

CITY OF PORT WASHINGTON
HARBOR COMMISSION MEETING
Monday September 9, 2013, 7:00 P.M.
City Hall, Lower Level Conference Room

Members Present

Sue Knauer, David Larson, Tony Matera, Jerry Gruen, Dan Herlache, Jerry Baganz, and Bill Driscoll

Others Present

Harbor Master Dennis Cherny

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

2. **Approve Minutes Of Previous Meeting**

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

3. **Monthly Financial Report**

City Administrator Grams said that everything is looking pretty good for the year. As of right now we are on the plus side by about \$498,000. He mentioned that the main expenditures for the rest of the year will be utilities, wages, and gasoline for the boats as well as \$171,000 Debt Service payment that needs to be made. He feels that the marina is in good shape as of right now.

Harbormaster Cherny mentioned that last year was an exceptional year and along with that came a lot of expenses.

This year we are down from 2600 daily launches last year to 2100 this year. We are down from 313 season launches last year to 255 this year. Ice is down from \$14,000 last year to \$9,400 this year. Fuel numbers are down as well. We sold 78,000 gallons of gas this year compared to 81,000 last year and 34,000 gallons of diesel compared to 37,000 gallons last year. These are more realistic numbers than they were last year. On the bright side, transient days stayed at the marina are up from 1300 last year to 1311 this year. Transients are coming and staying longer.

City Administrator Grams said that once we get through September, we should have a pretty good idea of where we will be at for the year.

Member Driscoll had a few questions. First he wondered why pump out fee income is so low for the year.

Harbormaster Cherny said that tenants pump outs are included with their slip fee and transients just aren't getting pump outs. Member Driscoll also wondered why there was such a difference in the Water and Sewer compared to last year.

Harbormaster Cherny said that water and sewer were so high last year due to the excellent weather and fishing. The fish cleaning station was busy all spring and summer and this summer that just wasn't the case. Member Driscoll also inquired why there wasn't any Jet Ski revenue. Harbormaster Cherny said that we haven't rented out Jet Ski spots the last couple of years. Lastly, Member Driscoll wanted to know why the Lion's haven't paid their donation of \$5,000 yet.

Harbormaster Cherny said that they were disputing a couple of the electrical charges that were billed to them by accident. That has since been resolved so payment should be coming for the year. But our question was that if they are now going to borrow some money from Park and Rec and pay that back over some years, yet they haven't paid the Marina back. City Administrator Grams added that they are also borrowing another \$4000 over two years for North and South Beach safety signs. But they seem to think that they have the money to make these payments because City Administrator Grams made sure to question them on that.

4. **Update On Slip Rentals, Boat Launches, And Transient Boaters**

Harbormaster Cherny said that three or four more boaters are looking to rent slips for the remainder of the season and there are several other promising tenants for next year. As for the boat launches and transients, he covered those under the financial report. He did add that the DNR grant money for the launch ramp repairs is on its way. He requested \$3700 to cover the repairs and the grant will cover \$1700 so just about half of the cost.

5. **Preparation Of 2014 Marina Budget**

City Administrator Grams said that the Finance Committee will be meeting October 7th and 21st. Harbormaster Cherny has been working on the budget. We could do the Marina budget at the second meeting in October after it is finalized. Member Gruen added that the Harbor Commission would then act on it at the next meeting. City Administrator Grams said that We Energies got approved for a 4% increase for next year but as for water and sewer and natural gas they should stay the same. No major repairs coming up. Nothing out of the ordinary for next year's budget. City Administrator Grams referenced the comparison sheet of our marina's rates compared to those at other various marinas north and south of us.

Harbormaster Cherny mentioned that Reefpoint Marina in Racine has 40% occupancy rate. It is scary to see. Some of these other marinas are no better. If we raise the rates just 3% and we lose one 50' slip due to that raise, then we are out the money to begin with. He would just like to know how to proceed when he prepares the budget.

City Administrator Grams said he should prepare it without the increase and then depending on where we end up with our expenditures adjust it then.

Member Matera would like to see us do what we need to do, rather than have other marinas dictate what we do, it's more or less what we need to do. If we are covering expenses, he doesn't see the need to raise rates. Member Gruen added that we still need to be sensitive to our competition.

6. Harbor Master's Report

Harbormaster Cherny said that the cameras are up and operational. Just go to the Marina's website and click on the Lake Cam and you are able to view the lake to north and the south. The festivals went well this year. We had 71 transients in for Fish Day and 61 transients over Labor Day weekend. But he is asking that the launch ramps don't get closed off again like they did for Rock the Harbor. He said that the Marina must have had 50 phone calls from angry fishermen. And in all honesty, he said that the way the festival was laid out, they could have put up fencing and allowed access to the ramps.

He also wanted to mention that he is looking at doing one major repair yet this fall. The concrete on the north side of the North Slip is in need of repair. If you recall, he said that a couple of years ago a truck backed into the railing and bent it. Then when the cruise ship was tied at the north side of the North Slip, on a windy day they tied the boat to the railing and that moved that concrete another 6-8 inches. He has gotten an estimate of \$4200 for one company and has another company coming tomorrow to give an estimate. The Marina still has more than \$10,000 in the repair budget for the remainder of the year so he is looking at getting this done this year.

Member Baganz mentioned that not for this year but wanted something on the record that the floating docks along the blue bridge are dangerous first of all, practically unusable. One of these days he would like to see them fixed or removed. Harbormaster Cherny said that they do get used a lot and would recommend repairing them. They were meant for light traffic, but during these festivals they like to use them to load the cruise boats. They were not meant for crowds. Member Baganz would like to see this looked at for next year's budget. Harbormaster Cherny said that it could use some new decking and the anchoring system could be improved.

7. Marina Tenants' Comments

Marina Tenant Paul Markworth said that he has been getting questions about whether or not the City was going to be putting a railing along the water in Coal Dock Park. City Administrator Grams said that the Park and Rec board want a railing. As of right now there will be no railing until they see where the expenses end up.

8. Any Other Business That May Come Properly Before The Commission

Member Driscoll drafted a letter to the editor of the Ozaukee Press regarding the deterioration of the break wall. His hope is to submit the letter from the entire Harbor Commission as he feels that it would have more power that way. He took a moment to read the letter out loud to the Commission. Member Gruen said that he thought it was an excellent letter. Member Matera said that he would see what he could do through the Communications Committee to get a Breakwall Campaign started to make it easier for individuals to cut and paste the letter and send it to their legislator. Member Baganz said that Member Driscoll is asking the Commission to endorse a letter based on an Army Corps of Engineers report that he as well as others have not seen and he just wanted to verify that member Driscoll had all his facts correct. Member Driscoll said that Harbormaster Cherny as well as Member Larson has seen the report as well as some of the facts listed have been in the Press already. Member Baganz said that he is deferring to those that have read the report to vouch for the legitimacy of the facts. Harbormaster Cherny said that Member Baganz is more than welcome to stop in and read the report.

The Marina Tenants Association, per Paul Markworth, said that they would put their name on the letter as well as the Charter Captain's Association, per Dale Allen.

9. Adjournment

Tony Matera made a motion to adjourn the meeting at 7:55 p.m. and Jerry Baganz seconded. Motion carried.