

**Fish Creek Harbor Commission**  
**Monday, December 17, 2007**  
**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, Brian Merkel, Joel Blahnik and Paul Woerfel

**Approve Minutes:** It was moved by Blahnik and seconded by Zielke to approve the minutes as written. Motion carried unanimously.

**Karels Slip:** Harris welcomed representatives from the Green Bay Dioceses. Marsha Wilson of the Alibi Marina was also present. Harris stated the issue is whether to continue to lease a slip John Karels (son of Charles Karels) and if not where he would go on the Retreat Dock. Blahnik's opinion was that Karels should stay at the town dock. Merkel stated concern with past practice given the current harbor ordinances. The option of having Karels be moved to the other side of the Retreat dock was questioned. Harris stated the town still has control of the riparian rights. The documentation regarding the original decision in 1993 to allow Chuck Karels to be moved to the top of the waiting list has not been located. Woerfel stated at that time a volunteer had been keeping notes of the meeting. Woerfel stated he was in favor of keeping John Karels at the dock if assured in writing by the Diocese that there would be no subletting of the Karels original space at the Retreat dock. Woerfel questioned if any major changes were planned for the dock. Layton responded no and that they were into intending on sub-leasing the west side of the Retreat dock. Merkel did not feel that Karels be allowed to continue at the town dock. Woerfel added that every issue that comes up needs to be looked at separately and that this is a special case. A copy of the days minutes will be forwarded to Greg Layton, Director of Retreat and Shrine Operations for the Diocese of Green Bay.

*It was moved by Harris and seconded by Woerfel that the Commission allows John Karels and his wife to stay at the town dock for their lifetime only and provided that the Dioceses does not put a boat ahead of where the Lad (no wider than 10' wide and 25' long) is now. The Commission would also like to see if something could be done on the other side of the retreat dock. Motion carried with Merkel abstaining due his being on the waiting list.*

**Spirit of LaSalle:** Harris stated that the Spirit of LaSalle had requested permission to bring people from Menominee to Fish Creek and to have cruises leave Fish Creek in the shopping interim of the Menominee passengers. The boat was going to return to Menominee each evening. The smaller of the 2 boats is 86' and the larger boat is 115'. Their wish was to use the end of the dock. The request to have the end closed for a portion of the day would need to be addressed, as transient fees would be lost. Representative of the Spirit of LaSalle had been notified about the meeting; no representative was present. Merkel wanted to know their wished for schedule and the fee they would be offering to pay. Harris expressed concern about the precedent that would be set for other commercial operators. Both Bruce Bishop and Gerry Schwaller would like the option to use the dock. Brian Hackbarth questioned if this could be an exception and judged independently from other commercial operators. Currently there is no exception to commercial use of the dock by a non-slip holder. Blahnik was not in favor of the agreement. Harris stated there were room issues. Gerhard Berhardt stated the beam of the boat is 22-23'. Dick Skare, Karl Stubenvoll and Terry Bolland were in favor of the increased visitor potential. Dave Thompson questioned parking in regard to the Fish Creek side of the cruise draw. *It was moved by Merkel and seconded by Woerfel to table. Motion carried unanimously.*

Harris thanked all who came.

**Fuel Tank Bids:** Harris stated that 2 bids were received, Walts Petroleum and Petroleum Equipment Services. The bids as written were different enough in presentation that an apples to apples comparison by the Commission was not feasible. The Commission agreed that not having expertise in this area is problematic. Neither company was present to answer questions. Woerfel recommended consulting with an independent to have a comparison between the bids made. Both bids had a sufficient response window to allow for this. *It was moved by Harris and seconded by Blahnik to table until professional guidance could be obtained. Motion carried unanimously.*

**Fuel Dock Extension/Addition:** Harris stated Zielke met with Port A Pier. Harris read the proposal at a cost of \$33,750. As the extension is drawn it would be problematic for Zielke's slip. Merkel stated the town would not go for an east and west fuel dock and questioned the cost on eliminating the west dock. A north-south arrangement with a 12 - 14 foot beam on the east is preferred. Zielke will get changes to Port-A-Pier and then go back to fuel tank bidders for the change of the pump location. Stubbing out the pump out pipe to the bulkhead with a covering steel plate and extending the pipe out to the fuel dock out was recommended. Woerfel recommended a stronger pump. *It was moved by Merkel and seconded by Woerfel to table. Motion carried unanimously.*

**Float Replacement/Repair:** Zielke stated the information from Port-A-Pier has not been received. Use of the floats off the old gas dock was suggested.

**Open Discussion:** John Young stated there are 4 holes on the 8-year-old boathouse roof that need to be patched. In order to replace the fascia the drip edge will need to be bent to take off the first layer of shingles. Young recommended removing the existing shingles, install OSB sheathing, cover with 15# felt, 6' of ice and water shield at the perimeter and new Timberline fiberglass shingles at a cost of \$6,169. Harris stated that this would be a change order and action could not be taken under open discussion. The dollar limit allowed under the project supervisor's purview would be exceeded therefore Young will get back to Harris who will contact Runquist regarding this. There is the potential of applying "dewatering" funds that have not been used.

Zielke stated that Kahr will need come back to dredge at the bulkhead line. Harris knew of the situation and will contact Kahr regarding working off the ice. Harris will also speak with Kahr regarding a large hole at the end of the west ramp. Dredging has been done along culverts.

**Adjourn:** *It was moved by Woerfel and seconded by Blahnik to adjourn. Motion carried unanimously and the meeting adjourned at 12:05 p.m.*

Respectfully submitted,

Beth Hagen  
Deputy Clerk