

**September 2018**  
**Board of Park Commissioners Meeting**  
**Dennis and Joyce Smalley, Dock D**

**Thoughts and concerns about slip fee increase, Terms and Conditions/Rules, and slip agreement documents from us and others at the harbor:**

**1) Slip fee increase comments:**

- a) Advisory Group recommended to freeze or reduce slip fees for 2019
- b) Recommendation is not based on the concept of "just not wanting to pay anything more" but on what we don't have, compared to the 2018 boating season, compared to what we had in the previous harbor, and compared to other harbors in this pool.
- c) Only service offered is pump outs, and it is very inconvenient, both from the time offered (24 hr. notice required) and maneuvering into and out of the pump out area
- d) This year: water only through hoses and those were added was half way through summer. It is mid-September which signals the end of the boating season for most, and they are just getting started running the water pipes providing water to the pedestals on the docks.
- e) Continued problems with the power and GFI's
- f) No bathrooms, showers, laundry, no workboat, logs and debris in the harbor, no staff on weekends, store, ice, or WIFI
- g) The parking lot floods when it rains and is full of glass.
- h) We have been living in a construction zone this boating season and looks to continue through next year's boating season too.
- i) Now we have been informed that there won't be any help by the City's harbor employees if our boats are in need of emergency service such as if the boat is sinking. We had this in a previous lease with the previous harbor operator. Another service lost.
- j) Looks like the rate increase is 5%. Why are we getting hit so hard when the average rate of inflation is only 2% a year?
- k) The percentage increase across the board will further distance the difference in cost per foot between the different slip size.
- l) Would like to see a budget of revenue and expenses and actual revenue and expenses.

## Comments and concerns from the Transient Multiple-Slip Facility Agreement:

- 1) This statement to sign is not accurate. There is no Environmental Policy published.
  - a) I also acknowledge receipt and agree to be bound by the Fee Schedule, Terms and Conditions/Rules, and Environmental Policies in effect on the date hereof.

## Comments and concerns for the Terms and Conditions/Rules for 2019:

- 1) **Electricity - Electricity is provided as part of the fee structure with the following conditions: Electricity on Docks A & B are for occasional use only (battery charger, vacuum cleaner, etc.). Electricity on Docks C & D shall be limited to 2000kWh use per 1 (one) Agreement Dates period per Vessel Owner. Slip holders using more than the above stated kWh will be assessed \$75 for each 500kWh block used.**
  - a) We have been told that the Harbor budget for electricity is currently below what was budgeted. So why the increase in price for electrical use?
  - b) The current 2000kwh was determined by using a website and a guess at usage, not actual electric use at a harbor.
  - c) Some current information from a current slipholder: September 15, 2018 - 47 kilowatts used in less than 24 hours yesterday to this morning. Air conditioning set between 73 overnight and 80 day time, water heater, dehumidifier, small fan, battery charger.  
2,000 kwh would be reached in about 40 days of these conditions. Mike Berger is at 3,500, Steve Hildahl at 2,750.
  - d) Proposed 2019 slip fee cost per slip foot is shown below. A 50' slip owner pays significantly more than a 40' slip owner, yet we are given the same amount of electricity. The longer slips should get more electricity.

50'	at \$2,205.00	= \$44.10 per ft
40'	at \$1,338.75	= \$33.47 per ft
32'	at \$1,275.75	= \$39.87 per ft
24'	at \$750.00	= \$30.63 per ft
20'	at \$682.50	= \$34.13 per ft

It would make sense to give the 50' slips at least 3,000 kWh
  - e) Our slip agreement and fees with the previous harbor operator came with unlimited electricity. Now we are being asked to pay an additional amount over 2,000 kWh. A double whammy on increases. We did tell them that 2,000 hours would not be enough. We were reassured multiple times that this amount would be more than enough. We have also been told that the electrical use budget for 2018 is under budget. So why the increase in slip fees and electrical use charges?

f) Dennis I can't be there tonight. My concern is the city okayed liveaboards. They didn't imply season only and set up 11 slips for winter liveaboards. But no electricity. The answer is not 5000 dollars to run wiring and meter. If they can charge by pedestal then charge that during the winter too. Thanks Mike

- 2) **Boarding - While the Vessel is located at the Marina, the Vessel Owner extends a license to the Marina to board the Vessel for any legitimate business purpose related to hazards, security, and safety.**
  - a) We would recommend taking this out of the Terms and Conditions/Rules since we've been told by Gary Thurk that they couldn't come aboard to help even when a boat is sinking due to liability reasons. So there is no need for this in the Terms and Conditions/Rules.
  - b) Or by signing this, is it implied that you are offering this service, and if you are aware that there is a hazard with a vessel and the City doesn't help, then are you liable?
  
- 3) **Invoice - Upon completion of the Agreement, the Marina shall invoice the Vessel Owner for the services which shall include any applicable sales tax and environmental fees and shall be payable upon receipt.**
  - a) What are environmental fees?
  
- 4) **Services - Services include, but are not limited to, and may be modified as deemed necessary as determined solely by the City of La Crosse: Water, parking, refuse pickup, electricity, portable toilets, and pump out service (in house or by 3rd party vendor with 24-hour notice).**
  - a) This statement implies that the City could take away some or all of the listed services at their sole discretion, and we would still have to pay the same fees. Is this correct?
  - b) Are there going to be bathrooms and showers next year? We are being asked to pay a 5% increase and will still have portable toilets and no showers.
  - c) I did share this with Marc. He is wondering where folks are supposed to wash off the bottoms of their boats once they are pulled. There used to be multiple places where there was access to water to do this task.