

CITY OF PORT WASHINGTON
HARBOR COMMISSION MEETING
Monday September 10, 2018 7:00 P.M.
City Hall, Lower Level Conference Room

Members Present

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

Others Present

City Administrator Mark Grams

Sean Hanrahan-Great Lakes Roofing

Harbormaster Dennis Cherny

Ian McCain- Ansay Development

Secretary Lisa Rathke

Tom Meaux- Ansay & Associates.

Bill Lundgren-Wi-Fi

Marina Tenant Vern Forman

1. Roll Call: (Absent: Dan Herlache)

2. Approve Minutes Of Previous Meeting

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

3. Monthly Financial Report

City Administrator Grams mentioned that the Marina is doing well. We are \$322,724 ahead. The Marina exceeded the budgeted amount for revenue in August. There is a large fuel bill of \$110,000 that needs to be paid, that will bring that number down.

Harbormaster Cherny added that the Marina has a 26-boat waiting list as of right now.

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. City Administrator Grams said that the budget will be ready for the Harbor Commission to review at the October meeting.

Harbormaster Cherny mentioned that he would also like to add a \$5,000 a year budget item for Wi-Fi. He introduced Bill Lundgren who maintains the Marina's Wi-Fi system. Bill explained the system that we have in place and what we would like to do in the years to come. In the future he believes that the Marina should budget for continual upgrades on a yearly basis. Maybe it will be needed, maybe we won't, but at least the money is set aside and available. In the future we would like to add more radios to Piers 3 and 4 as the boats are bigger and the signal has issues reaching through all the boats. We would also like to extend the Wi-Fi to include Pier 5 in the future as there is now a demand to have it on that dock as well. If you are looking to have Wi-Fi with zero interruption you are looking at a sizable investment. We would need to install radios every 30 feet at \$500 to \$1000 a piece, you can imagine why some marinas are investing over \$100,000 on Wi-Fi. If we are comfortable hitting that 80/20 rule, with good Wi-Fi top side of your boat, we can do that for a much better economic decision. Setting aside \$5,000 a year to upgrade/add equipment as needed is a good start.

City Administrator Grams doesn't see a problem with adding \$5,000 to the budget for Wi-Fi.

5. Marina Control Building Roof

Harbormaster Cherny introduced Sean Hanrahan of Great lakes Roofing to discuss their proposal with the Commission. Sean explained that whether you get a 30-year, 40-year, or 50-year roof system with the standard limited lifetime warranty offered by every manufacturer for a shingled roof their proration usually starts at year ten. What Great Lakes Roofing does differently is they provide a warranty that is an extended warranty. The Four Star 25-year Manufacturer's (non-prorated labor and material system) Warranty which is replacement value for all materials, all labor, and all the disposal is also included, the best warranty in the industry. It's basically a 25-year insurance policy on replacement value of the roof as opposed to purchase value which is what you get with the Limited Lifetime Warranty.

Harbormaster Cherny said that we also received two bids for a metal roof. One from J&H Heating for \$19,670 and one from Great Lakes Roofing for \$29,175. Member Knauer asked if we could get more information on the warranty that J&H offers on their metal roof as \$19,000 is a great price. Harbormaster Cherny said that he will get more information and pass that along to the members via email. The sooner we can decide between the shingled roof or metal the better as he would like to see this get done this year yet.

6. Discuss Possible Relocation Of Fish Cleaning Station

Ian McCain of Ansay Development said that he would like to get a recommendation of where the Harbor Commission would like to move the fish cleaning station as they would like to take this to the Common Council as soon as possible. He said that City Administrator Grams looked into moving it into the trailer parking lot and due to elevations, it is problematic. City Administrator Grams said that the farther you get away from the station the flow is less and less, and due to the distance and the flow, the fear is that the fish won't make it to the main, will end up getting stuck, and we will end up with a problem. It would've been the nicest option to keep everything together in the car trailer lot, but feasibility wise, it doesn't look like it will work.

City Administrator Grams said that they looked at a couple other areas. There is a little island of grass just south of the current station and then the little island of grass south of the station and just west of the public restrooms. They believe that this will probably be close enough to the main. The issues with those areas will once again be the parking.

It was mentioned that another possibility would be where the dumpsters are located just southwest of the North Building. Harbormaster Cherny mentioned that if we have 10-15 dock carts available in a nice area down by the trailer parking that way the fishermen can remain parked in the trailer lot, put their coolers in a dock cart and head to the fish cleaning station. It's just training people to do something different.

The Harbor Commission members decided that the first choice for placement of the fish cleaning station would be by the dumpster area just southwest of the North Building and the second choice would be the grass island just west of the North Building public restrooms.

Ian McCain said that he would like City Administrator Grams help with investigating if the number one location is even possible. Then ultimately if it is or isn't the would like to go to the Common Council and have City Administrator Grams say that the Harbor Commission recommends either location one or two based on the city's findings.

7. Harbormaster's Report

Harbormaster Cherny said that after the flood, the trees, branches, and debris was so thick, you could practically walk across it. With the help of marina staff and a couple of volunteers, he was able to get the debris cleared out of there within 3 days or so and the weather took care of the rest. Thankfully there was no damage to any boats or the docks.

Member Driscoll asked if Rory Palubiski of Fein Design ever spoke in front of the Yacht Club regarding his design for a second-floor addition to the North Building. Harbormaster Cherny said that he did attend the Yacht Club meeting in August, but sadly his design didn't spark much interest among the Yacht Club members present at the meeting. Member Driscoll said that he doesn't think that there is a demand for it. Member Laurence said that he has seen similar things in Sheboygan and Kenosha, but these places don't have any place close to go. We have so many options with in a couple blocks of the marina that he doesn't feel the addition is necessary at this time.

8. Marina Tenants' Comments

No comments.

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

Marina tenant Vern Forman aired his concerns regarding a marina tenant that has been parking a single vehicle in the vehicle with trailer only parking lot. Harbormaster Cherny said that he has talked with the tenant and they have been warned to move the vehicle out of the trailer lot. The tenant continues to get tickets for parking in the trailer lot.

Member Laurence mentioned that we may want to take away his right to temporarily park in the trailer lot.

Member Gruen said that Harbormaster Cherny should inform him that his slips will be up for review after this year if he continues to park there.

10. Adjournment

Bill Driscoll made a motion to adjourn the meeting at 8:32 pm and Sue Knauer seconded. Motion Carried.