

CITY OF PORT WASHINGTON  
HARBOR COMMISSION MEETING  
Monday September 13, 2021 7:00 P.M.  
City Hall, Common Council Chambers

**Members Present**

Sue Knauer, Jerry Gruen, Mike Gasper, and Tim Osowski

**Others Present**

Harbormaster Dennis Cherny

Secretary Lisa Rathke

Krystin Halbig-Ziehm-Ozaukee Press

1. **Roll Call: (Absent: Jordan Schwanz, Dennis Brede, Bill Driscoll)**

2. **Approve Minutes Of Previous Meeting**

**Mike Gasper made a motion to approve the minutes as written and Sue Knauer seconded. Motion Carried.**

3. **Monthly Financial Report**

Harbormaster Cherny mentioned that with two months still left in the season, some of these areas will continue to improve. We are ahead in most of the income categories. Repairs remain down at this time. We are over budget on beautification as we had to order flags this year and replace areas with flowers and bushes. At this time, we have no know major expenses before the end of the year. Overall, it looks to be a good year.

4. **Preparational Of 2022 Marina Budget**

Budget is roughly the same as it has been in the past. Looking at a 3% raise in transient and tenant rates for 2022. This is a moderate increase compared to some marinas. Harbormaster Cherny shared comparison rates for other marinas in the area. Member Osowski asked if the transient fees could be increased more and scale back on the tenant fee increase. Harbormaster Cherny doesn't want to discourage transients from coming in as they are also the key to supplying the downtown with business; the restaurants, taverns, and shops. Tenants in the past have not objected to the raise in fees as long as they see their money going back into the marina. Member Gruen mentioned that we look at what the increase will be on a yearly basis. **Mike Gasper made a motion to increase slip rentals and transient rates 3% for the 2022 and Sue Knauer seconded. Motion carried.**

5. **Update On Newport Shores Project And Fish Cleaning Station**

Harbormaster Cherny informed the Commission that the fish cleaning station will close for the season on September 15<sup>th</sup>. On the 16<sup>th</sup>, they will start to demolish the structure and remove the table and grinder. The table and grinder will be stored with Crane Engineering and they will refurbish the grinder before being installed in spring. According to the memo we recently received the fish cleaning station should be open by April 1<sup>st</sup>.

6. **Discuss Making Slip Rentals In The North Slip Strictly For Commercial Vessels Only**

We have four tenants in the North Slip right now who are just pleasure boaters. We are getting an increase in commercial vessels and we have no place for them to go. There are at least 4 or 5 new charters on the waiting list, and a couple of tenants from the Main Marina that would like to become commercial vessels. If the commission approves this, we ask that in the event things turn around and we have charter slips that are open, that we are able to rent them to non-commercial vessels once again. The non-commercial tenants that are currently there would be grandfathered in, however once those slips open up, they can only be rented to commercial vessels. **Mike Gasper made a motion that it is the sense of the Harbor Commission that the Harbormaster may reserve the North Slip slips primarily for commercial vessels with the exception that there are not enough commercial vessels to fill the North Slip slips that the Harbormaster may then allow private vessels to rent those slips until such time when there are enough commercial vessels to fill those slips once again. Existing non-commercial vessels will be allowed to stay in their slips unless they are willing to move into an open slip in the Main Marina. Motion seconded by Sue Knauer. Motion Carried.**

7. **Harbormaster's Report**

Harbormaster Cherny mentioned that he is looking into adding slips to the north side of Pier 5. He is looking at adding 7 finger piers creating 14 slips. This area would need to be dredged to a depth of 8 feet and 75 feet north of Pier 5 in order to have enough of a turning basin. This requires a permit from the Army Corps of Engineers. Once we receive this permit, the DNR will sign off on being okay to do so. A couple of companies have been contacted for estimates to

do the soil samples. Harbormaster Cherny mention that the price of the soil samples would come out of the Misc. Budget. If the tested soil comes back okay, we are looking at \$50,000 for the dredging. The new finger piers would cost approximately \$5,763 each. The 30' slips would pay themselves off in a couple of years. Harbormaster Cherny will keep the commission up to date as things progress.

Harbormaster Cherny mentioned that he would like to see the parking lots at the marina redone as they are in disrepair. However, the Marina is now a part of the Downtown Study being done by the city. It is felt that this project should be put on hold while this study is taking place. Member Gasper believes that redoing the parking lots would be a justified item for the TIF to pay for them to be redone. The RFP went out last week for the Downtown study. This project is on hold for now per Harbormaster Cherny.

Harbormaster Cherny mentioned that the Marina is looking into new marina management software. This will come out of the budget in 2022.

Harbormaster Cherny mentioned that our locksmith has recently passed away sadly. The marina will be looking into whether or not we want to stay with a keyed system or look into other options such as pass codes or key cards.

Harbormaster Cherny mentioned that the water level is down 19 inches from this time last year.

Member Gasper mentioned that the Traffic Safety Committee may be looking to ban trailers from parking by Inventor's Brew Pub. The Traffic Safety Committee is also looking into what to do about downtown employees parking in the lot behind Duluth and charter boats not having space to park because of this. He mentioned that we may want to watch this agenda to come out.

**8. Marina Tenants' Comments**

No comments.

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

No comments.

**10. Adjournment**

**Mike Gasper made a motion to adjourn the meeting at 8:10 pm and Sue Knauer seconded. Motion Carried.**