

CITY OF PORT WASHINGTON  
HARBOR COMMISSION MEETING  
Monday March 10, 2014, 7:00 P.M.  
City Hall, Lower Level Conference Room

Members Present

David Larson, Jerry Gruen, Jerry Baganz, Sue Knauer, and Bill Driscoll

Others Present

City Administrator Mark Grams

Harbor Master Dennis Cherny

Mayor Tom Mlada

1. **Roll Call: (Absent: Dan Herlache & Tony Matera)**

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 the monies coming in have been mainly slip revenues. On the expense side has been mainly wages and utilities. Harbormaster Cherny mentioned that electrical expenses will be greater this year as he has been running the ice eaters for the last couple of months on and off due to the extreme cold weather and the power plant not running all four units. He believes that we have spent almost \$10,000 in electrical this winter so far.

City Administrator Grams said that the 2013 numbers are nearly final. As of now, he said that we look like we will be on the plus side by \$21,391. The bottom line is that we will end up in the black this year. Hopefully by the next meeting we will have the final numbers for 2013.

4. **Update On Slip Rentals For 2014**

Harbormaster Cherny said that we still have 15-20 slips open for the year. The 30' slips are booked but we do have some 36' slips as well as some larger slips open.

5. **Request From Mayor Mlada To Consider Increases In Daily And Seasonal Launch Ramp Fees**

Mayor Tom Mlada would like to recommend to the Commission that the Marina raise its daily and seasonal launch ramp fees to help support the break wall repairs. He believes the money that we have been given from the federal government is a collective win for all stakeholders involved. However, the amount of money procreated will only be enough for a temporary fix. The long term solution could cost between 15 and 20 million dollars. He believes that we need to sell to all the stakeholders that these are vital assets. He believes that it is not just our issue to solve, but that it is collectively a county wide, regional, and statewide issue. He mentioned that we could have some signage that lets people know why the launch fee is what it is and what the additional revenue would go towards. This would be a cost share opportunity for all those who benefit from these structures. It is not just the cities issue to solve, but a collective one. Taking steps like this will aid in showing that we are doing all we can to raise additional funds for repairs.

Harbormaster Cherny said that the rates now are \$9 and \$90 and any increase would have to be approved by the state. He mentioned that when he asked to raise the launch fees a year ago it was to generate more money for the marina's budget even though we could lose customers to Sheboygan who charges \$7 and Manitowoc who charges only \$5. The Commission however felt that the little additional revenue that it would be bringing in wasn't worth the affect it could have on the Marina's business and chose not to raise the rates. Launch fees were already down significantly this last year due to poor fishing in the start of the season and weather. We were down 58 seasonal passes and down 463 daily launches compared to the previous year. He said that he has a hard time with the fact that we are looking at raising rates and could possibly end up losing money because of it. City Administrator Grams added that in 2012 daily launches generated \$26,739 and season launches \$28,242. This year the marina only made \$23,939 for daily passes and \$22,680 for season passes. Neither one hit the budgeted amount of \$25,000.

Member Larson questioned that by increasing launch fees we are looking at raising maybe 5 to 6000 dollars on a 15 to 20 million dollar project. We could end up losing launches and not generating any money for the Marina. Mayor Mlada mentioned that just because we can't do all things doesn't mean we shouldn't do something. It may be a small monetary gain but he feels the larger gain is being able to say that we are doing all we can to spread that cost.

Member Gruen said that he wouldn't object to a small raise.

Mayor Mlada mentioned that the Commission could approve the increase and gauge it. Or say until the funding for the breakwaters is in place.

Member Baganz, made a motion to raise the daily launch fees by \$1 to \$10 and the season launch fees by \$10 to \$100 subject for review at the end of the season giving a grandfather to those that have already purchased season passes.

Member Larson suggested only raising the season launch fee by five dollars, and Member Baganz said that he would amend the motion to reflect that. Member Larson seconded the motion.

Member Driscoll on the other hand had a question and wanted clarification. The commission last year felt it wasn't worth the risk, but that doesn't stop the Marina from needing the money. Now we are looking at taking that risk and raising the rates and the Marina isn't even getting the money.

City Administrator Mark Grams said that there could be another way of doing it. Both daily and season launches have a budgeted amount of \$25,000. If those revenues exceed those dollar amounts you could put the excess revenue towards the breakwater project. So at least the marina has met its revenue projections.

Member Baganz withdrew his previous motion.

**Member Driscoll made a motion to raise daily launch fees \$1.00 to \$10.00 and season launch fees \$5 to \$95.00 and any excess revenue over the budgeted amounts of \$25,000 would then go towards the breakwater project and Member Larson seconded the motion. Motion carried.**

**6. Update On Breakwater Improvement Project**

Mayor Mlada mentioned that tomorrow they are having a conference call with the Army Corps of Engineers from 2-3pm. He said what they are hoping to talk through and get a full understanding of what are the possibilities with this money in terms of the full \$950,000. How this money could be used to leverage and bring greater resources in terms of a more robust solution and what's their time frame. The good news is that we are on the radar screen for some immediate attention.

Member Baganz wanted to make mention that several years ago when the discussion was made regarding the Rescue Boat we learned that the borders of Ozaukee County run halfway out into Lake Michigan. Only half of Ozaukee County is on dry land and the other half is Lake Michigan. The only gateway to the rest of Ozaukee County is through our marina. He believes that the rest of Ozaukee County has a responsibility to support that gateway.

Mayor Mlada agrees with Member Baganz. Now it comes down to educating the general public that this is not just the City of Port Washington's problem but that it is much broader than that.

**7. Approve Hiring Seasonal Employees**

Harbormaster Cherny said he would like the list of employees approved for re-hire. They were all good employees last season. **Member Driscoll made a motion to approve the employees for re-hire and Member Baganz seconded. Motion carried.**

**8. Harbormaster's Report**

Harbormaster Cherny informed the commission that Pier Five sustained damage to the rollers and brackets. Five of the six brackets are broken, with some actually torn right off the dock. He hopes to get out on all the docks to get a total of what we need and call Atlantic Meeco for replacement parts.

**9. Marina Tenants' Comments**

No Comments.

**10. Any Other Business That May Come Properly Before The Commission**

Member Driscoll mentioned that the tenants would be more than willing to help with the training of our employees. Some tenants may even be willing to volunteer their time and boats to aid in training the kids on line handling and the proper way to tie up boats in slips and on the fuel pier. Harbormaster Cherny agreed that could be very useful and will keep in contact with Member Driscoll and the Tenants' Association to set up a date and time for the training.

**11. Adjournment**

**Jerry Baganz made a motion to adjourn the meeting at 8:01pm and Sue Knauer seconded. Motion Carried.**