

CITY OF PORT WASHINGTON  
HARBOR COMMISSION MEETING  
Monday August 13, 2018 7:00 P.M.  
City Hall, Lower Level Conference Room

**Members Present**

Sue Knauer, Dan Herlache, Jerry Gruen, Jordan Schwanz, Dan Laurence, Bill Driscoll, and Mike Gasper

**Others Present**

City Administrator Mark Grams

Harbormaster Dennis Cherny

Secretary Lisa Rathke

Ian McCain- Ansay Development

Rory Palubiski-Fein Design/ CDA/ Mainstreet

Marina Tenants Representative- Paul Markworth

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

**2. Approve Minutes Of Previous Meeting**

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

**3. Monthly Financial Report**

City Administrator Grams mentioned that numbers look good through July. Harbormaster Cherny added that we have had a lot of transients and we are up in fuel sales this year \$250,000 compared to \$180,000 last year. Fishing has been terrible the last several weeks, so launches have been down. Other than that, it has been a nice summer. City Administrator Grams said that we will have a better idea of where things are at once the August numbers come in.

**4. Preparation of 2019 Marina Budget**

Harbormaster Cherny mentioned that he is looking to increase the rates 3% for next year to keep in line with other marinas in the area. As you can see even with the increase for 2019 we are still lower than most marina's in the area, and considerably lower than some. He said that he will have a Capital Improvement expense of about \$18,000 for next year as the parking lot needs to be resealed. He is also going to put \$5,000 into the budget yearly for Wi-Fi upgrades that way outdated equipment can be replaced every year. Member Gruen mentioned that he heard that Manitowoc supposedly works. They spent \$15,000 on that system. Harbormaster Cherny said that he will speak to owner Rich Larsen about their system. Harbormaster Cherny said that the budget will be ready for the October meeting.

**5. Marina Control Building Roof**

Harbormaster Cherny said that the roof has been there since 1982 and since he has been at the marina he has had to repair it three times. He has four bids from area companies, but the all have different warranties. He would like to invite these companies to come to the next meeting to explain their warranties to the commission. The bids range from \$8,000 to \$12,000 roughly.

**6. Discuss Possible Relocation Of Fish Cleaning Station**

City Administrator Grams said that the one idea that he wants to focus on is what was previously discussed about making the fish cleaning station on South Wisconsin the main fish cleaning station and having a smaller fish cleaning station at the Marina for Marina tenants only. It will take away the traffic issue around the marina and the smaller station will still be available to serve the Marina tenants that will be fenced and locked to keep the public out. He still is not sure where the location of the smaller station will be. He needs to have the City Engineer and someone from DPW look where it can tie into the sewer.

Member Gasper mentioned that there will be a lot of angry fishermen if they can't use the fish cleaning station onsite. He proposed keeping the large station onsite and moving the fish cleaning station into or next

to the trailer parking lot. That way the fishermen can pull their boats out of the water and park right in their same spot and go right to the fish cleaning station. He understands moving the station into the parking lot may be an insurmountable plumbing problem, but this way it will keep the traffic contained and we will be more in line with other Marinas who have the fish cleaning station conveniently right there with the trailer parking area. As for reconfiguring the Marina parking lot, when TIF was created he believes that the whole Marina parking lot is within the TIF District, if this is being required due to development in the area it would be warranted to have it funded through the TIF District. Member Herlache and Member Schwanz both agree with keeping the fish cleaning station near the trailer parking lot.

Ian McCain of Ansay Development suggested moving the fish cleaning station from its current location to somewhere in the parking lot down by the North Building. You should be able to tie into the sewer right there keeping the cost of moving it lower.

Being new to the Harbor Commission, member Laurence asked Ian McCain why the fish cleaning station needed to move in the first place. Ian mentioned that it would be adjacent to their restaurant and would prefer not to have the fish cleaning station out their front door, as well as being a congestion issue in its current location.

Member Gruen said that we will need to know if it is even feasible to move it into the trailer parking area.

Member Gasper said that this will be a good time to revisit the whole Marina parking lot. Ian added that now is the time to study this. Timing wise, if everything works out, they (Ansay Development) are looking to be onsite next spring. He just needs to know where we are thinking of moving the fish cleaning station, so they can move forward with their planning.

#### **7. Harbormaster's Report**

Harbormaster Cherny introduced Rory Palubiski who is a member of the CDA and Main Street committees here in Port Washington and a Residential Architect for Fein Design out of Mequon. When working on the Marina District concept, he reached out to the Marina and wanted to find some ways to improve the Marina whether it be dressing up the light poles to look more nautical, adding additional flags possibly. He also came up with some ideas on how to make the North Builder nicer and a little bigger. After getting some input from the Marina, he put together the design that he shared with the commission members. The design leaves the first floor alone and adds a second floor and a balcony facing the east and a balcony facing the west to the North Building. The second floor would include a recreation area with a kitchenette, bathroom, and a conference area that could be rented for small gatherings. He estimates the cost of the remodel to be around \$200,00-\$300,000. He would like the input from the marina Harbor Commission and the Marina tenants. He did not take in account the possible need for an elevator and still needs to verify a couple of code stipulations with Building Inspector Gary Peterson. Member Driscoll invited him to speak at the Yacht Club meeting on Friday night at 8pm to get the input from the members. Harbormaster Cherny mentioned that if we could get Bill Lundgren maybe he could also speak about the Wi-Fi at the meeting.

Harbormaster Cherny said that he applied for a grant for the pump out on the fuel pier. The grant would cover 75% of the replacement cost. We should find out if they granted us the money before spring.

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

Marina Tenants representative Paul Markworthy wanted to bring to the attention of the Harbor Commission that people parking facing the marina with their headlights on at Coal Dock Park are blinding the boaters as they are coming in at night. He wasn't sure if something could be done about that (maybe planting bushes to block some of the light) or not but wanted them to be aware that it is an increasing issue.

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

No comments.

#### **10. Adjournment**

**Dan Laurence made a motion to adjourn the meeting at 8:17 pm and Bill Driscoll seconded. Motion Carried.**

**Minutes Approved By The Harbor Commission**