

**CITY OF PORT WASHINGTON  
HARBOR COMMISSION MEETING  
Monday March 12, 2018 7:00 P.M.  
City Hall, Lower Level Conference Room**

**Members Present**

Jerry Baganz, Sue Knauer, Jerry Gruen, Bill Driscoll, and Jordan Schwanz

**Others Present**

City Administrator Mark Grams  
Harbormaster Dennis Cherny  
Ian McCain-Ansay Development  
Tom Meaux-Ansay Holdings  
John Sigwart  
Secretary Lisa Rathke  
Kris Halbig Ziehm-Ozaukee Press

**1. Roll Call: (Absent: Dan Herlache and Dave Larson)**

**2. Approve Minutes Of Previous Meeting**

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

**3. Monthly Financial Report**

City Administrator Grams said that we are in good shape right now. End of year 2017 is 90-95% finished, showing the Marina in the black by \$30-\$35,000. However that amount excludes taking any payments out to the general fund. He said that the city may still take money for the general fund, but won't take the amount down to zero, will leave some money there that we may put money into the reserve fund. Good news is that we did finish on the plus side for this year. Member Baganz mentioned that at the end of 2016 the Reserve Fund Balance was at \$119,300 plus 2017, it would be at \$152,400 unaudited.

Member Baganz mentioned that he is working on wrapping up the Marina Study. He will finalize the numbers and post on the city website.

**4. Hiring Of Seasonal Employees**

Harbormaster Cherny said that the list of seasonal employees, are all rehires from last year. They were all good workers and Harbormaster Cherny recommended that they be rehired for the 2018 season. **Bill Driscoll made a motion to approve the hiring of the listed seasonal employees and Jordan Schwanz seconded the motion. Motion Carried.**

**5. Review The Proposed Marina Shores Development**

Ian McCain, the Design Construction Manager for Ansay Development, along with Tom Meaux of Ansay Holdings, presented the Marina Shores Development concept to the Harbor Commission.

Ian mentioned that they have been looking at John Weinrich's property that has a house, garage, and the Newport Shores restaurant and extends all the way out to the breakwater. He said that their team wanted to do something that is year round destination. They are proposing a mixed use project with parking contained on the ground floor, a restaurant and 1 or 2 retail spaces on the first floor, a couple floors of condos above that and on the top floor have a rooftop pub, event space, and office. They are looking at relocating the Kiwanis Shelter to a location on the water and creating a plaza around it. They are also looking at relocating the fish cleaning station as having it right outside a prominent location is problematic. Their hope when moving it is leaving it in better condition than when they found it.

Member Baganz asked about how many onsite parking spaces, besides the underground condo parking spaces, do they visualize. Ian said that they are really conceptual today, and depending on city comments, everything is up to a little bit of change, but as of right now they are at a wash for parking.

City Administrator Grams said that from the Harbor Commission standpoint, the biggest questions are related to the parking stalls. The stalls that are adjacent to the building will remain marina tenant parking spaces. Ian said that their idea for the stalls is that they know that there are certain days and times when the marina tenants will need those stalls, and wants to make sure that they are signed as such. Member Driscoll said that if we are talking about marina tenant parking that is Friday thru Sunday and they do not leave, they are there 24/7 as they are on their boats. So there isn't hours that they would not be using them. Their goal, Ian said, is to find a way to layer it together for the marina tenants

and the quests to the Marina Shores facility. Harbormaster Cherny said that the parking along Pier Five should be marina tenant only on the weekends.

Member Driscoll asked what some of the ideas are of where the fish cleaning station will be moved to. Ian mentioned that they want to make sure that when it is moved that it is not during the season and that they refurbish it and leave it in better condition and that they will pay for the relocation. Ian said the ideas they have heard when speaking with the Great Lakes Sport Fishermen was one, move it north, and two, move it to the middle of the Marina parking lots to the south.

City Administrator Grams said that they have talked in house about the relocation of the fish cleaning station. We have looked at a few sites and talked with Harbormaster Cherny about putting it somewhere in the marina by the car trailer lot, but wherever you put it down there you will be losing parking spots, so we don't want that. Also, you need sewer and water at the site. Another negative with the Marina location is the congestion. We don't have a spot yet, but right now we are looking more to the north at Guenther Pond just north of the Legion. One issue with that is the mountain bike trail that runs through there. They may have to be changed a bit. There is water and possibly sewer to that site. There is also parking available there. Member Driscoll said that no matter what you do, it will be a pain in the neck for the marina tenants and that is where you are going to get your biggest complaints. Right now the tenants can put their coolers in dock carts and walk up to the fish cleaning station. If the station is moved off the property, now you are looking at having to put your coolers in your vehicle and drive to the fish cleaning station, and risk losing your parking spot. Member Baganz asked if there was a timetable for this decision. Tom Meaux said ideally, they are hoping to start this fall.

Harbormaster Cherny brought up the fact that Ansay should consider attaching the kayak launch to Pier 5 rather than having by the beach due to the fact that if the water level drops on Lake Michigan, their kayak launch maybe sitting on the ground. Out by pier five the water is deeper. There would have to be some sort of fencing to keep the general public off of Pier 5. Ian said that his group is all ears. They want to create the destination right the first time.

#### **6. Harbormaster's Report**

Harbormaster Cherny said that the Marina had a good winter. The ice eaters didn't have to go on at all, saving the Marina \$5-\$6,000 in electrical costs.

Harbormaster Cherny mentioned that he has applied for a grant for a new pump out station for the fuel pier. He also mentioned that he spoke with Bob Stanick from the Army Corps of Engineers about painting the blue bridge and Bob said they will take care of it.

Harbormaster Cherny informed the commission that the DNR planted 15,500 Brown Trout and two loads each of 16,700 Coho Salmon this last week. He also mentioned that all slips are full, including all the North Slip Slips, with the exception of 5 slips on Pier 4 that are open.

Harbormaster discussed Electric Shock Syndrome. He said that he has a new way of testing the water for stray current from our electrical boxes. He plans to do this before the Marina opens for the season and the boats are in. Then do it again after all the boats are in.

#### **7. Discuss Possible Relocation Of Fish Cleaning Station**

Member Driscoll asked what the possibilities would be of using a golf cart to run up to the fish cleaning station. Harbormaster Cherny said asked what the liability would be on doing that. That would be something to look into. Harbormaster Cherny said that it may be possible to do something small on the North side of our building where the tower is and go into the walkway a bit creating a smaller locked facility that is for marina tenants only and then the general public would go to the fish cleaning station by Fishermen's Park if we can utilize the parking that We Energies has over by that station. City Administrator Grams said that the city will keep reporting back the Harbor Commission regarding the relocation of the fish cleaning station.

#### **8. Marina Tenants' Comments**

No comments.

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

No comments.

#### **10. Adjournment**

**Bill Driscoll made a motion to adjourn the meeting at 8:22 pm and Jerry Baganz seconded. Motion Carried.**

**Minutes Amended and Approved**