

CITY OF PORT WASHINGTON
HARBOR COMMISSION MEETING
Monday October 12, 2015, 7:00 P.M.
City Hall, Lower Level Conference Room

Members Present

Jerry Baganz, Jerry Gruen, Sue Knauer, Bill Driscoll

Others Present

City Administrator Mark Grams

Harbor Master Dennis Cherny

Assistant Harbormaster Lisa Rathke (Secretary)

1. **Roll Call: (Absent: Dave Larson, Dan Herlache, and 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 as of right now we are on the plus side with \$61,450. Revenues are pretty much in for the year he said. Harbormaster Cherny added that the Marina did finally receive the \$16,552.00 from Lakeside for the returned fuel from 2014. The money was put under the fuel income. Harbormaster Cherny added that we are still hoping to receive donations from the GLSF or the Lions to help offset the \$9,000 fish grinder repair.

Member Driscoll inquired if there was anything that could be done with the Marina's Reserve money. The Marina has \$288,000 and we only made \$54 in interest this year. Member Driscoll wants to know if the city is regulated and unable to invest. City Administrator Grams said that the City is limited as far as where we can invest. Basically money markets, CDs, and savings accounts he said.

4. **Review 2016 Marina Budget**

Harbormaster Cherny started with explaining the revenue side of the budget. Slip rentals \$425,000 based on last couple of years and we are anticipating more revenue as boaters have been inquiring about moving to Port Washington. But, again that is all based on our turnover as well. Daily and season launches \$23,000 each. We are anticipating \$45,000 in transient monies from the main marina. We are anticipating \$82,000 in North Slip rentals and \$13,500 in North Slip transient monies. Gasoline and oil sales, we are estimating \$500,000. We are looking to make \$11,000 in ice and \$2,000 in parking fines. Member Driscoll questioned what happened with the gasoline and oil sales. We had a big dip he said and now we are anticipating a big jump back up next year. Harbormaster Cherny said that the marina had a contract for low pricing and then the market dropped and we were stuck with selling 50,000 gallons gasoline and 30,000 gallons of diesel before we could get our markup back. The market was high said City Administrator Grams, so at the time we thought it was a good thing to do. Then right after that the market started dipping. We went back to the company City Administrator Grams said, to try to get out of the contract, but it had already been submitted. Due to that, Harbormaster Cherny said that we lost a lot of sales this year. We lost probably \$75,000 on diesel alone this year because other marinas were forty cents or more, cheaper than us.

On the expense side Harbormaster Cherny said that you see the wages for our part-time people and seasonal employees. City Administrator Grams questioned why we are budgeting less for seasonal employees next year when we went over this year. Harbormaster Cherny mentioned the reason we went over was due to the fact that we hired ten new kids this year as we lost many of our previous employees. These kids then go through several weeks of training with other employees. So we had kids doubled up during the training process. That won't happen next year assuming that they all return. Electricity and water are based on previous years. Member Knauer suggested asking the tenants to be thrifty with their electrical. Phone is \$9,000 due to the fact that the system is upgraded with increased bandwidth and we back being a part of the city's contract. Fuel based on previous years. Repairs, we seem to get by with \$20,000 and supplies we've cut back a little. De-icers we put \$2,500, but shouldn't have to spend anything there. Put it in just in case. Debt service is a little higher next year. The contribution to general fund and the Rescue Boat are the same as previous years. Member Knauer questioned what the Rescue Boat does with the \$10,000 we give them. City Administrator Grams said that it is to help with

their operating costs. Harbormaster Cherny added that the marina also gives them a free slip and free fuel. Member Gruen said that when they came to the Harbor Commission originally the county budget had some issues and it was a political situation. Harbormaster Cherny mentioned that it is now under the Sheriff's department. Member Gruen said that when we agreed to do this we had the money to support it and now our revenue is pretty tight and feels that they are maybe a little more capable of bearing that expense now than us. Member Baganz questioned how we should voice this to the county. Member Driscoll said that he will send an email to Members Larson and Herlache either tonight or tomorrow and City Administrator Grams said that he will talk with Member Herlache as well since he will be seeing him the following day.

Harbormaster Cherny mentioned that he cut Capital Improvements back to \$12,000 as we don't have any pressing projects coming up. Member Knauer asked if we were going to get the \$3,000 back that we gave the city for the Denis Sullivan. City Administrator Grams said that hasn't been finalized yet. Harbormaster Cherny said that the City Treasurer didn't take it as it's not showing on the budget. City Administrator Grams said that he may have taken it out of miscellaneous operating instead, he will follow up with him.

Member Baganz said that Harbormaster Cherny has taken the 2013 and 2014 budgets and averaged them out and adjusted for known changes and feels that the Harbormaster's budget is pretty straight forward.

Member Baganz made a motion to approve the budget as presented and Member Driscoll seconded. Motion carried.

5. Harbormaster's Report

Harbormaster Cherny said that boats are coming out daily. Only two and a half weeks to go before we close. The marina is starting to get ready for winter. He mentioned that two representatives from dock makers Meeco Sullivan toured our facilities recently. They were so impressed with how neat and clean our Marina is that they want to Port Washington Marina in their next ads. They said that we are as full as we are due to the fact that we maintain our facilities so well. Harbormaster Cherny said we should all be pretty proud of that.

6. Marina Tenants' Comments

No Comments.

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

A discussion ensued amongst the members regarding the parking at the marina.

Member Driscoll asked what the Harbor Commission's concerns are regarding the possible development downtown and that no one wants to see that affect marina tenants, the charters, or the fishermen. Harbormaster Cherny said that the reality is that at times there is not enough parking at the marina and other times where there is more than enough. When the marina is closed parking isn't a concern. Member Driscoll feels that the parking has become an issue and feels that a lot of the things he has heard about the parking are not the truth. Member Driscoll would like to know what the solution could be and would like to hear what the Harbor Commission's idea of what the problems might be and what are the possible solutions. Member Gruen questioned where trailers will go once the Victor's lot is gone. Member Baganz said that he sees a domino effect. Once the Victor's lot is gone, that is one piece of the puzzle, and the possible loss of the North Slip lot is another piece of the puzzle.

Charter Captain Dennis Brede also questioned where the staging for all the construction is going to go. With possibly three major building constructions happening at the same time in the marina area, where are they going to stage all their equipment and materials?

Member Baganz said that 90% of the time there is enough parking and what we are really concerned about is a peak parking situation and what does the city, Harbor Commission, and other interested parties do to offset that 10% of the time, or whatever the actual number may be, of situations where there just plain is not enough parking. Are there other outlets, or safety valves that the marina can use to assist our customers in finding and going to and being happy with those places and at this time, Member Baganz said that he has not heard that.

Member Driscoll mentioned that if we are going to lose 20 parking places, then we need to find 20 parking places. He feels that, as a business owner, a parking problem is a good thing, not a bad thing. Harbormaster Cherny mentioned that we have customers from Illinois that keep their boats here rather than Chicago because they can't find parking in Chicago that is how valuable parking is to some people. Member Baganz added that we have at least we have had some existence of safety valves. We have had the Victor's and the North Slip parking lots and those safety valves are being taken away one at a time.

City Administrator Grams said that the city had a full parking study done by a company two years ago and looked at the number of cars that were in the lots throughout the summer. Secretary Lisa Rathke mentioned that when they were doing the parking study, we had an excellent year for fishing. The people were checking vehicles at 9:30 in the morning after all the fishermen had left for the day. They should have been there at 4 in the morning when the lots were packed full. City Administrator Grams didn't disagree that that part of the study is an issue, but thought that they may not have focused so much on the car/trailer parking as they did in the regular car lots. According to the study there were maybe a half dozen days where the parking lot was nearly full.

Member Driscoll then asked what a solution for the marina tenant parking would be. Secretary Rathke said the Main Street Design Review Committee is working on a plan for the marina parking lots. Member Driscoll asked if the Marina was a part of that Committee and Secretary Rathke said no, but a member from that committee had approached them about giving our input. Harbormaster Cherny said that if there is a committee that is redesigning the marina lots, that a marina representative should be on it.

Member Baganz said according to the last meeting's minutes that Mayor Mlada mentioned that the Main Street Design Committee was working on a plan to effectively mitigate the loss of parking. City Administrator Grams added that nothing has been finalized yet regarding the plan.

Member Gruen feels that we do have a parking problem in Port Washington. There is the issue of convenient parking versus some parking.

Member Driscoll said that maybe we need to come up with a way to encourage or insist that the employees of the downtown businesses park further away and leave the closer spots open for the customers.

Administrator Grams said that maybe we need to have parking restrictions in those parking lots downtown during the marina season to prevent the downtown business employees from taking up all the parking for the customers.

Member Driscoll said that he will do his best to make sure that a marina representative is put on the Main Street Design committee as the marina needs to have a voice.

8. Adjournment

Jerry Baganz made a motion to adjourn the meeting at 8:27pm and Sue Knauer seconded. Motion Carried.