

CITY OF PORT WASHINGTON
HARBOR COMMISSION MEETING
Monday September 12, 2022, 7:00 P.M.
Harborview Lower-Level Meeting Room

Members Present

Sue Knauer, Chad Biersach, Gerald Gruen, and Tim Osowski

Others Present

Harbormaster Dennis Cherny

Secretary Lisa Rathke

Kristyn Halbig Ziehm, Ozaukee Press

Stacey Berg, Marina Tenant Representative

1. Roll Call: (Absent: Jordan Schwanz, Mike Gasper, Bill Driscoll)

Member Gruen took a moment to remember former Harbor Commission Member Jerry Baganz who had recently passed away. Jerry was an integral part of the Harbor Commission for many years. Most recently he worked on the Port Washington Marina Study (2018) comparing the Port Washington Marina and its operations with neighboring marinas. He will be missed.

2. Approve Minutes Of Previous Meeting

Sue Knauer made a motion to approve minutes and Chad Biersach seconded. Motion carried unanimously.

3. Monthly Financial Report

Harbormaster Cherny mentioned that daily launches are down by about \$1,000, I expect to make that up in the next couple of weeks. Seasonal launches are also down by about \$1,000. We had (15) boats, all Looper's, larger than 40' come in. The fuel pier was busy all day. Boaters continue to go on the waiting list. Despite prices, we have sold a lot of fuel this year. To date we have sold 73,614 gallons of gasoline and 41,687 gallons of diesel fuel. Member Gruen asked about the Reserve Fund. Harbormaster Cherny mentioned that as of last year we had about \$300,000. He has not gotten a final number yet as to what it is after the audit.

4. Preparation Of 2023 Marina Budget

Harbormaster Cherny mentioned that City Administration has mentioned that they would like to see the Marina raise the rates 10% rather than the 3% that we have in the past. He mentioned that looking at our budget for next year, summer help is going from \$11 starting to \$15 starting pay, supervisor pay will be getting an increase as well. This needs to be done to keep up with the industry otherwise we are not going to get anyone applying. A 3% increase will not cover our budget. 10% is not out of line compared to other marinas that we compare our selves with. Member Osowski disagrees. He feels if we raise fees 10%, you're looking at the same prices as Sturgeon Bay. Member Gruen agrees that jumping 10% in one year is too much. Remaining competitive is critical. Member Knauer mentioned that everything else you look at has jumped so high. Harbormaster Cherny would like to see at least a 5% increase to cover cost increases. Member Gruen mentioned that he would like to look at the upcoming expenses as he is dead set against replacing the tanks. Unfortunately, Harbormaster Cherny said, we can't say no to replacing the tanks otherwise we don't pump fuel. Insurance companies will not insure after 25 years. Member Gruen feels the city should self-insure them as they are perfectly good in the ground. Harbormaster Cherny mentioned the life on those tanks is 30-40 years depending on what is stored in them, and they are 40 years old this year. Member Gruen said that then the safest thing to do is to replace them. Harbormaster Cherny said that you can't survive a business if you don't raise the rates. With the 5% increase we should have a profit barring any issues. Member Biersach mentioned that the charters in the North Slip question why their rates continue to go up when the docks are older in the North Slip, it's not gated like the Main Marina, so security is an issue, and they are paying \$200.00 more. This will continue to be brought up by the charters especially if there is a 5% increase. **Sue Knauer made a motion to increase the slip and transient rates 5% for 2023 and Jerry Gruen seconded. Member Biersach agreed to the 5% increase and Member Osowski opposed the increase. The ayes have it, motion carried.**

5. Discuss Downtown Plan-Harbor Improvement

Harbormaster Cherny presented the Harbor Improvement portion of the Downtown Plan. They are suggestions of what can be done with our Marina from moving the launch ramps to Coal Dock Park, adding a break-wall to protect the harbor for expansion, sailing programs, adding a bridge from Rotary to Coal Dock Park, mooring and teaching basins, and moving the fuel service dock by the Blue Bridge area. The members discussed the pros and cons to the proposal.

Member Gruen would like Graef, the firm creating the proposal to come to a future Harbor Commission meeting to discuss their proposal. Harbormaster Cherny said that he will mention that to them.

6. Discuss Harbor Commission Charter For 2023

Harbormaster Cherny mentioned that every board, commission, or committee, will be putting together a charter. Harbormaster Cherny mentioned that he would like to defer this item to a future meeting when all members of the commission are present.

7. Update On Marina Fuel Tanks

Graef is looking at putting together the bid package for the tanks. It will cost \$31,000 for the design and \$20,000 for them to supervise the work. Member Gruen asked if we will need to conform to new laws as the new law states you have to fuel from land. Because it is added to an existing system, Harbormaster Cherny said that to his knowledge the fuel pier can continue as is.

8. Update On Pier 5 Project

Harbormaster Cherny mentioned that we got the green light to move forward with the project by the Corps. and the DNR. He mentioned that he has a bid from McMullen and Pitz, who has done work for the Marina in the past. He has also requested a bid from the company placing rock for the Electric Company. Member Gruen asked if his project is economically feasible. Harbormaster Cherny mentioned that it would be about an 8–10-year recovery time on funds.

9. Harbormaster's Report

Harbormaster Cherny mentioned that the Lighthouse will cost approximately \$2million to recondition and repair.

The tugboat and barge working on the south breakwater let loose in a storm and was in the middle of the harbor. It did end up doing some damage to the dock Coal Park.

Lake street repairs have started.

National Marina Day and Lion's Fest were very successful and went well. Venetian night was good as well, with about 15 boats participating. We are looking at expanding the Venetian event for next year.

10. Marina Tenants' Comments

Marina Tenant Representative Stacey Berg mentioned that everyone is loving the flowers. Harbormaster Cherny added that the Marina hired a retired gentlemen to water everyday this year. That has been working out well.

The gates have been an area of concern as they have been hard to get in an out of this year and maybe something that should be looked into in the future. Harbormaster Cherny mentioned that our locksmith passed away and we are looking into other options for the gates.

During Venetian nights, all the small fishing boats made it difficult for the boats to maneuver around during the boat parade. Maybe look into closing the harbor for the parade next year.

She would like to expand the Facebook group for the Marina tenants.

Tenants have been complaining that dock carts are not being returned to their proper locations. Secretary Rathke mentioned that the Marina could add something regarding this to the spring tenant letter.

11. Adjournment

Tim Osowski made a motion to adjourn the meeting at 8:21 pm and Chad Biersach seconded. Motion Carried.