Larry Ryan of Baird presented the results of the tenant surveys. He said that the Executive Summary of results comprises of three spreadsheets. The first and second spreadsheets list the results of the four questions on the survey. One lists results by slip number the other by slip size. The third spreadsheet lists the results of the tenant's personal comments under the comment section of the survey.

First of four items were decking preferences. Tenants were asked to rate concrete, wood, and synthetic decking. He said that the synthetic decking was most favorable among the tenants. It is viewed as less costly and less costly to maintain. Wood and concrete decking came out pretty close.

Second of four items, cable or satellite, he said that a significant number of tenants said that they don't want it or need it.

Third item, pump out system. He said that most tenants want to see the pump out remain at the fuel pier. They said that pump outs at slips would be an improvement, but at what cost to the tenants.

Fourth item, power at the marina slips. He said that Harbormaster Cherny had informed him of the power issues on pier four and the tenants agree saying that especially the end of pier four has insufficient power. He said that 120/240 volt is required by most of the bigger boats and the rest of the majority are satisfied with the 120/208 single phase.

As far as the narrative portion of the survey, he said that most of the responses related to issues such as gate closers, combination locks, landside facilities, pump out system, and the cost of slip rates.

He said that there is a misconception out there that a marina is a cash cow, when in actuality much of the profits go back into marina maintenance and upkeep.

He said that a great number of tenants expressed satisfaction with the operations and staff. Although he said that some had concerns with the dock hands training.

Some other concerns that the tenants expressed were problems with the fillets that would support the dock boxes. They believe that they will make a problem docking and wondered if slip length could be increased due to the fillets.

He also mentioned that there could be some logistical issues with the fuel pier becoming floating. He said that is something that they will continue to look into.

He said that with due diligence he would like to bring some numbers back to the commission. Put some numbers and drawings on paper for more discussion. He said that he didn't believe that he would have anything ready for January's meeting, but said that he should be prepared by February's meeting.

5. **Harbormaster's Report**

Harbormaster Cherny mentioned to the commission that a 100 foot Yacht may stop here and anchor or tie up to Rotary Park for a night on its way up to Palmer Johnson.

6. **Marina Tenants' Comments**

Marina tenant Joe Sobieski said that he is replacing Franz Schubert as the Marina Tenants' Association representative. He said that the marina tenants are pleased with the progress of the floating pier project and the ability to provide their input. He also mentioned the tenants concerns about the power on pier four.

7. **Adjournment**

**Frank Metz made a motion to adjourn the meeting at 7:53 p.m. and Ralph Hess seconded. Motion carried.**