

CITY OF PORT WASHINGTON
HARBOR COMMISSION MEETING
Monday October 12, 2009, 7:00 P.M.
City Hall, Lower Level Conference Room

Members Present

Jerry Baganz, Frank Metz, Sue Knauer, and David Larson

Others Present

Harbor Master Dennis Cherny
City Administrator Mark Grams

1. **Roll Call: (Absent: Jerry Gruen, Ralph Hess, Pete Jushka)**

2. **Approve Minutes Of Previous Meeting**

Jerry Baganz made a motion to approve minutes as written and Sue Knauer seconded. Motion carried.

3. **Monthly Financial Report**

City Administrator Mark Grams said the report shows numbers through September. Any revenue that would be coming in now will be small. Most everything else will be on the expense side, wages, utilities and two big expenses with the debt service and interest payments. He said that the marina won't end the year with the \$90,000 surplus that was budgeted, but he hopes that the marina will still have a surplus of \$30-\$40,000. Harbormaster Cherny added that the marina has rented three more slips this month at \$527.00 a piece.

4. **Presentation By Main Street Economic Restructuring Committee**

Brian Stevens of the Main Street Economic Restructuring Committee, wanted to present the marina survey synopsis with the Commission.

He said that their objective is to capture the spending potential and needs of the Harbor and the Marina tenants, users, and visitors. He said that they want to identify initiatives to improve the likelihood of marina users coming into downtown and patronizing the main street business and establish benchmarks to measure the impact of improvement initiatives.

He said that they had 80 respondents to the survey and of the 80, 70% were marina tenants and slip holders. 27% of the respondents were from Port Washington. A majority of the respondents visit Port Washington more than 20 times per year he said. As for why they choose Port Washington, many said that location had a lot to do with it. Restaurants were the largest draw to Port Washington.

Some of the things that could be done to make a difference is increased communication with tenants, working Wi-Fi and TV connections, parking, community building activities, boater service, cooler for fish, activities for young people, fueling station improvements, bathroom improvements, dingy dock, boater's lounge, and grill and picnic area.

Harbormaster Cherny wanted to mention that many of those items do exist already at the marina or have been taken care with the design of the floating pier project.

Bryan said that their proposal for the next step is to create a sub committee of representatives from the marina staff, tenants, yacht club, Main Street, Charter Captains, a City representative, and the community at large. Once the committee is formed they can create a collaborative plan that will benefit both the marina and the Main Street program.

City Administrator Grams said to let the Harbor Commission know when they are ready to form this committee. Brian said that he is hoping to have it in place by spring.

5. **Update On Floating Pier Project**

Harbormaster Cherny said that pier two has to be cleared by Wednesday as Faith Technologies will start pulling the wire and McMullen and Pitz will start demolition on Thursday. A barge with a crane and a tug came in on Saturday. Portable barges are being delivered to the marina and will be pieced together tomorrow. They plan to start pier two's demolition on Thursday and hope to have it completed by October 27th and then will move to pier four and work their way down to the fuel pier.

They plan on having most of the work completed by mid January, assuming weather conditions aren't a factor, and will take the next couple of months off and return in March/April to do the finish work.

Commission Member Jerry Baganz inquired as to whether the end of pier four change was written in stone. He said that it was the understanding of the Commission that the last slip on the north side of pier four was to be a 30' slip rather than a 40' slip per discussion at the August meeting. Harbormaster Cherny said that he will verify the change with Larry Ryan as well as McMullen & Pitz tomorrow. Harbormaster Cherny also mentioned that they are trying to figure out the cable issue and are still awaiting answers from AT&T. He said that the power pedestals will come cable ready, but for now we are trying to decide whether or not to install the cable. To do it after construction is completed will make it a far more costly project. He said that Larry Ryan is looking for a decision as soon as possible.

6. **Review 2010 Marina Budget And Proposed 2010 Rates**

City Administrator Grams said that it is status quo as far as the budget is concerned. Not many changes were made to either the revenue or expense side of the budget and that they based of the last two or three years. He said that they scaled back in some areas like season launches based on the last couple of years. He said that the roughly \$8,000 for credit card fees will have to be placed under expenses somewhere, possibly under penalty expenses. He will discuss that with Mary Bley.

On the expenditure side he may adjust the electrical from \$30,000 to \$32,000 as there may be a rate increase. He said that he may also adjust the water & sewer and bring it up to \$15,000 even though the rates aren't going up, per say. He would like to compensate for additional slips that will be added for next year he said. The other expenditure item that he cut back on was repairs as he doesn't anticipate a lot of repairs because of the new floating piers.

The Promissory Note for the floating pier project has an interest rate of 2.3%. City Administrator Grams is hoping that when we get the 20 year fixed loan the interest rate will be right around 3%.

Jerry Baganz recommended budget approval to the Finance Committee and David Larson seconded. Motion carried.

7. **Harbormaster's Report**

Harbormaster Cherny said that he doesn't have anything to add at this point.

8. **Marina Tenants' Comments**

No comments.

9. **Additional Parking Stalls For Charter Fisherman**

City Administrator Grams said as discussed at the previous meeting there are six stalls on the west side of the North Slip that he thought could be designated for the Charter Captains. Harbormaster Cherny added that they could have different colored passes in their cars stating that they are loading or unloading. That way they could park in any stall on the west side.

Charter Captain Eugene Spaeth said that three stalls would be sufficient for loading and unloading and was happy that they will be getting something over there to avoid getting tickets.

Dave Larson made a motion to approve three parking stalls for 15 minute loading and unloading from May 1st to October 1st and Jerry Baganz seconded. Motion carried.

10. **Due Date For Second Installment Of Slip Fees For Charter Fishermen**

Harbormaster Cherny said that the Charter Captain's would like to pay their second installment on July 1st rather than April 1st as they would like to be able to have that spring revenue from their charters to help pay for their slip fee. The Commission felt that July 1st was too late to pay second installment, but thought that June 1st was more reasonable. **Dave Larson made a motion that the due date for the second installment of slip fees for Charter Fishermen is June 1st and Jerry Baganz seconded. Motion carried.**

11. **Adjournment**

Dave Larson made a motion to adjourn the meeting at 7:53 p.m. and Sue Knauer seconded. Motion carried.