

**VILLAGE OF EPHRAIM
MARINAS AND MOORINGS MINUTES
WEDNESDAY, OCTOBER 2, 2024 – 8:00 AM
9996 Water Street- Ephraim Village Hall**



Action Items:

B. Nelson moved, Thorp seconded to approve the minutes of September 4, 2024, as presented, all ayes. Motion carried.

Held moved, Thorp seconded to retain the 2024 Marina Rates for 2025 with the exception of transient rates. Transient rates will increase from \$1.75 to \$2.50 with a twenty-foot (20') minimum, all ayes. Motion carried.

Thorp moved, B. Nelson seconded to create a commercial seasonal launch pass for one hundred seventy-five dollars (\$175) and to add “non-commercial” to the language for the non-property owner seasonal launch pass on the fee schedule, all ayes. Motion carried.

T. Nelson moved, B. Nelson seconded to approve and recommend the proposed 2025 Marinas and Moorings budget, as amended, to the Village of Ephraim Board of Trustees, all ayes. Motion carried.

The consensus of the committee members present was to pursue permanent buoy anchors for the navigational markers for the designated mooring areas. The committee will need to determine the type of anchor with input from Jeff Long and Mike Kahr.

Thorp moved, Plansky seconded to adjourn at 9:25 AM, all ayes. Motion carried.

Present: John Held, Bruce Nelson, BD Thorp, Robert Plansky, and Tim Nelson - Chair.

Guests: Frederic Schmidt (Online).

Staff: Brent Bristol - Village Administrator/Harbor Master and Kim Roberts - Deputy Clerk.

- 1. Call to Order:** The meeting was called to order by T. Nelson at 8:00 AM.
- 2. Changes to the agenda:** There were no changes.
- 3. Visitors' Comments:** There were no comments.
- 4. Approval of the previous minutes:**
B. Nelson moved, Thorp seconded to approve the minutes of September 4, 2024, as presented, all ayes. Motion carried.

5. Discussion regarding 2025 marina rates:

Bristol recommended to the committee that transient rates be increased.

Held moved, Thorp seconded to retain the 2024 Marina Rates for 2025 with the exception of transient rates. Transient rates will increase from \$1.75 to \$2.50 with a twenty-foot (20') minimum, all ayes. Motion carried.

A discussion was held regarding 2025 marina rates. Amenities, transient slip demand, the percentage of revenue that transient slips generate, a comparison of other marina transient rates, and an increase to \$2.50 would still leave Ephraim on the lower end of the municipal marina transient rates in Door County.

T. Nelson called the question.

All ayes. Motion carried.

Thorp explained that he had received communication from a resident asking the committee to review the commercial launch fee. The resident felt it was too low, considering that commercial operations are launching daily and taking up parking spaces.

A discussion was held regarding commercial seasonal launch pass fees. The committee reviewed that currently, a commercial operator would pay the same seasonal launch pass fee as a non-property owner of one hundred and fifty dollars (\$150) or the daily launch rate of ten dollars (\$10). Thorp suggested that Ephraim raise the commercial seasonal launch pass to the low end of other municipal marinas in Door

County. The committee discussed tracking the commercial seasonal passes for 2025 to obtain more information and determine how best to enforce them.

Thorp moved, B. Nelson seconded to create a commercial seasonal launch pass for one hundred seventy-five dollars (\$175) and to add “non-commercial” to the language for the non-property owner seasonal launch pass on the fee schedule, all ayes. Motion carried.

6. Discussion and consideration regarding the 2025 marina budget:

A discussion was held regarding the 2025 M&M budget. The following changes were made to the 2025 budget as a result of committee discussion:

- 202-40-46752 Seasonal Slips - increased from \$82,000 to \$84,000.
- 202-40-46754 Transient Fees - increased from \$22,000 to \$25,000.
- 202-40-55430-101 SS/Med – increased from \$900 to \$1,500.
- 202-40-55431-240 Buoys & Placement – increased from \$7,500 to \$10,000.
- Balancing account 202-40-55431-810 would change as a result of the changes above.

Further discussion included items related to the budget. B. Nelson noted that the bathroom showers may need to be rekeyed this winter as a result of a transient slip holder who was unable to use the shower due to a lack of an available key. He further noted that the water needed to be treated for weeds in 2025, which is budgeted. The weed treatment chemicals will need to be vetted to ensure they comply with Clean Marina standards. Bristol noted that contracts will need to be reviewed to ensure the details comply with Clean Marina standards as well. Bristol noted that additional oil boom lengths will need to be ordered for 2025. Thorp and Bristol discussed replacing security cameras and internet connection requirements.

The committee discussed moving forward with the replacement of two (2) finger piers to be determined during a Fall facility walk-through. It was requested that Assistant Harbormaster Reynolds, Mike Kahr, and Jason Rockwell attend the facility walk-through.

T. Nelson moved, B. Nelson seconded to approve and recommend the proposed 2025 Marinas and Moorings budget, as amended, to the Village of Ephraim Board of Trustees, all ayes. Motion carried.

7. Update regarding current projects (Clean Marina, dredging, slip maintenance/redesign, redecking of finger piers, navigational buoys, waitlist, and geese problems).

- Clean Marina:** It was reported that the Clean Marina sign had been installed at Firehouse Marina. It was noted that the location of the installed sign was to be discussed during the facility walk-through.
- Slip maintenance/redesign:** Anderson Dock shoreside slips need to be reviewed by Kahr during the facility walk-through. Solutions need to be discussed to stabilize the narrow slips to ameliorate the rocking and pitching towards the shore. Additionally, the fireboat slip may need to be lengthed. Chief MacDonald should attend the facility walk-through.
- Redecking of finger piers:** Discussed during the budget portion of the agenda.
- Navigational Buoys:** Department of Natural Resources “DNR” permits need to be reviewed and discussed with Mike Neal later this fall. Stantec is working on converting the meets and bounds plat map to longitude and latitude coordinates.

A discussion was held regarding the five (5) buoy markers that designate the mooring area. T. Nelson suggested pursuing permanent anchors for the buoy markers. In doing so, the seasonal installation would only require looking for the submerged buoy. I

The consensus of the committee members present was to pursue permanent buoy anchors for the navigational markers for the designated mooring areas. The committee will need to determine the type of anchor with input from Jeff Long and Mike Kahr.

Further discussion included that there are more DNR permits for green navigational buoys than red for the channel. During the meeting with Neal, it would be advisable to determine the best course and clean up the hazard markers as well.

- e. **Marinas Waitlist:** Bristol provided background on how he updates the Marinas waitlist. He noted that the goal is to move it from an Excel spreadsheet to something that can be managed within Dockwa. He noted that he also has to balance the waitlist with current customer requests. He requested that the committee discuss some of the scenarios that come up at a future meeting.
- f. **Geese Problems:** Bristol provided the committee with an update from the Village Board. The Board supports the discussion. MacDonald is to gather information from the City of Sturgeon Bay and Bristol will contact the government representative to continue gathering information.

8. New business for the next meeting:

- a. Request that Mike Neal (WI DNR) attend an upcoming meeting to discuss navigational buoy permits.
- b. Waitlist scenario discussion.
- c. Facility Walk-through (if possible to be held after 10/24/2024). (Assistant Harbormaster Reynolds, Mike Kahr, Chief MacDonald, and Jason Rockwell attend the facility walk-through.)

The next meeting of the Marinas and Moorings Committee will take place on Wednesday, November 6, 2024, at 8:00 AM.

9. Adjournment:

Thorp moved, Plansky seconded to adjourn at 9:25 AM, all ayes. Motion carried.

Recorded by, Kim Roberts – Deputy Clerk

Marinas & Moorings	
	<i>Waiting list for slips or moorings</i> \$50.00 Each/ Non-Refundable
Moorings:	
	Riparian Taxpayer \$220.00, Plus 6.0% Sales Tax
	Taxpayer \$286.00, Plus 6.0% Sales Tax
	Non-Taxpayer \$418.00, Plus 6.0% Sales Tax
<u>Anderson Dock:</u>	
	Ephraim Property Owner Slip \$73.50 Per Foot Slip Length, Plus 6.0% Sales Tax
	Non-Ephraim Property Owner Slip \$105.00 Per Foot Slip Length, Plus 6.0% Sales Tax
	Wall Slip \$60.00 Per Foot Boat Length, Plus 6.0% Sales Tax
	Transient Dockage \$2.50 Per Foot Boat Length Per Night (20 ft minimum), Plus 6.0% Sales Tax
<u>Firehouse Dock:</u>	
	Ephraim Property Owner Slip \$73.50, Per Foot Slip Length, Plus 6.0% Sales Tax
	Non-Ephraim Property Owner Slip \$105.00, Per Foot Slip Length, Plus 6.0% Sales Tax
	Transient Dockage \$2.50 Per Foot Boat Length Per Night (20 ft minimum), Plus 6.0% Sales Tax
<u>Dinghy Storage</u>	
	On Land \$73.50, Plus 6.0% Sales Tax
	Dock Tie-up \$100.00 for first 10' Plus \$10.00 per Additional Foot, Plus 6.0% Sales Tax
	Non Mooring Holder Dinghy Rack \$2.00 Per day - \$10.00 Per Week - 2 week maximum
<u>Boat Launching</u>	
	Daily Launch Fee \$10.00 Per Boat
	Seasonal Launch Pass for first Boat - Ephraim Property Owner \$50.00 Taxpayer
	Seasonal Launch Pass for each additional Boat - Ephraim Property Owner \$25.00 Taxpayer
	Seasonal Per Boat - Non-Ephraim, Non- Commercial Property Owner \$150.00
	Commercial Seasonal Launch Pass \$175.00
	Non-Ramp Use (Green Launch) \$3.00 Per Boat