

CITY OF PORT WASHINGTON
HARBOR COMMISSION MEETING
Monday February 13, 2023, 7:00 P.M.
PWSB Community Room

Members Present

Sue Knauer, Gerald Gruen, Chad Biersach, Mike Gasper, Bill Driscoll, Jordan Schwanz, and Tim Osowski

Others Present

Harbormaster Dennis Cherny

Secretary Lisa Rathke

Kristyn Halbig Ziehm, Ozaukee Press

1. **Roll Call: (Absent: All Members Present)**

2. **Approve Minutes Of Previous Meeting**

Mike Gasper Driscoll made a motion to approve minutes and Sue Knauer seconded. Motion carried unanimously.

3. **Monthly Financial Report**

Harbormaster Cherny mentioned that the financial statement is preliminary through December. Secretary Rathke mentioned that she met with the Finance Director, and he will look into correcting the amounts for Main Marina and the North Slip, slip fees. When the finance department entered the deposits from the Marina into their system, they accidentally put the slip payments into the wrong accounts. This will be corrected before 2022 is finalized. Secretary Rathke also mentioned that the Finance Director is still trying to get caught up, which is why there is not a January 2023 statement available.

Member Osowski questioned what the *Miscellaneous Operating* account consisted of. Secretary Rathke mentioned that account includes all those items that do not have an actual account such as advertising, the Marina's membership to the Wisconsin Commercial Ports Association and Wisconsin Marine Association, the Dockwa software, and dumpsters are the big-ticket items in that account amongst others. Member Osowski also questioned if the amount under Pier Project included the total cost of the project and Harbormaster Cherny mentioned that was strictly the cost of the dredging.

4. **Update On Marina Fuel Tanks**

Harbormaster Cherny mentioned that the council approved \$502,000 for the new fuel tanks and the fuel system upgrade. The bid from Interstate Pump & Tank came in at over \$600,000 which means there had to be a reduction in some of the upgrades that are not necessary at this time. The new fuel lines that run from the bulkhead out to the dispensers on the fuel pier as well as the dispensers will be listed as a capital improvement at a later date saving approximately \$109,000.

There were a couple of items that Harbormaster Cherny pointed out in the proposal that are not correct. The Marina's fuel lines from the tanks out to the dispensers on the fuel pier are double walled and the Marina also currently does have a line leak detection system in place.

Interstate Pump & tank hopes to have this project finished by April 1st.

Member Knauer questioned what will be done if the company installing the tanks runs into a problem, and Harbormaster Cherny said that if a problem arises, the Marina may have to get a truck in to dispense fuel.

5. **Update On Pier 5 Project**

Harbormaster Cherny mentioned that McMullen & Pitz started and completed the dredging for Pier 5 in December and did a great job. They dredged further to the north to allow for a nice gradual slope back to the water. They dredged the area to a depth of 5 feet. The dredged materials were left on shore. The plan is to level the sand pile off nicely and remove the remaining sand. The city is waiting on clear evidence that the sand is not contaminated before removing it and potentially using it as fill on area job sites. Original testing was done on the soil, however, the DNR requested further testing to be done. That has been done and the city is waiting for those results. The piers should arrive sometime in April or May with work to install them being done by Marina staff and city streets staff. The dredging cost \$148,675, the finger piers cost \$50,970, we estimate the work being done by city streets staff to be around \$8,000 and the electrical is only costing \$2,500 as we will be using salvaged electrical boxes. Marina staff will be installing the water at a cost of around \$500 for supplies. Currently the project appears to be on schedule.

6. Harbormaster's Report

Harbormaster Cherny mentioned that back in December, the Marina was awarded the Elite Fleet Boater's Choice award which is the highest award given by Marinas.com based on customer reviews. We are proud of this accomplishment.

He mentioned that he ordered the (4) new golf carts which will arrive in spring as well as all new handheld radios for Marina staff.

The Marina staff continues to do repairs, painting, and any general upkeep to spruce up the Marina before opening in April.

The water is down another 8-10 inches at his time Harbormaster Cherny added.

Harbormaster Cherny also mentioned that he would like to potentially look at doing a run/walk to raise money for the light house restoration. Secretary Rathke mentioned that she will reach out to Christina Brickner who has put on run/walks for the B3 organization.

Member Osowski inquired about the waiting list. Secretary Rathke mentioned that there are still several people on the waiting list despite a larger turnover this year, with new boaters continuing to go on the wait list almost weekly. Member Osowski mentioned that he would like to continue seeing a healthy wait list, his concern is that he doesn't want to see our marina outprice itself compared to the competition and believes that is something the commission needs to keep in mind.

Member Biersach mentioned that we should look at potentially raising our transient rates more to generate more revenue as our rates are lower than some of our competition. Member Gruen mentioned that the commission will have to revisit this at budget time when the rates are set.

7. Marina Tenants' Comments

Marina Tenant Representative Stacey Berg was unable to attend the meeting, however she did send an update which Secretary Rathke read for the members. Stacey mentioned that she filed the appropriate paperwork with the State for the Marina Tenants' Organization. Stacey mentioned that ever since an email sent out about the Port Washington Marina Tenants Facebook group it has increased to (76) members. She sees this as a quick and effective way to communicate between the Marina tenants. Stacey is also working on reaching out to local businesses to create a "Welcome Packet" to hand out to our transient visitors. She is hoping to have a small offering of coupons and info in these packets.

8. Adjournment

Bill Driscoll made a motion to adjourn the meeting at 7:40 pm and Sue Knauer seconded. Motion Carried unanimously.