

CITY OF PORT WASHINGTON
HARBOR COMMISSION MEETING
Monday October 10, 2016, 7:00 P.M.
City Hall, Lower Level Conference Room

Members Present

Jerry Baganz, Jerry Gruen, Sue Knauer, Bill Driscoll, Dan Herlache, Dave Larson, and Jordan Schwanz

Others Present

City Administrator Mark Grams

Harbor Master Dennis Cherny

Assistant Harbormaster Lisa Rathke (Secretary)

1. **Roll Call:** (Absent: All members present)

2. **Approve Minutes Of Previous Meeting**

Member Herlache asked to have his comment under “Preparation of 2017 Marina Budget” paragraph two, second sentence re-phrased. Jerry Baganz made a motion to approve the minutes as amended and Bill Driscoll seconded. Motion Carried.

3. **Monthly Financial Report**

City Administrator Grams said that after looking at the current financial report we are in good shape. We are on the plus side \$179,867 compared to this time last year where we were only on the plus side by \$61,000. As you can see we had a much better year this year. As of now, everything is looking positive. The remainder of the year we will have mainly expenditures; wages, utilities, debt service, and Rescue Boat.

4. **Review 2017 Marina Budget**

Harbormaster Cherny updated some of the numbers on the budget under the 2016 projected income and expenses based on numbers as of today. The 2016 projected revenue should be \$1,026,569 and the 2016 projected expenditures should be \$998,970.

City Administrator Grams said that the marina is being conservative with its 2017 budget numbers. He said that they averaged out 2015 and 2016 numbers to come up with some of the 2017 numbers. Member Larson questioned why the marina was being so conservative if the boating industry is doing better. Harbormaster Cherny said that it is hard to say what next year will be like. It all depends on the fishing and the weather. Member Larson said that he understands that the bar is set at covering your expenses. Member Baganz said that we are looking at a \$28,000 profit after a \$227,000 debt service, and he finds that very defensible.

Harbormaster Cherny said that next year has no money set aside in Capital Improvements, so there is no room for development. Member Larson inquired if that was due to having no money for improvements or because the marina doesn't have any projects. Harbormaster Cherny said that there is no money for it next year. He said that this year we will use about \$7500 of the Capital Improvement budget for the new patio. Member Gruen asked Harbormaster Cherny if there are projects that he would like to get done. Harbormaster Cherny said that he would like to redo the planters along the walkway as they are beginning to rot which would probably cost four or five thousand dollars.. Member Larson said that there is still \$14,000 left in repairs this year and asked City Administrator Grams if Harbormaster Cherny could use some of that this year to replace the planters. City Administrator Grams said that some of that money could go towards that, but we also want to be able to some money back into the reserve fund. Member Larson doesn't believe that four or five thousand dollars will make or break the reserve fund and if this needs to be done, it seems to be a small enough project.

Harbormaster Cherny said that according to the bank reports he has been receiving, there is \$288,578 in the reserve account. City Administrator Grams said that after the audit it shows that there is \$154,950 in the reserve account. City administrator Grams said that our income is included in the number Harbormaster Cherny has been receiving. Member Gruen said that as he recalls, that reserve money was set aside and it required action by the Harbor Commission to disperse that money. Member Baganz asked City Administrator Grams for a balancing of the reserve fund over the last five years for the next meeting.

Discussion was made about raising rates 1% for the 2017 season. Seeing as the rates have not been increased since 2010 Member Herlache said that with a small increase you will get that lift over time and it will be easier for people to accept.

With a depleted reserve fund, Member Driscoll questioned if raising the rates 1% was enough. If next year is another bad year then we are back to being in trouble. If people in the past were used to a 2 or 3% increase, is there a reason we are not doing that he questioned. Harbormaster Cherny said that this is different times. Most of our tenants that we have now are used to not seeing an increase. Take it year to year and see what people's reaction to the increase is.

Start with 1% and maybe increase it the next year if business remains good. **Jerry Baganz made a motion to approve that slip rentals and transient fees be increased by 1% for the 2017 budget and Dan Herlache seconded. Motion carried.**

Jerry Baganz made a motion to approve the 2017 Requested Budget as revised and Bill Driscoll seconded. Motion Carried.

5. Harbormaster's Report

Harbormaster Cherny said that the patio and fencing around the North Building has been completed! The fishing has died off and with the crummy weather, business has been slow. Water levels continue to be at the same level. We will see if they go down or remain the same this winter, because last winter we didn't lose any water like we did in years past. Time will tell!

6. Marina Tenants' Comments

Member Larson brought up the RV Parking complaint that was in the paper. He said that the sign does say no RVs and maybe it should read "No RVs without Harbormaster's written consent." Maybe allowing only 3 or 4 spots for camping he said. We could change the ordinance if we think that it will adversely affect our business.

City Administrator Grams said that there is an ordinance that states no camping in the city. We may have to rework the ordinance if we are going to allow camping going forward.

Member Gruen is against allowing campers to park in the marina as he doesn't want the lot to turn into a trailer park. Member Baganz and Member Herlache agree that since there is an ordinance against it, we just shouldn't allow it.

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

No comments.

8. Adjournment

Jerry Baganz made a motion to adjourn the meeting at 8:43 pm and Dave Larson seconded. Motion Carried.

Minutes approved by the Harbor Commission