

CITY OF SHEBOYGAN
BOARD OF MARINA, PARKS & FORESTRY MINUTES

Tuesday, June 04, 2024

COMMISSION MEMBERS PRESENT: Chair Peter Mayer, Vice Chair Mike Froh, Alderperson Dean Dekker, Marilyn Montemayor, Terry Van Akkren, Sheila Yang, Dennis Wield, and Superintendent of Parks and Forestry Joe Kerlin

COMMISSION MEMBERS ABSENT: Rebecca Clarke

STAFF/OFFICIALS PRESENT: Mayor Ryan Sorenson, Harbor Center General Manager Nick Warminsky, City Forester Tim Bull, and Administrative Clerk Rachel Masse

OTHERS PRESENT: Mitchell Abrams, Bruce Abrams, Eric Katte, Jerome Dimmca, Tricia Nielsen, Lauren Hofland, Darrell Hofland, William Burton, Jon Dolson, Bryan Kelly, Daniel Peterson, Mica Yurk, Brad Yurk, Mike Kamyszek, Diane Dynkowski, John Vito, Beverly Verhage, Steve Little, Amanda Gommesch, and Dennis Magee

OPENING OF MEETING

1. Call to Order
2. Roll Call
3. Pledge of Allegiance
4. Public Input (3 minute limit per individual)
 - Lauren Hofland spoke on making the Riverfront more accessible for non-motorized small watercraft.
 - Eric Katte spoke on safety issues regarding the Marina Harbor.
 - William Burton spoke on the Marina regarding safety and accessibility for non-motorized small watercraft.

MINUTES

5. Approval of Minutes: May 7, 2024
 - MOTION TO APPROVE THE MINUTES FROM MAY 7, 2024
 - Motion made by Terry Van Akkren, seconded by Dean Dekker.
 - Voting Yea: Peter Mayer, Mike Froh, Dean Dekker, Marilyn Montemayor, Terry Van Akkren, Sheila Yang, Dennis Wield, and Joe Kerlin

ITEMS FOR DISCUSSION AND POSSIBLE ACTION

6. Marina operations report and update, including responses to any public comments regarding marina current operations
 - Nick Warminsky spoke on the Marina report.
7. Smith Group survey update
 - Joe Kerlin spoke on the survey update.
8. Vollrath Park parking issues update

Joe spoke on discussion with City Attorney's office regarding parking issue.

9. Fountain Park update

Joe spoke on uptake of stakeholder meeting scheduled for 6/10/24 and 6/11/24.

10. Fostering canoe, kayak, and SUP usage at waterfront

Peter Mayer spoke on potential improvements to canoe, kayak, and SUP usage along the waterfront.

NEXT MEETING DATE

11. Next regular meeting date: August 6th, 2024

ADJOURN

12. Motion to Adjourn

MOTION TO ADJOURN AT 5:20 PM

Motion made by Mike Froh, seconded by Marilyn Montemayor.

Voting Yea: Peter Mayer, Mike Froh, Dean Dekker, Marilyn Montemayor, Terry Van Akkren, Sheila Yang, Dennis Wield, and Joe Kerlin



MARINA

821 Broughton Drive Sheboygan, WI 53081

Tuesday June 7th 2024

MPF COMMITTEE REPORT

Seasonal Slips

Up to June 2023

Slip Rentals: 101,621.17

Launch Fees: 11,367.00

Transient Slip Rentals: 5,197.70

Gas Sales: 15,997.89

Diesel Sales: 10,444.31

Up to June 1st, 2024

Slip Rentals: \$220,290.50

Launch Fees: 4,896.68

Transient Slip Rentals: 6,090.00

Gas Sales: 15,647.73

Diesel Sales: 4,744.33

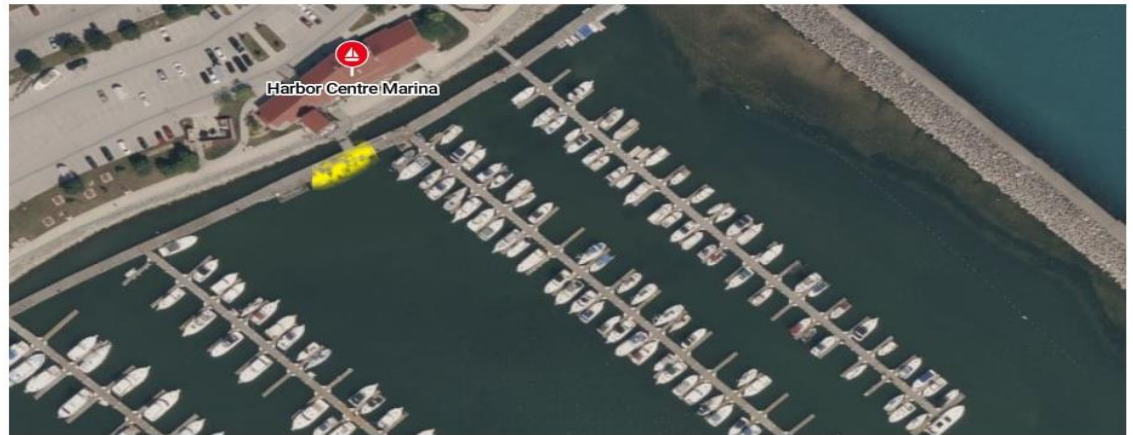
Marketing and Sales

The marina is officially open! Operating hours are 8-5 Sunday to Thursday and 8-6 Friday and Saturday. The launch ramp has been heavily active with both daily and annual passes. The marina ship store has been converted to a common coffee and rest area. .10 cent off per gallon and free pump-outs have been approved by counsel for Season long tenants only. Currently we have a total 118 slip tenants for the marina side; 118 including pending approvals. Given the changes the marina has had for this season, we did see many tenants elect to keep their boat at other Harbors. We are on track to still be busy with transient traffic. Inquiries have been coming in since before the season has started – the boat race hold the most inquiries. Our transient fees are based on slip size (for this year) but still providing a competitive rate in comparison to surrounding marinas. The marina also is competitive for fuel pricing - Sheboygan has historically been the median price between Port Washington and Manitowoc and will continue this method. Fuel sales have been slow opening the season but partially due to the windy or rainy weekends we have been having for the passed 5 weeks.

Maintenance and Operations

At a marina, there is always something to fix. Our first order of action before the season was replacing the marginal at the main entrance (C dock left E dock right). This project has been complete but was a vital part to opening the marina and the safety of tenants, employees, and visitors; flotation docks completed this project. Due to unforeseen circumstances in the off-season; the entire key entrance system needed to be updated; including key fob entry for the marina and buildings. Key fobs have been distributed to tenants; the Riverfront slip holders will also have the benefit of utilizing the captains lounge, showers, and laundry facility, however, only one key will be distributed to these slip holders. Overall, our launching of the winterization boats has been successful. There are a few stragglers but the launching of these vessels is outside the marina's control as each tenant has elected to do the recommissioning themselves. The fence has been taken down prior to Memorial Day weekend. The boats still in the yard have been moved to one neutral spot allowing others to utilize the parking lot. 3 dockhands have been hired and one more will be hired.

MPF COMMITTEE REPORT



Amenities

As all slip holders have been notified; the bar, pool, ship store, ice cream area, security guard, and winterization have been removed for this season [upcoming winter]. Through city approvals, the manager has been granted permission to rent the ice cream stand area. The marina has made attempts to inquire with local ice cream vendors to man the ice cream stand at a rental rate; the proposed idea was Friday, Saturday, and Sunday. Results still pending. Vendor machines have been approved, a local vendor has been selected, a total of 4 vendor machines will be placed through out the marina, 1 being at the fuel dock. Results pending final vendor approval. The marina will see a 5% profit based on sales at these machines.

Customer Feedback

Overall, most if not all negative feedback comes from the loss in amenities and (initially) the lack of feedback during the transition period prior to the Marina Manager being hired. At this point, most tenants understand the amenities will remain what they are for this season and are hopefully some amenities will return for next season.

Improvements for the Marina

Approval for an ice cream stand – this will benefit slip owners and visitors to the marina. Power washing: now that the marina is staffed, this has been a main priority to complete; the marina started with the public walk way and made their way down to the grill/common slip holder area and the T-heads of each dock. Power washing is a long process but one that will show great visible improvements for the marina. Grills has been ordered and deployed to compensate for the lack of grills at the common slip holder area. Marina Management system: looking towards the future, the marina would want to look into converting slip length to foot length. For example, general marina practice is the season slip holders would pay a “whatever is greater” rate – the slip length or boat length, measured by foot not overall slip size and transients would pay by foot length overall, not the length of the slip.

Safety

Safety. Ladders in the marginals would be beneficial from a safety stand point, this will allow a way out for someone who has fallen in the water (on order). Once these come in they will be put throughout the marginal. Upgraded key fob system.