

VILLAGE OF EPHRAIM

FOUNDED 1853



Marinas and Moorings Committee Meeting Agenda Wednesday, October 2, 2024 – 8:00 AM Village Hall – 9996 Water Street

NOTE: THIS MEETING OF WILL BE SIMULTANEOUSLY HELD VIA TELECONFERENCING. STAFF, COMMITTEE MEMBERS AND THE PUBLIC ARE WELCOME TO PARTICIPATE IN THIS MANNER. TELECONFERENCING WILL BE AVAILABLE BY COMPUTER, PHONE, TABLET, OR DIAL-IN. CONNECTION INFORMATION BELOW:

1. Call to order
2. Changes in agenda
3. Visitors' comments
4. Previous Minutes
5. Discussion and consideration regarding 2025 marina rates
6. Discussion and consideration regarding 2025 marina budget
7. Update regarding current projects (Clean Marina, dredging, slip maintenance/redesign, redecking of finger piers, navigational buoys, waitlist, geese problems)
8. New business for the next meeting
9. Next Meeting Date
10. Adjournment

Please join my meeting from your computer, tablet or smartphone.

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****Deviation from listed order may occur****

There may be a quorum of the Village Board or another Village Committee present; no action will be taken by any committee other than the one listed on the agenda. Please note, that upon reasonable notice, efforts will be made to accommodate the needs of disabled individuals through appropriate aids and services. For additional information please contact Andrea Collak, Clerk Village of Ephraim, PO Box 138, Ephraim, WI 54211

	Date: <u>9/30/2024</u>
Andrea Collak, Clerk	<u>X</u> Village Administrative Office
	<u>X</u> Visitors' Center
	<u>X</u> Post Office
Kim Roberts, Deputy Clerk	<u>X</u> Website www.ephraim-wisconsin.com
	<u>X</u> Emailed to WDOR Radio
	<u>X</u> Emailed to Peninsula Pulse

**VILLAGE OF EPHRAIM
MARINAS AND MOORINGS MINUTES
WEDNESDAY, SEPTEMBER 4, 2024 – 8:00 AM
9996 Water Street- Ephraim Village Hall**



Action Items:

Thorp moved, B. Nelson seconded to approve the minutes of August 7, 2024, as presented, all ayes.
Motion carried.

Thorp moved, B. Nelson seconded to recommend to the Village Board to investigate reducing the geese population within the Village at the Board level, all ayes. Motion carried.

The consensus of the Marinas and Moorings committee members present was to continue the 2025 rate review in October relative to the 2025 budget. The committee also agreed to proceed with obtaining estimate information for the shoreside slips at Anderson Dock (maintenance versus re-design) and redecking at least two (2) slips at the Firehouse Marina this fall.

Thorp moved, Plansky seconded to adjourn at 9:23 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/Harbormaster, Justin MacDonald - Maintenance Manager/Fire Chief, 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:**
Thorp moved, B. Nelson seconded to approve the minutes of August 7, 2024, as presented, all ayes.
Motion carried.
- 5. Update regarding the Clean Marina Program:**
B. Nelson updated the committee that the Village of Ephraim had been approved for the Clean Marina Program. The approval will be renewed in five (5) years- 2029.
T. Nelson thanked B. Nelson for his efforts. The Clean Marina Program will be good for the Village and the Marinas.
- 6. Discussion and consideration regarding navigational buoys:**
Bristol explained that permitting related to the navigational buoys will wait for a future conversation with Mike Neal. The committee can review the permitting documents by referring to the August meeting packet. He updated the committee that he has worked with Stantec so that they can proceed to update the meets and bounds information into GPS coordinates. He spoke about consolidating the plat map with the bulkhead overlay, an aerial view, and adding line of sight with points of interest.
A discussion was held regarding navigational buoys. The committee discussed the type of navigational buoys that were permitted (slow no wake, channel markers, swim areas (Village/Condo Association), mooring area, and the park pump out. Held noted that should there be issues with exceptions, the Peninsula State Park – Nicolet Beach no wake buoys were all placed well beyond two hundred feet (200'). T. Nelson noted that the channel had more permits for green channel markers than red. The committee should use that information to try and coordinate a plan of what we would like to see in the channel. T. Nelson added that he would like to see the hazard markers removed between the channel and the shore. Those markers seem to indicate that it is safe everywhere in that area but where the markers are located; which is not the case. He stressed that he would like to see standardization of the markers within the channel. Bristol proposed a draft that showed what buoys we have permits for and another with what is actually out there. T. Nelson added that the rock pile is missing a permit from the DNR.

7. Discussion regarding geese problems on marina grounds:

Held explained that the geese population is all over the shoreline especially the beach and the marina. He counted eighty-four (84) in the area of the marina which results in one pound (1 lb) of goose excrement per animal. Fish Creek went through the process to minimize their goose population. He recommended obtaining the results of the process that was undertaken in Fish Creek.

A discussion was held regarding the geese problem within the Village. B. Nelson stated that he agreed the Village had a problem that can result in sanitary issues and the Village should explore solutions. Held noted that geese lose their flying feathers in June and July and are unable to fly. Bristol reviewed the process of geese removal as conducted by the USDA and permitted by the DNR. The removal process involved herding the geese into cages but first, a public informational hearing has to be conducted. Bristol stressed that the Board would need to be involved before the process could move forward, T. Nelson agreed that this would be a Board issue, the problem is not just a marina problem it is a Village-wide issue. Bristol provided details on the outcome achieved in Fish Creek. Sixty (60) to eighty (80) geese were trapped and removed. Fish Creek saw results and was pleased. They would recommend repeating the process, if necessary. The process is likely not to be a one-off project, it will likely need to be repeated. MacDonald noted that the City of Sturgeon Bay has undertaken geese removal for years and would provide a better baseline than Fish Creek. He suggested reaching out to the Municipal Services Director.

Thorp moved, B. Nelson seconded to recommend to the Village Board to investigate reducing the geese population within the Village at the Board level, all ayes. Motion carried.

8. Discussion regarding 2025 marina rates:

A discussion regarding marina rates for 2025 was held. The committee reviewed a comparison of marina rates from Door County municipal marinas. The committee discussed rates, expenses, upcoming projects, and reserve funds. Thorp noted that the Village had the cheapest transient rates and suggested raising transient rates 0.75¢ from \$1.75 to \$2.50 with a twenty-foot (20') minimum. Held concurred with Thorp. The committee discussed the unknown costs related to slip repair versus replacement at both marinas, the breakwater at Anderson Dock, dredging, and the Anderson Dock project (utility trench and other financial responsibilities related to the larger project).

The consensus of the Marinas and Moorings committee members present was to continue the 2025 rate discussion in October relative to the 2025 budget. The committee also agreed to proceed with obtaining estimate information for the shoreside slips at Anderson Dock (maintenance versus re-design) and redecking at least two (2) slips at the Firehouse Marina this fall.

9. New business for the next meeting:

- a. Removal and redecking of a minimum of two (2) floating finger piers at Firehouse Marina.
- b. 2025 Marina Rates.
- c. Dredging update.
- d. Update on Marina Waitlist.
- e. Estimate/information from Kahr regarding slip maintenance versus redesign.

The next meeting of the Marinas and Moorings Committee will take place on Wednesday, October 2, 2024, at 8:00 AM.

B. Nelson relayed a slip holder compliment of Assistant Harbormaster Reynolds. Reynolds got staff out of the office and available to assist slip holders and by doing so staff collectively improved the appearance of the marina. In sum, they were very pleased with the marina operations.

10. Adjournment:

Thorp moved, Plansky seconded to adjourn at 9:23 AM, all ayes. Motion carried.

Recorded by, Kim Roberts – Deputy Clerk

MUNICIPALITY	Daily Launch	Seasonal Launch Pass	Commercial Seasonal Launch Pass	Early Transient (Marina open through 5/15)	Transient	Failure to remove boat at close of season	Seasonal Slip: Village Property Owner	Seasonal Slip: Non Property Owner	Mooring	Trailer Parking Fees	Dinghy Storage	Facility Use Fee
Village of Ephraim	Boat Launch: \$10.00 Green Launch: \$3.00/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 Property Owner: \$150.00	N/A	N/A	Anderson Dock: Ephraim Property Owner: \$1.75/Foot Boat Length+tax Firehouse Dock: Ephraim Property Owner: \$1.75/Foot Boat Length+tax	N/A	Anderson Dock: Ephraim Property Owner: \$73.50/Foot Slip Length+tax Anderson Wall Slip: \$60.00/per foot boat length Firehouse Dock: Ephraim Property Owner: \$73.50/Foot Slip Length+tax	Anderson Dock: Non-Ephraim Property Owner: \$105/Foot Slip Length+tax Firehouse Dock: Non-Ephraim Property Owner: \$105/Foot Slip Length+tax	*Riparian Taxpayer: \$220.00+tax *Taxpayer: \$286.00+tax *Non-Taxpayer: \$418.00+tax *Transient Mooring: \$35.00/night +tax	N/A	On Land: \$73.50 Dock tie-up: \$100.00 for the first 10' plus \$10 for each additional foot+tax. Non-Mooring Holder dinghy rack: \$2.00/day - \$10/week - 2-week maximum	N/A
Village of Sister Bay	\$ 10.00	\$ 100.00	\$ 300.00	\$35.00+tax per day. Marina open through 5/15	* \$2.65 + tax per foot of boat, per day for boats between 20'-39' (20' minimum charge) * \$2.75 + tax per foot of boat, per day for boats between 40'-49' * \$2.85 + tax per foot of boat, per day for boats between 50'-59' * \$2.95 + tax per foot of boat, per day for boats between 60'-69' * \$3.05 + tax per foot of boat, per day for boats 70' and larger	\$2.50 + tax per foot per day, 20' minimum	\$142.00 + tax per foot of assigned slip	\$150.00 + tax per foot of assigned slip	N/A	N/A	N/A	N/A
Town of Gibraltar	\$ 10.00	\$ 60.00	\$ 180.00	N/A	\$2.74/ft transient slip fee \$2.01/ft transient wall fee \$50.00/ per night minimum	N/A	SLIP NO. LENGTH COST 1-7 Up to 26 Feet \$3286.00 13-16 Up to 31 Feet \$3918.00 8-11 Up to 35 Feet \$4423.00 17-28, 31 Up to 40 Feet \$5055.00 29, 30 Up to 50 Feet \$6319.00 Chambers Island Slips \$1053.00 Holiday Harbor Slips Up to 26 Feet \$3012.00 Additional Linear Feet \$116.00/ft	Property Owner: \$334 (includes tax)/ Non-Property Owner: \$389	N/A	\$141.00 (includes tax)	\$144.00 (includes tax) (unlimited launch, one parking permit, garbage disposal, and use of showers/dock facilities)	

MUNICIPALITY	Daily Launch	Seasonal Launch Pass	Commercial Seasonal Launch Pass	Early Transient (Marina open through 5/15)	Transient	Failure to remove boat at close of season	Seasonal Slip: Village Property Owner	Seasonal Slip: Non Property Owner	Mooring	Trailer Parking Fees	Dinghy Storage	Facility Use Fee
Village of Egg Harbor	\$ 12.00	Seasonal Launch: Resident, Seasonal slip holder: \$110 Seasonal Launch: Non-resident, non-seasonal slip holder: \$140	Seasonal commercial launch & commercial permit: \$140 per trailer	N/A	In-Season Transient Dockage (May 16th through October 16th) – \$2.65 + tax PER FOOT OF BOAT per day, for boats between 20' – 39' (there is a 20' minimum charge) \$2.75 + tax PER FOOT OF BOAT per day for boats between 40' – 49' \$2.85 + tax PER FOOT OF BOAT per day for boats between 50' – 59' \$2.95 + tax PER FOOT OF BOAT per day for boats 60' – 69' \$3.05 + tax PER FOOT OF BOAT per day for boats 70' and larger Failure to remove boat at close of Season (October 15th is closing date) – \$2.50 + tax per foot per day, 20' minimum	N/A	*All Slips: \$140 per foot of slip length or the overall length of the boat (whichever is greater) plus sales tax of 5.5% *Broadside Dockage: \$120 per foot of slip length or the overall length of the boat (whichever is greater) plus sales tax of 5.5%	Non-Village improved property owners: An additional \$10 per foot shall be added to the per foot slip length or the overall length of the boat (whichever is greater) plus a sales tax of 5.5%	N/A	N/A	N/A	N/A
Town of Liberty Grove	\$ 5.00	\$50.00/ watercraft Marine service launch \$50.00/trailer		N/A	Transient slip rental - \$30.00 minimum \$1.50/ft plus tax		Annual slip rental (first 20-ft of boat) \$1,000.00 Annual slip rental (each foot beyond 20ft) \$50.00/ft	Transient slip rental - \$30 minimum \$1.50/ft plus tax	N/A	Trailer parking (behind fire station) \$2.00/ft plus tax	N/A	N/A
City of Sturgeon Bay	\$ 8.00	Resident: \$50.00 (1st boat) \$25.00 (2nd-5th boat) Non-Resident: \$80.00 (1st boat)/\$40.00 (2nd-5th boat)	\$100.00 (for 2)	N/A	25 foot minimum \$1.52 + tax	N/A	\$2750.00 +tax	Riparian & Special Anchorage: \$104.00+tax Non-Resident Mooring Fee or Special Anchorage: \$288.00 plus tax	N/A	N/A	N/A	N/A
Town of Baileys Harbor	\$ 10.00	BH Property Owner: \$60.00 BH Non-Resident: \$80.00	\$ 250.00	N/A	\$2.50/per foot of boat	N/A	\$72.00/per foot of slip	N/A	N/A	N/A	N/A	N/A

Marinas & Moorings

Waiting list for slips or moorings | \$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

Transient Mooring | \$35.00 per night, Plus 6.0% Sales Tax

Anderson Dock:

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 | \$1.75 Per Foot Boat Length Per Night, Plus 6.0% Sales Tax

Firehouse Dock:

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 | \$1.75 Per Foot Boat Length Per Night, Plus 6.0% Sales Tax

Dinghy Storage

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

Boat Launching

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 Property Owner | \$150.00

Non-Ramp Use (Green Launch) | \$3.00 Per Boat

2025 Village of Ephraim Budget

	Activity Description	Code	Description	Item. Breakdown	#	#	#	#	#	#	2023	2024	2025 Budget	Increase (Decrease)	YTD 8/30/2024	2023 Actual	2022 Actual	2021 Actual	2020 Actual	
Row		202-40-	INCOME																	
1	Docks Fund	46751	Moorings		##	#	#				\$ 10,000	\$ 10,000	\$ 10,000.00	\$ -	\$ 9,996	\$ 9,435	\$ 9,547	\$ 9,729	\$ 8,615	
2	Docks Fund	46752	Seasonal Slips		##	#	#				\$ 82,000	\$ 82,000	\$ 82,000.00	\$ -	\$ 84,738	\$ 84,822	\$ 76,883	\$ 75,157	\$ 81,647	
3	Docks Fund	46753	Launching Fees	\$10	##	#	#				\$ 10,000	\$ 10,000	\$ 10,000.00	\$ -	\$ 9,770	\$ 11,308	\$ 8,825	\$ 11,834	\$ 8,948	
4	Docks Fund	46754	Transient Fees		##	#	#				\$ 11,000	\$ 15,000	\$ 22,000.00	\$ 7,000.00	\$ 20,471	\$ 18,670	\$ 21,220	\$ 19,664	\$ 11,089	
5	Docks Fund	46755	Seasonal Dinghy Fees		##	#	#				\$ 2,000	\$ 1,500	\$ 1,000.00	\$ (500.00)	\$ 713	\$ 1,240	\$ 665	\$ 1,170	\$ 1,600	
6	Docks Fund	46756	Seasonal Launch Fees		##	#	#				\$ 2,000	\$ 2,000	\$ 2,000.00	\$ -	\$ 1,575	\$ 2,250	\$ 1,990	\$ 2,250	\$ 800	
7	Docks Fund	46757	Docks - Late Fees		##	#	#				\$ -	\$ -	\$ -	\$ -						
8	Docks Fund	48100	Interest Income		##	#	#				\$ -	\$ 500	\$ 2,000.00	\$ 1,500.00	\$ 3,403	\$ 838	\$ 192	\$ 100	\$ 448	
9	Docks Fund	48900	Misc Income		##	#	#				\$ 500	\$ -	\$ -	\$ -			\$ 171		\$ 101	
10	Docks Fund	49200	Transfers In - Other Funds - Docks		##	#	#				\$ -	\$ -	\$ -	\$ -						
11			Total Revenue		##	#	#				\$ 117,500	\$ 121,000	\$ 129,000.00	\$ 8,000.00	\$ 130,666	\$ 128,563	\$ 119,493	\$ 119,904	\$ 113,248	
		202-40	EXPENSE																	
12	Docks Admin	55430-100	Salaries	Assis Harbormaster	##	#	#				\$ 17,000	\$ 27,000	\$ 27,000.00	\$ -	\$ 16,237	\$ 25,338	\$ 15,227	\$ 11,878	\$ -	
13	Docks Admin	55430-101	SS/Med		##	#	#				\$ 900	\$ 900	\$ 900.00	\$ -	\$ 1,242	\$ 1,938	\$ 1,164	\$ 908		
14	Docks Admin	55430-102	Retirement		##	#	#				\$ -	\$ -	\$ -	\$ -	\$ -					
15	Docks Admin	55430-103	Health Insurance		##	#	#				\$ -	\$ -	\$ -	\$ -	\$ -					
16	Docks Admin	55430-104	Disability Insurance		##	#	#				\$ -	\$ -	\$ -	\$ -	\$ -					
17	Docks Admin	55430-105	Workers Compensation		##	#	#				\$ 691	\$ 660	\$ 660.02	\$ -	\$ 237	\$ 601	\$ 692	\$ 692	\$ 470	
18	Docks Admin	55430-110	Personel Services	\$14,400 prior to BR Cl	##	#	#				\$ 12,000	\$ 19,900	\$ 19,900.00	\$ -	\$ -	\$ 12,000	\$ 12,000	\$ 12,000	\$ 12,000	
19	Docks Admin	55430-211	Property Insurance		##	#	#				\$ 4,907	\$ 5,398	\$ 5,398.20	\$ -	\$ 5,300	\$ 4,950	\$ 4,543	\$ 6,934	\$ 5,126	
20	Docks Admin	55430-303	Electricity		##	#	#				\$ 2,000	\$ 1,800	\$ 1,800.00	\$ -	\$ 1,418	\$ 2,564	\$ 1,714	\$ 1,716	\$ 1,671	
21	Docks Admin	55430-305	Well Tests		##	#	#				\$ -	\$ -	\$ 120.00	\$ 120.00	\$ 90					
22	Docks Admin	55430-306	Phone		##	#	#				\$ -	\$ -	\$ -	\$ -	\$ -	\$ 284	\$ 278	\$ 285	\$ 227	
23	Docks Admin	55430-307	Water Treatment	Herbicide	##	#	#				\$ 1,000	\$ 1,000	\$ 1,000.00	\$ -	\$ -				\$ 615	
24	Docks Admin	55430-308	Sewer Fees		##	#	#				\$ 464	\$ 496	\$ 496.00	\$ -	\$ 248	\$ 464	\$ 440	\$ 440	\$ 440	
25	Docks Admin	55430-309	Internet		##	#	#				\$ 1,000	\$ 1,000	\$ 1,300.00	\$ 300.00	\$ 875	\$ 1,187	\$ 1,229	\$ 1,252	\$ 1,067	
26	Docks Admin	55430-312	Cellphone		##	#	#				\$ 600	\$ 600	\$ 300.00	\$ (300.00)	\$ 158					
27	Docks Admin	55430-331	Postage		##	#	#				\$ 175	\$ 175	\$ 175.00	\$ -	\$ 82	\$ 164	\$ 164	\$ 164	\$ 164	
28	Docks Admin	55430-333	Office Supplies/Expeses		##	#	#				\$ 1,200	\$ 1,200	\$ 1,200.00	\$ -	\$ 350	\$ 1,208	\$ 1,336	\$ 2,189	\$ 1,292	
29	Docks Admin	55430-334	Computer Supplies/Expenses	dockwa		#	#				\$ 2,000	\$ 2,000	\$ 3,600.00	\$ 1,600.00	\$ 3,588	\$ 3,588	\$ 1,188	\$ 2,026	\$ 821	
30	Docks Admin	55431-210	Other Contractual Services	Bathroom Cleaning Elim		#	#				\$ 5,500	\$ -	\$ -	\$ -	\$ -	\$ 4,186	\$ 5,898	\$ 5,563	\$ 4,103	
31	Docks Operations	55431-240	Buoys & Placement		##	#	#				\$ 7,500	\$ 7,500	\$ 7,500.00	\$ -	\$ 246		\$ 3,465	\$ 3,957	\$ 6,844	
32	Docks Operations	55431-360	Dock Repair		##	#	#				\$ 8,000	\$ 8,000	\$ 8,000.00	\$ -	\$ 1,014	\$ 15,799	\$ 495	\$ 1,007	\$ 10,014	
33	Docks Operations	55431-361	Dock Equipment		##	#	#				\$ 1,500	\$ 1,500	\$ 1,500.00	\$ -	\$ -		\$ 361	\$ -	\$ 227	
34	Docks Operations	55431-362	Minor Projects	Including Portapier	##	#	#				\$ 10,000	\$ 10,000	\$ 10,000.00	\$ -	\$ 12,529	\$ 16,491	\$ 2,125	\$ 5,263	\$ 10,684	
35	Docks Operations	55431-810	Equipment Outlay		##	#	#				\$ 41,063	\$ 31,871	\$ 38,150.78	\$ 6,280.00	\$ 29,500		\$ 21,715	\$ 46,445	\$ 34,219	
36	Docks Operations	55431-820	Bldg Improvement Outlay		##	#	#				\$ -	\$ -	\$ -	\$ -	\$ -			\$ 6,500		
37	Docks Operations	55431-830	Other Improvement Outlay		##	#	#				\$ -	\$ -	\$ -	\$ -	\$ -				\$ 8,572	
38	Docks Operations	55431-840	Project Outlay		##	#	#				\$ -	\$ -	\$ -	\$ -	\$ -					
39	Debt Service - Principa	58100-600	Principal		##	#	#				\$ -	\$ -	\$ -	\$ -	\$ -					
40	Debt Service - Interest	58200-601	Interest		##	#	#				\$ -	\$ -	\$ -	\$ -	\$ -					
41			Total Expense		##	#	#				\$ 117,500	\$ 121,000	\$ 129,000.00	\$ 8,000.00	\$ 73,114	\$ 90,762	\$ 74,034	\$ 109,219	\$ 98,556	

Docks (202-40)