

CITY OF PORT WASHINGTON  
HARBOR COMMISSION MEETING  
Monday August 14, 7:00 P.M.  
City Hall, Lower Level Conference Room

**Members Present**

Jerry Baganz, Jerry Gruen, Sue Knauer, Dan Herlache, and Jordan Schwanz

**Others Present**

City Administrator Mark Grams

Harbormaster Dennis Cherny

Paul Markworth (Marina Tenant)

**1. Roll Call: (Absent: Dave Larson & Bill Driscoll)**

**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 we have the numbers through July. The fund balance is at \$553,426. We still have an \$183,710 debt service payment that needs to be made so that puts us around \$370,000 on the plus side as of right now. Thus far the marina has been holding its own with the expenses and some of our revenue budgets have already exceeded where we thought we would be primarily in season launches and transients. We will have a better idea of where we are at once we get through August. The marina is also doing well with keeping the seasonal employee expenses down as well.

Harbormaster Cherny added that we now have a waiting list for 30' slips and all the 36' slips have been rented as well. As of today, we only have the 7 slips open on Pier 4 in the Main Marina and with the 10 slips that should be open rule; we are technically over 100% occupancy. We also have a couple new charters looking at taking slips in the North slip next year.

Harbormaster Cherny mentioned that he reached out to a couple of boat clubs to see if they would be interested in expanding into Port Washington and as of right now they are not looking into adding any additional clubs. They are familiar with Port Washington and may look into expanding here in a year or two. With the millennials not wanting to purchase boats of their own, these boat clubs are becoming the new thing. We have the space in the North Slip, so hopefully we can get one of these clubs to expand here in the near future.

**4. Review Port Washington Marina Study**

Member Baganz said that he used the July financial statement to update the numbers in the Marina Study and affirms what City Administrator Grams said, that things at the Marina seem to be going very well.

City Administrator Grams said that he has gotten the Harbormaster job descriptions from other marinas, and they really aren't that different from ours, even though ours is 30 years old. Ours could use a little tweaking, but overall the general responsibilities are pretty much the same. The one area that needs to be focused on is the Assistant Harbormaster position as he has looked at other marinas that have a similar position and they are all over the map. He hopes to have more on the job descriptions at the September meeting.

City Administrator Grams said that he met with the head of the marina in Sheboygan which is now run by Siegel-Gallagher (now Founders-3) and got a copy of their 40 page contract. After speaking with the marina management and the Sheboygan City Administrator you can't even imagine how much better our financial situation is at our Marina compared to theirs. Overall, looking at things here compared to other marinas in the end, we are fortunate to be where we are at financially. Even though our reserve fund is down, compared to other marinas we are not in too bad of shape.

Member Baganz said that he will update the information on the Marina Study so that it is current on the City's website.

**5. Preparation Of 2018 Marina Budget**

City Administrator Grams said that he is hoping to get budget worksheets out to everyone this week. He said that the \$55,000 to the General Fund will wait to the last minute that we can see where things are for this year.

**6. Harbormaster's Report**

Harbormaster Cherny informed the Commission that the lake is up a foot from this time last year. The floating docks and ramps are almost level with each other. He mentioned that he put a 'No Wake' buoy out in the center of the channel. The Marina will be presenting at the Common Council meeting the second meeting of the month in

September. He would like the Marina Study to be presented and will also discuss the history of the marina and where we are at now and long range planning. He also updated the Commission on the Wi-Fi system at the marina. We will be increasing our bandwidth to 300x20. This will increase the speed of the internet when a user is on it, but will not necessarily make the service better. We are still looking at \$30-\$40,000 for equipment and installation to upgrade the system to where it would need to be to make everyone happy. Most marinas are not spending the money to upgrade Wi-Fi systems that are already in place.

Member Gruen asked if all the wiring on the trays under the ramps in the Main Marina were okay being under water. Harbormaster Cherny said that they are all double insulated and can be under water. Member Herlache inquired if the Marina checks for electrical current in the water. Harbormaster Cherny said that we do check the electrical current coming from our electrical boxes to the boat and find out if there is any stray current. There is a system that we can build ourselves to check the current in the water. We haven't done that yet because the terminology used to read the currents is foreign to the two electricians that he has talked to. We do what we can for now by posting signage about Electric Shock Hazards and not allowing swimming in the marina.

**7. Marina Tenants' Comments**

Marina Tenant Paul Markworth said that the "No Wake" buoy has slowed a lot of people down. He also inquired about password protecting the Wi-Fi and could the marina look into doing that. Harbormaster Cherny said that he will look into it.

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

No Comments.

**9. Adjournment**

**Sue Knauer made a motion to adjourn the meeting at 7:47 pm and Jerry Baganz seconded. Motion Carried.**