

CITY OF PORT WASHINGTON
HARBOR COMMISSION MEETING
Monday May 12, 2014, 7:00 P.M.
City Hall, Lower Level Conference Room

Members Present

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

Others Present

City Administrator Mark Grams

Harbor Master Dennis Cherny

Mayor Tom Mlada

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

2. **Approve Minutes Of Previous Meeting**

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

3. **Monthly Financial Report**

City Administrator Grams said that there isn't much to report as it is still early in the season. Harbormaster Cherny mentioned that under the Electrical expenses that the correct amount spent so far this year is actually \$7506.42 rather than \$13,778.34 as Tom Weickhardt paid \$6272.42 for his electrical after this report was made.

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

Harbormaster Cherny said that we have 14 slips open which is roughly the same amount of slips open as last year at this time. 30' slips are full with available slips in the 36', 40', 45', and 50' lengths.

5. **Contamination Of Fuel Tank And Repair Costs**

Harbormaster Cherny informed the Commission that the end of April Charter Captain Dan Fox informed the Marina that after taking on 40 gallons of gas his boat wasn't running properly. Harbormaster Cherny thought that possibly there was condensation in his tanks from being stored over the winter with fuel tanks that were almost empty. Approximately a week later previous tenant Joe McGoldrick also had problems with his boat not running after taking on several hundred gallons of gasoline. Harbormaster Cherny said that he immediately went to check the fuel for water and both times it came back fine. He was then informed by boat mechanic Mark Didier that after taking samples of Joe's fuel that the fuel was phase separated. Harbor master Cherny said that he called State Inspector Steve. The State Inspector came out first thing the next morning and did find that the gasoline had in fact phase separated. There was approximately an inch of water at the bottom of the tank and 24 inches of ethanol, and the remainder of the gas above that. Future Environmental was at the Marina the following morning and pumped out the 3000 gallons of contaminated fuel. The remaining 7000 gallons of the fuel was taken away by Klemm Tank Lines to Indiana where it will be cleaned and reprocessed. He said that the Marina should get back some money for the fuel that was taken to Indiana. The Marina may also be able to recover the state taxes on the fuel since we didn't sell it.

Once the fuel was gone Harbormaster Cherny said that the tanks were then tested for leaks by Protanic Professional Tank Investigation Corporation. They discovered three possible sources where water may have gotten in the tanks. The spill containment bucket around the fill pipe, the probe that goes into the take that sends readings to the computer, and the vapor recovery pipe were all found to be faulty. They concluded that all three of these leaks probably contributed to the water in the tank. They believe that the extreme cold temperatures and the freeze thaw cycle contributed to the leaks.

Northern Equipment came and repaired the issues. The State Inspector was at the Marina through the entire process making sure things were done properly. The Marina was back up and running in five days Harbormaster Cherny said. He said that he is also taking additional steps to prevent this from happening again by having a new probe installed in the tank that can detect phase separation.

Repair costs that we have received so far Harbormaster Cherny said are \$8,132 for repairs to Joe McGoldrick's boat, \$2,000 for Future Environmental, and \$1,807 for Klemm. We have yet to receive the bills from Protanic and Northern Equipment. Once we have all the bills everything will be given to Judy Klumb at City Hall so that she can submit it to the insurance company. We do have a \$5,000 deductible that will need to be paid.

Member Knauer asked if there has to be a certain amount of fuel in the tanks over winter. Harbormaster Cherny said that the State requires that there is a minimum of 50% in the tanks at all times in order for the leak detection to work properly.

Harbormaster Cherny also mentioned that the Marina is going with a different fuel company this year. The Marina will be getting fuel from Cenex. We are one of the only marinas that don't get their fuel from Cenex. He said that after comparing their prices for fuel with what we paid last year they were sometimes 50 cents cheaper for the same grade of fuel. We will now be getting 93 octane gasoline, as we had in the past, but with the Valv Tech marine additives. There is no contract, so he said that he is going to try it out and if we don't like the program we can drop it.

6. Update On Breakwater Improvement Project

City Administrator Grams mentioned that the Army Corps contributed \$950,000 to the breakwater project. The city has applied for a grant through the DNR Stewardship Program and is looking at also applying for a grant through the Recreational Boating Program to help with the repair work. The city has been discussing with the Army Corps in regards to how to use their \$950,000. Initially their plans were to repair the cap on the breakwater. The city, however would like that money to go towards more armor stone as our long range goal is to protect the structure for a long period of time. The Common Council will meet later this week and relay their decision to the Corps by Thursday.

Mayor Mlada shared with the commission the Breakwater Funding Strategy put together by SmithGroup JJR which significantly enhances the functionality of the structure itself as a gateway point and adds ADA compliance which is what the Army Corps of Engineers wanted to do in terms of a solution. As City Administrator Grams had stated we are asking the Corps to reconsider that and put the money towards armor stone instead. The protective nature of the structure is so critical that we need to do all we can to protect that. He said that the focus is to bring back every resource that we can in the time that we have and do all that we can to bring every possible dollar back.

7. Approve Hiring Seasonal Employees

Harbormaster Cherny said he would like the list of employees approved for re-hire and the list of new employees approved for hire. **Member Matera made a motion to approve the employees for hire and Member Driscoll seconded. Motion carried.**

8. Harbormaster's Report

Harbormaster Cherny informed the commission that Electrical Shock Drowning is becoming more prominent. Some states have passed laws making it a requirement to post signs warning tenants and guests that there is no swimming because of the electrical shock hazard. He mentioned that he has now posted those signs around the marina. While at a WMA meeting he said that an attorney for insurance companies was discussing this and for our own safety said marinas should be inspected once a year by a qualified inspector. Harbormaster Cherny had Wester Electric give us an estimate for the electrical inspection. Wester Electric said that it would take one electrician and probably one of our marina attendants a week to do the inspection at a cost of \$4000. This includes checking every pedestal and every transition box for faulty grounds.

Member Driscoll said that spending the \$4000 may be a waste as most of the time the faulty grounds come from the boat, not our pedestals. Member Matera looks at the marina posting signs about this as doing our due diligence.

9. Marina Tenants' Comments

No Comments.

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

Member Driscoll wanted to mention 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.

11. Adjournment

Tony Matera made a motion to adjourn the meeting at 8:04pm and Jerry Baganz seconded. Motion Carried.