

FISH CREEK HARBOR COMMISSION
FRIDAY NOVEMBER 2, 2007
7:30 A.M.
GIBRALTAR TOWN CENTER

Call to Order: The meeting of the Fish Creek Harbor Commission was called to order by Dave Harris, chairman at 7:40 a.m.

Members present: Dave Harris, Leigh Zielke and Brian Merkel

Members absent: Joel Blahnik and Paul Woerfel

Also present: John Young

Approve Minutes: It was moved by Zielke and seconded by Merkel to approve the minutes of October 2, 2007 and October 8, 2007 as presented. Motion carried unanimously.

Chair Report: Kahr is putting steel at the barge ramp at no cost to the town. Repair of the previous damage to the dock will be completed prior to final payment being sent to Kahr.

Karels Slip: Charlie Kinsey told Harris that when he was on the Harbor Commission that when the boat ramp was put in Chuck Karels had been moved up to the front of the slip list to get him away from the Quo dock. Harris requested a search of the records with no evidence to this action. Harris spoke with the attorney for the Dioceses in Green Bay, he read a letter basically stating if the Commission were not to send Chuck Karels back to the Quo dock they would in perpetuity give the front slip to the town. The attorney was to send a copy of the letter to Harris, which he has not yet received. The question is: does the Commission say it is not the town's problem and John Karels will need to move the his boat for next season and potentially end up in a riparian rights infringement issue or does the Commission concede that this is for the best good of the town and let him stay where he is at the town dock? Merkel stated he would feel more comfortable making a decision if the documentation had been found. Zielke stated that the harbor ordinances are black on white on the issue of heirs. Harris consulted with both the town attorney and town chairman who agree that if it is in the best interest of the town and does less harm, the Commission can let John Karels keep the slip. Further there was no discussion by the Commission regarding the future (heirs and assigns). The agreement was made between Chuck Karels and the Retreat in 1965. Merkel asked for the latest slip points list, as he may need to abstain. Jeff Steffens is at the top of the list as he has previously declined.

Both Zielke and Harris would prefer discussion by a full Commission. It was moved by Harris and seconded by Zielke to table for the time being until a full board can get together. Motion carried unanimously.

Boat House Renovation: John Young expressed concern with Mike Kahr's vehicle parked over the tanks. Zielke stated the keys were in the truck. Harris will talk to Kahr regarding this.

Young reported the handicap ramp railings came in at \$2708. Young would like to get additional bids by Hockers and Joe Biwer. Young felt wood would be more aesthetically pleasing than steel fabrication.

Harris stated that Kristy Rogers approved the replacement of siding and underlayment vs. patching. It had been specified incorrectly in the bid documents. Young stated sheathing came in at a cost of \$1,492. Young questioned the cost of siding removal; he will follow up. The cedar siding is more than 70 years old and is very brittle. There are unanswered questions on costs and credits per Young. The soffits are an extra cost of \$2,249. Furring came in at a cost of \$568; the trusses are running the wrong way.

Mike Le Claire sent in a cost to relocate and upgrade the electrical at \$14,140; it does not include the switching gear or stand board in the new location (grassy area). Merkel stated it had been previously discussed and the agreement was to leave them in the current location. Le Claire told Young the panels are “junk” due to exposure; the panels are still functional. A roof to protect the panels cannot be added on to the existing building due to the current historical restrictions. The preferred way would be to replace the panels per Merkel but cost for the project needs to be considered. Young was of the opinion to relocate the service with new panels and omit having to revisit the current panel’s replacement in 8-9 years. Merkel stated that dewatering is still an issue that may need to be dealt with. Young stated the decision on the electrical does not need to be made today as everything is disconnected from the building. Harris added that there will be a list of things that are going to be needing upgrades and the Commission needs to be able to pick and choose prior to making the electrical question. The electrical decision was put on hold.

Merkel stated funds were not put in for the parking lot asphalt - the correct base and 4” of black top. Harris received a call from Kent of Reinhard Plumbing. Kent stated the pressure switches are in the town hall. A wire could be run from the dock house to the well for approximately \$625 (\$2.50/ft multiplied by the distance to the wellhead). The change would make the dock house independent from the Town Hall. Kent will need an answer fairly soon. Young will call Kent. It was agreed by the Commission to go ahead with the wiring change after Young reviewed it Kent. Young will explore the electrical heaters in the bathrooms. Joe Biwer’s access gate installation is waiting for the correct size hole to be drilled; Harbor Construction is on line to drill the hole. Zielke stated the pit was not put in. Young will return on November 13th.

Spirit of LaSalle Presentation: Bob Ruleau, owner of the Spirit of LaSalle Cruise Line is exploring a destination cruise coming into Fish Creek for the summer of 2008. The Spirit of LaSalle Cruise Line consists of two vessels. The first vessel, Spirit of LaSalle, is a 115 ft long and 20 ft wide vessel that has two decks and carries 149 passengers. The second vessel is the Isle Royale Queen, which is an 80 ft long and 18 ft wide single deck vessel that carries 100 passengers. Both vessels draw 6 ft. The cruise line is open to other locations ie Sister Bay. The current contract with Sturgeon Bay is under renegotiation. Mr. Ruleau feels it would be a win-win situation as the cruise line would need a limited amount of time at the dock and would compensate the dock for the cost of the transient space. The entire length of the dock end would be needed for either vessel. Ticket sales would be done on-board and a couple of signs would need to be put out on the dock. The line is based in Menominee and would not stay overnight thus allowing the space dock space to be used as overnight transient space. A preferred agreement would be for 7 days a week from mid/late June to Labor Day. The larger vessel leaves at Labor Day; the smaller craft would be used for fall cruises. The vessels carry their own fenders and no modifications to the dock would be needed. The cruise line carries \$1-2 million in liability damage and a copy of the coverage will be sent to Dave Harris.

By using a cruise line more visitors are brought into the community without adding to vehicle congestion. Merkel did not see any issues with county zoning. After disembarking passengers Ruleau would like the option of having a cruise available for other visitors that would return prior to picking up the original cruise passengers. Merkel questioned vehicle congestion for the interim cruise. Harris stated that July 4th holiday is too problematic to accommodate the line. Harris stated the use of transient space has historically been on a first come first served basis. Harris added that staff would have to be on duty and a legal opinion sought. Zielke stated a period of 1-5 p.m. could be doable. Harris stated that it is an interesting idea and would like to discuss it more. This will be placed on another agenda when the Commission as a whole will be available to discuss it. Harris thanked Mr. Ruleau for coming and will advise when it is on an agenda for further discussion.

Petroleum Services Tank Proposal: Harris spoke with Paul Berken of Petroleum Equipment Service regarding preparing an engineering design suitable for bidding. Berken stated if his firm prepared the bid specifications, vendors would not respond. Harris contacted the town attorney regarding the situation. Harris was told that an ad must be published in the paper but installers could also be contacted directly. An Internet query for installers/vendors in the Green Bay area was distributed to Commission members. Harris will follow up with installers regarding bids. It was moved by Merkel and seconded by Zielke to advertise for bids along with solicit the list of names that was presented to us for our fuel system down at the dock. Zielke withdrew his second and Merkel amended the motion to have bids received back by December 15th, Zielke seconded the motion and the motion carried unanimously.

Fuel Dock Extension/Addition: Harris questioned where the diesel fuel pump would be located. Suggestions included:

1. An extension(s) off the dock for fuel sales (a 50' and a 40' floating dock)
2. Put diesel on the other side of the barge ramp
3. Reassign Blahnik and pump diesel off that side.

Zielke would like to see it for 2009 with 2 gas and 2 diesel nozzles on new equipment. Harris will contact Rick at Port-A-Pier for suggestions. The item was tabled.

Adjourn: It was moved by Merkel and seconded by Harris to adjourn. Motion carried unanimously and the meeting adjourned at 9:15 a.m.

Respectfully submitted,

Beth Hagen
Deputy Clerk-Treasurer