

CITY OF PORT WASHINGTON
HARBOR COMMISSION MEETING
Monday October 13, 2008, 7:00 P.M.
City Hall, Lower Level Conference Room

Members Present

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

Others Present

Harbor Master Dennis Cherny

City Administrator Mark Grams

1. **Roll Call: (Absent: Frank Metz)**

2. **Approve Minutes Of Previous Meeting**

Pete Jushka made a motion to approve minutes as written and Ralph Hess seconded. Motion carried.

3. **Monthly Financial Report**

City Administrator Mark Grams said that it is nearing the end of the season and most of all the major revenues and expenditures are shown. There may be a few transient fees and launches, and that is about it on the revenue side. As for expenditures for the remainder of the year, salaries, wages, and fringes and utility costs. Any surplus monies from this year will go towards the engineering costs for the floating pier project.

Harbormaster Cherny added that the Marina is down roughly 1190 daily launches, 33 season launches, and 158 transients compared to this time last year. The Marina also sold 31,000 gallons less fuel this year than last year. So the Marina's fuel sales are down roughly 15% from last year.

4. **Consider Engineering Firm For Converting Permanent Piers To Floating Piers**

City Administrator Mark Grams said that after speaking with Harbormaster Cherny and City Engineer Rob Vanden Noven their recommendation is to hire Baird for the project.

City Engineer Rob Vanden Noven said that out of the three firms they were looking at that Baird and JJR were the most prominent. STS lacks any real experience with design. They found Baird to be the most qualified for this project. Contract will be on a time and materials basis. He said that he would like to have a kick off meeting for the public as well as all the Marina tenants.

This way he thought that everyone could voice their opinions on what they are looking for as well. He said that they are looking at doing the concrete aggregate decking like Center Pointe Marina in Sturgeon Bay. Commission member Jerry Gruen questioned whether it was a unanimous decision to hire Baird or not. City Engineer Rob Vanden Noven said that City Administrator Grams and Harbormaster Cherny along with himself all agreed that Baird was the right choice for the project. He said that he would like to hold the kick off meeting sometime in early November. It was decided that the meeting would be held along with the November 10th Harbor Commission meeting. He said that he asked Baird to make up some boards representing the electrical, plumbing, fixtures, etcetera so that everyone can see the options we are looking at. He will also have comment forms for all the tenants, those present at the meeting as well as for those unable to attend, so that they may all voice their opinions.

Jerry Baganz made a motion to approve the hiring of Baird to do the engineering work for the project and Ralph Hess seconded. Motion Carried.

5. **Review 2009 Marina Budget**

Harbor Master Cherny said that the revenue numbers are based on the past few years. He said that they were more conservative with some of the numbers for next year. Slip fee numbers are based on full rentals in both the Main Marina and North Slip. As for the expenditure side next year will be the last year of debt service. There will be no debt when financing for the floating pier project. City Administrator Mark Grams added that the electric, gas, and water numbers were based on company estimates from We Energies and the Water Company. Harbormaster Cherny said that Capital Improvements for next year include upgrading the private restrooms with tile and high pressure toilets.

Pete Jushka recommended budget approval to the Finance Committee and David Larson seconded. Motion carried.

6. **Approve 2009 Marina Rates**

Harbormaster Cherny said that he is proposing a 3% increase in slip rates for 2009. With the increase, the Marina will still be competitively priced to other marinas. **Jerry Baganz made a motion to approve the 2009 Marina rates and Pete Jushka seconded. Motion Carried.**

7. **Winter Storage In Marina Parking Lot**

Harbormaster Cherny said storing boats in the parking lot would help to raise some additional revenue in the winter months. He would like to start with just a couple of boats this year to see how it will work out. They will be stored in the parking lot north of the North Building. He said that he would use temporary fencing to help protect the boats. He figures that he could probably get 10 to 15 smaller boats in that parking lot. Based on other marina's that do outdoor storage, he plans on charging \$300.00 per boat, depending on size. **David Larson made a motion to approve winter storage in the parking lot and Ralph Hess seconded. Motion Carried.**

8. **Harbormaster's Report**

Harbormaster Cherny wanted to inform the Commission that on Tuesday October 7th some one, two, or three persons set a fire in the public women's restroom at the North Building. Because the ventilation system runs through the entire building, the smoke was sucked into the men's public restroom as well as the tenant private restrooms. The smoke burned out the furnace, so the bathrooms are temporarily out of heat. Right now Kelmann Corporation is working on the restoration of the bathrooms. All the restrooms in the North Building will be closed for two days, as they need to run ozone through the air ducts to clean out the soot. Once this is complete the Private restrooms should be up and running again. As for the public restrooms, they are closed for the season. This is the first major vandalism at the Marina. He said that he is now taking precautions by closing the restrooms when the Marina closes for the day, rather than leaving them open all night long. He said that there are a lot of kids who hang out around the Marina after school, so he just wants to be cautious. So they will be open during Marina business hours only. He said that there have not been any arrests to date for the fire. He also informed the Commission that more than half of the boats remain at the Marina. So the next couple of weeks will be very busy with haul outs.

9. **Marina Tenants' Comments**

Mayor Scott Huebner said that he had a meeting with 20-30 tenants from pier four as well as Sara Grover from BID a couple of weeks ago. He said that their overall area of concern at the marina

is customer service (communication and e-mails that haven't been returned). They also said that radio calls aren't being answered, they aren't happy with all the spider webs, the cleanliness of the grills, and staffing at critical times. They would also like to see recycling bins and better training of the marina employees. He suggested that the employees receive more training and maybe setting up meetings with the tenants to get their input.

Commission Member Ralph Hess asked the Mayor why he met with the tenants behind the Harbormaster's back and why he didn't personally invite the Harbormaster to this meeting. The Mayor said that the tenant's set up this meeting with him and Sara Grover.

Tenant Joe Sobieski said that he doesn't feel that there have been any real updates to the Marina in the four years that he has been a tenant. Harbormaster Cherny strongly disagreed with that.

Tenant Ken Feucht said that the Marina is a value to the City and the Downtown and the tenants would just like to see these little things addressed.

Tenant Sandra Chopin said that she always goes straight to the Harbormaster with her concerns rather than mentioning them to the kids. She said that anytime she has had a problem with something, Harbormaster Cherny has it fixed immediately

Commission Member Jerry Baganz said that there is a time for Marina Tenant's comments at every Harbor Commission meeting and yet most of the time there are no tenants present at the meetings, or no comments being made by those present. He feels that the Harbor Commission meetings are not being utilized by the tenants. He said that he hopes that the Marina can kick off next season on a much more positive note.

Tenants Susan and Eric Scott said that there needs to be more formalized communications between the tenants and the Harbormaster. She would like to see improved customer service. She said that she would like to know if the marina is open for business on April 1st, because the restrooms aren't open and the water is not on to the slips. They are debating on whether or not they want to return next year, so they want to know that the Marina will be fully functional on April 1st.

Harbormaster Cherny said that due to the chance of freezing, he doesn't turn the water on until he feels that freezing won't be a problem. He said that the water is usually on by the 15th of April. He said that too many pipes are exposed to freezing as well as the back flow preventers. He said that he turned the water on too early one year and there was a hard freeze which caused a bunch of the back flow preventers to crack and ended up being a rather large expense.

Commission Member Jerry Gruen said that we have a world class Marina and need to get more input from the tenants and address their concerns.

Tenant Mark Didier added that maybe having an open forum with tenants on a weekend a couple times during the summer may help to keep the lines of communication open.

Commission Member David Larson said that he feels that the tenants are owed an apology for the poor service they feel that they received. He wants them to want to come back to Port Washington.

Harbormaster Cherny said that he is sorry that the tenants were unhappy this season.

Mayor Huebner said that it's nothing personal against the Harbormaster, but feels that the marina needs to raise the quality of what is being provided to its customers.

10. Adjournment

Ralph Hess made a motion to adjourn the meeting at 8:43 p.m. and Pete Jushka seconded. Motion carried.