

CITY OF PORT WASHINGTON
HARBOR COMMISSION MEETING
Monday February 9, 2009, 7:00 P.M.
City Hall, Lower Level Conference Room

Members Present

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

Others Present

Harbor Master Dennis Cherny

1. **Roll Call: (Absent: David Larson)**

2. **Approve Minutes Of Previous Meeting**

Jerry Baganz made a motion to approve minutes as written and Frank Metz seconded. Motion carried.

3. **Monthly Financial Report**

Harbormaster Dennis Cherny said that slip rentals continue to come in, and that is about it. As of right now he said that the marina only has 10 slips open, and he anticipates that they will all be rented by spring or early summer.

Member Pete Jushka questioned the rather high amount that is budgeted for telephone. Harbormaster Cherny agreed and will ask City Administrator Mark Grams to look into it.

4. **Report On Floating Pier Design Project**

Larry Ryan of Baird presented information on the dockage replacement as well as probable costs for construction.

Following his outline under the Regulatory Liaison heading, he said that Kathy Kramaz and the DNR have little concern or interest in the project and no permits thru them will be needed. The USCOE Detroit District is reviewing whether or not the piers will be encroaching on the federal easement. The marina will need a Real Estate Section Permit to occupy that area if they are. As far as fire safety, Port Washington Fire Department Chief Mark Mitchell said that he would like to see a stand pipe system. No fire hose on the docks. He doesn't want amateurs fighting fires. Would prefer them to call the fire department if there is a fire and let the professionals handle it.

As for the dockage system layout, he said that there are a number of alternatives. He said that right now there are two constraints on the 1 for 1 replacement of docks, the need for five barrier free ADA handicap accessible slips as well as the concern of impeding on the Federal Easement. As far as the piles are concerned he said that they plan to reuse them all at the end of the finger piers as anchorage. They retained a survey from the city and several of the piles are off, some as much as six inches. Some may possibly have to be pulled and re-driven. The cost estimate has some built in coverage for this.

Preliminary cost estimates aren't far from the numbers that were discussed months ago. He said that the cost is roughly 3.1 million dollars which makes the cost per slip with demolition approximately \$15,685 and the cost not including demolition, approximately \$12,183 per slip. He compared the different types of decking material in a cost and life span analysis. ACQ treated wood is the least expensive, but the life span is at least 15 years less than other decking materials. Other forms of wood decking such as IPE and Garapa are very pricey. Plain concrete and exposed aggregate are a little more expensive, but have a much longer life span.

He said that he is looking into both a floating fuel pier as well as leaving it stationary. He said that they are weighing the benefits of both systems. It will be far less costly to rehab the existing dock by replacing the decking than going to a floating system. Look into replacing fuel dispensers and upgrading pump out system.

As far as the pumpout system is concerned he said that it is being decided whether or not to go with a dockside system or just maintain the pumpout on the fuel dock. He said that the dockside sanitary pumpout is a good system and the preliminary cost estimate is roughly \$144,881. He said that there are

grants

available for funding such systems either through the Clean Vessel Act or through US Fish and Wildlife. Funding could cover up to 75% of the cost of the dockside system. It was also mentioned to look into the portable pumpout carts as well.

As for the fire protection system, Chief Mitchell was adamant that no one besides fire personnel fight fires. He would like a standpipe system filled with water, but not pressurized. Then if there is a fire all they will have to do is pressurize the system, hook up the hoses, and fight the fire. Fire extinguishers will still be available at 50' intervals in cabinets.

As for the timeline to complete the project, he said that it will go out for Bids in late spring/early summer with the selected contractor beginning work as soon as possible in the fall. He said that accommodations may have to be made with some tenants to move to another slip temporarily.

5. Hiring Of Seasonal Employees

Harbormaster Dennis Cherny said that he is looking to rehire the three listed employees as he will be in need of additional help to pull out ice-eaters and get the marina ready to open for the season. **Pete Jushka made a motion to approve the hiring of seasonal employees and Ralph Hess seconded. Motion carried.**

6. Harbormaster's Report

Harbormaster Cherny said that he would like to have the tenant restrooms open by April 1st. He said that the pipes that are exposed between the men's and women's restroom are insulated. Barring any extremely cold weather, he plans to energize the bathrooms by the 1st.

He said that PCS and he finally came to a settlement over the wireless at the marina. He felt that the marina was overcharged for their services due to the fact that it took them so long to troubleshoot the problem and that it didn't function properly after they had finished. PCS took a thousand dollars off the bill and agreed to go over and upgrade the system come spring.

He mentioned that he had an economic impact analysis done on the marina for informational purposes only. The Wisconsin Marina Association had this program that was authorized by Congress. You just plug in the numbers and it calculates an analysis on the economic impact to a community based on those numbers.

Harbormaster Cherny said that he is also part of the Wisconsin Clean Marina Program. He said that this is already mandatory that you pass this program in Michigan, and Wisconsin is hoping to have a similar program to encourage marinas and boaters to clean up.

Harbormaster Cherny added that the women's private restroom is being remodeled with new tile to give it a friendlier look. Also, he said that the restoration work being done to the public restrooms at the North Building, due to the fire, is finally complete.

7. Marina Tenants' Comments

No comments.

8. Adjournment

Frank Metz made a motion to adjourn the meeting at 8:17 p.m. and Ralph Hess seconded. Motion carried.