

**CITY OF PORT WASHINGTON  
HARBOR COMMISSION MEETING  
Monday December 18, 2017 7:00 P.M.  
City Hall, Lower Level Conference Room**

**Members Present**

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

**Others Present**

City Administrator Mark Grams

Mayor Tom Mlada via conference call

Harbormaster Dennis Cherny

Secretary Lisa Rathke

Kris Halbig Ziehm-Ozaukee Press

**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 said that the numbers look good and we should finish in the black. With no more major bills coming in this year besides utilities and an extra pay roll in December, it's looking like we could be at roughly \$25,000 in the black.

**4. Recommend Agreement With Milwaukee Sailing Adventures, LLC**

Mayor Mlada wanted to bring the Harbor Commission up-to-date on where things stood with Milwaukee Sailing Adventures, LLC. After conversations back and forth they have decided that they would like to bring a sailing charter to Port Washington. Mayor Mlada feels that there is only upside potential for this arrangement as it will be a unique attraction for our visitors and the community. He wanted to Harbor Commission to take a look at the agreement that was put together between the City and Milwaukee Sailing Adventures before it went to council.

City Administrator Grams mentioned that what they are looking at is a typical Marina Berth Space and Lease Permit that we do for all our marina tenants other than a few changes. The other document is the Memorandum of Understanding between the City of Port Washington and Milwaukee Sailing Adventures, LLC. The fee for the summer would be the 50' slip fee plus the additional 5 extra feet for a total of \$4,467.00 including tax.

Harbormaster Cherny mentioned that captain of the sailboat would like to be parked on the west wall by Dockside Deli. However, due to the Marina being full now and transient areas being limited, we cannot afford to have him park over on the west wall as that is our prime transient dockage area. He would rather have the boat be parked on the south side of the channel by Rotary Park.

Mayor Mlada does not see that as a problem. The biggest thing that Milwaukee Sailing Adventures is looking for is the City to help promote and market the ship.

**Bill Driscoll made a motion to recommend to the Common Council that the City approve the Lease with Milwaukee Sailing Adventures, LLC and Dan Herlache seconded. Motion Carried**

**5. Update On 2018 Marina Budget**

City Administrator Grams said that the city approved the budget and the rate increases.

**6. Discuss Possible Changes To Marina Parking Area**

City Administrator Grams said that there is really nothing formal to talk about, but would like to start discussing what needs to be done with the parking at the Marina now that construction is starting to take place on the Victor's property and the loss of that car/trailer parking lot. We have talked about maybe switching some of the metered marina car parking to convertible vehicle w/trailer and/or car parking. He said that he would also like to look at the Jackson Street parking lot and making that strictly marina tenant parking only. We would have to pass an ordinance making that lot "Marina Tenant Only" parking on weekends from Memorial Day through September.

Harbormaster Cherny said that in order to make the convertible parking the meters would have to be removed, the current lines would then need to be painted over in order to paint the diagonal lines for the convertible parking. In

order to go diagonal with the parking, a couple of parking spots will then be lost. He did mention that if construction doesn't start in the North Slip this summer, we could possibly use that lot for weekend vehicle/trailer parking.

Member Driscoll asked if anything has changed with the removing the boulevards down by the Legion to allow for vehicle and trailer parking again. Member Larson said that there were some DNR considerations with that parking lot due to the fact that DNR grant money may have helped fund that project. City Administrator Grams said that he will have to look into that.

**7. Harbormaster's Report**

Harbormaster Cherny mentioned that Port Washington Marina was chosen as a 2017 Boater's Choice of the Year winner by Marinas.com which is owned by Dockwa. The award is based off of customer reviews of our marina. That was exciting news!

Harbormaster Cherny said that a 148' navy cargo ship that was transformed into a personal yacht is looking into permanently docking at Coal Dock Park if possible. Harbormaster Cherny feels that this will be a great attraction for the city. He figures that the slip fee would be approximately \$11,000 based on what we charged the Tranquility when it was here. The boat would be coming late summer 2018 or spring of 2019. He will keep the Commission updated as this possibly moves forward.

Harbormaster Cherny said that the Marina has two 45' slips open and one 50' slip (due to the death of a longtime tenant) open on Pier 4 as of right now. We did fill the North Slip slips with people waiting to move into the Main Marina. We still have 6 people on the waiting list for 30' slips. We still don't know what our turnover is going to look like for this year. But as of now, we are pretty well filled up.

Harbormaster Cherny as mentioned that there is a bridge that was removed from the river in West Bend sitting on a property off of Hwy 33 by the West Bend Lakes golf course if the city is still looking into putting a bridge from Coal Dock Park to Rotary Park. Sounds like we could get it for a decent price, just need to haul it and install it. He is not sure if it is long enough or not. City Administrator Grams and Member Larson told Harbormaster Cherny to forward them the information on it and they will look into it.

City Administrator Grams added that the city got the bids back on the tie backs for the North Slip. The low bid came in from Michels Construction at \$89,500. They will be doing the work in the spring of the year.

**8. Marina Tenants' Comments**

No comments.

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

Member Driscoll inquired about the packet handed out regarding the Lighthouse. City Administrator Grams said that it is not necessarily a Harbor Commission item, but that the Mayor wanted them to see it for informational purposes. When we acquire the Lighthouse we will then have to lease the land that it sits on from the Army Corps of Engineers. The packet explains that agreement.

**10. Adjournment**

**Jerry Baganz made a motion to adjourn the meeting at 7:52 pm and Sue Knauer seconded. Motion Carried.**