

OCTOBER 12, 2019 SPECIAL HARBOR COMMISSION MEETING

9:00 A.M. WASHBURN MARINA – 1 MARINA DRIVE

Commission Members Present: President Carl Broberg, John Baregi, Rodger Reiswig, and Nick Suminski.

Commission Members Absent: Maryann Edholm, Candace Kolenda.

Municipal Personnel Present: Scott Kluver, City Administrator/Clerk, Kay Bratley, Deputy Clerk/Treasurer, and Michelle Shrider, Marina Manager.

Call to Order – President Carl Broberg called the meeting to order at 9:07 a.m.

Public Hearing and Discussion on 2020 Slip Maintenance Fee Rates – Broberg stated we are hear to discuss the maintenance fees and rates for a potential increase to help offset the current bill items as follows: the concrete lift pad repair is \$9,000.00, we have allowed \$6,000.00 for replacement of the harbor entrance lights, and the increase of the marina insurance premium to \$8,401.00 per year. Broberg stated only one bid was received for the rehab of Pier 1 at \$220,000.00 which includes about \$25,000.00 to fix the electrical from the bin wall to the first junction box at the end of the floating pier. Broberg stated the bid was higher than expected which will possibly mean postponing the Pier 1 rehab project with the exception of the electrical; he will meet with Anderson Electric to discuss options to fix the electrical issue which needs to be done; we have postponed discussion on the \$15,000.00 quote for the two picnic gazebos until March; we may have a \$10,000.00 potential expense fixing a steering spindle on the travelift, which will continue to be monitored; and we will need to think about potential float replacement again next spring. Broberg stated the slip fees are based on how many square feet each slip is; a 1% increase results into a 3 cent per square foot giving us a revenue increase just over \$1,000.00; a 2% increase is 5 cents per square foot calculated about \$2,040.00 of additional income and 3% increase is 8 cents per square foot which translates into an increase for a 12x24 foot slip at \$23.04 per year and a 17x50 foot slip would be a \$68.00 increase which would give us approximately \$3, 571.00 per year of additional income. Broberg read out loud an email that was received from Joe Floyd Slip #27 of the Washburn Marina who could not attend the public hearing stating he is not against slip fee increases, just on how the town does it.

Open discussion with Boaters on Various Topics – No Action To Be Taken on This Discussion At This Meeting - Suminski moved to open the floor and Baregi seconded. Motion carried 4-0. Kevin Buzicky, Pier 3 slip owner, asked if the potential increase would put us in a better position when it comes to possible emergencies, or other sudden issues that rise. Broberg stated the potential increase is a result of the insurance increase that occurred suddenly; the Harbor Commission has set aside \$75,000.00 as an emergency fund to cover catastrophe events; we budget every year for the maintenance we do or take out loans when necessary for upgrade projects plus we are responsible for the coal dock; we plan our expenses the best we can which are covered by the revenue. Broberg also added a discussion was had concerning the new insurance premium that we have planned to increase the reserve fund over the next few years by \$25,000.00. Kluver addressed the Floyd email stating he is not a tax expert, however, per our Declaration of Trust we cannot assess fees onto the slip owners. Broberg stated this marina is unique and grandfathered into the way we are doing business; as a slip owner you have a sub-let to the air in which your boat resides. Shrider stated the slip owners only have an easement to the slip. Suminski stated we are looking to improve things at the marina but dealing with the highwater issue, it will probably continue to do damage which the 3% increase won't put a dent into the expense it can create. Suminski moved to close the floor and Baregi seconded. Motion carried. 4-0.

Adjourn – Baregi moved and Suminski seconded motion to adjourn. Motion carried 4-0 at 9:30 a.m.

Respectfully Submitted,
Kay Bratley, Deputy Clerk/Treasurer