

CITY OF PORT WASHINGTON
HARBOR COMMISSION MEETING
Monday January 14, 2008, 7:00 P.M.
City Hall, Lower Level Conference Room

Members Present

Jerry Gruen, Sue Knauer, Frank Metz, Ralph Hess, Traci Mead, Pete Jushka, Jerry Baganz

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 Grams said that the report is near the final for 2007. A few expenditures are still coming in. As of right now, there is a profit of \$54,000 for 2007. The revenue side once again finished ahead of schedule. Operating expenses came pretty close to what was budgeted. Insurance costs went down this year. The debt service is in its final year. Harbormaster Cherny agreed that it was a good year.

4. **2008 Marina Slip Rentals**
Harbormaster Cherny said that slip rentals are looking good right now. Only about 20 open, which is less than what we had to fill in previous years. Waiting list applications continue to come in, so the marina should be filled again this year.

5. **Conversion Of Permanent Piers To Floating Piers**
Harbormaster Cherny informed the commission that he has received three preliminary bids for replacing the aging stationary docks with floating piers. Their plans were based on the original footprint and construction copies of the marina. He received quotes on both concrete decking and composite wood decking.
Atlantic Meeco, the company that installed the fifth pier at the marina, came in with an estimate of
\$867,000 but did not include the pilings and brackets. Figuring those costs in brings their bid to approximately \$1.6 million.
TC Modular Docks, out of Florida, estimated \$200,000 for demolition and pulling pilings. They use one solid piece of concrete for their finger piers, rather than panels, which is a little heavier duty construction. Their bid came in just shy of \$1.9 million.
Aqua Dock, out of Big Bend Wisconsin, submitted a bid of \$1.8-\$2 million depending on which materials are used for the decking, either concrete or composite. Construction of their piers is similar to Atlantic Meecos, but appears to be a little stronger.
None of the bids included the electrical costs of \$405,000, plumbing costs of \$125,000 or the \$25,000 cost of new fuel lines and \$14,000 cost for two new dispensers for the fuel pier.
City Administrator Grams mentioned that after speaking with the city's financial consultant, that the marina could borrow 3 or 4 million dollars for the project, but if the marina kept the amount borrowed under \$3 million our debt service payments would be \$200,000 or less a year, which is what the marina pays now for its debt service. He said that he would like to wait on the project until the existing marina debt is paid off, so the earliest the project would get started would be 2009, but he is thinking that it may not happen until 2010.

City Administrator Grams also mentioned that an engineer would have to be hired to draw up the plans for the marina at a cost of 8-10% of the project cost. He also mentioned that getting grants to offset some of the expenses may be unlikely. He said that grant money isn't as readily available as it was when the marina expanded the North Slip.

The commission agrees that the marina needs to be renovated as it is becoming impractical. Floating piers are the way to go since the lake levels keep going down. Also the marina is 25 years old and needs to be upgraded to stay competitive with other marinas. **Tracy Mead made a motion to go forward with the project and Ralph Hess seconded the motion. Motion carried.**

6. **Harbormaster's Report**

Harbormaster Cherny informed the commission about a company called Sea Tow and a yearly membership with this company is a \$149.00 a year. You need to have a towing endorsement and a six pack license which you apply for through the Coast Guard. Harbormaster Cherny said that this is another means for the Rescue Boat to charge for tows and raise money to keep the boat in service and help subsidize their budget. City Administrator Grams said that he is still working on getting our launch ramp fees increased, and will keep the commission posted on its progress. Harbormaster Cherny added that the marina has only had to run the ice-eaters for a couple of hours so far this winter.

7. **Marina Tenants' Comments**

No comments.

8. **Forthcoming Events**

City Administrator Grams informed the commission that the Hwy 32 project will be starting in March. They are hoping to be done with the Franklin street portion of the project by Memorial Day. He added that either Washington Street or Pier Street will be open so boats have access to the marina.

9. **Adjournment**

Pete Jushka made a motion to adjourn the meeting at 8:00 p.m. and Ralph Hess seconded. Motion carried.