

City Administrator
City of Washburn
PO Box 638
Washburn, WI 54891

CITY OF WASHBURN
119 Washington Avenue
P.O. Box 638
Washburn, WI 54891



715-373-6160
715-373-6161
FAX 715-373-6148

To: President: Carl Broberg
VP: John Baregi
Don Swedberg

Bradley Lemire
Stephen Schram
City Administrator

Mary McGrath
Rodger Reiswig
Marina Manager

NOTICE OF SPECIAL HARBOR COMMISSION MEETING

DATE: Wednesday, February 14, 2018
TIME: 4:30 P.M.
LOCATION: Washburn City Hall – 119 Washington Avenue

Agenda

- A. Call to Order – Roll Call
- B. Approval of Minutes of the January 10, 2018 Meeting
- C. Public Comments
- D. Treasurer's Report
 - 1. Payment of Invoices
- E. Slip Transfers – #101 Lupa-Flieg/Patterson
- F. Marina Manager's Report
 - 1. Update on Fuel Line Removal
- G. Discussion and Action on Award of Bid and Contract for Pier 3 Electrical, Water, and Decking Project
- H. Discussion and Action on 2018-19 Marina Budget
- I. Discussion and Action on Trimming/Removal of Trees in Marina Basin
- J. Discussion and Action on Financing Plan for Coal Dock Project
- K. Update on Boat Ramp Project Electrical Matter Dispute
- L. Discussion on Next Meeting Date/Time
- M. Adjourn

Cc: Posted Ashland Daily Press File

JANUARY 10, 2018 HARBOR COMMISSION MEETING

5:30 P.M. WASHBURN CITY HALL – 119 NORTH WASHINGTON AVENUE

Commission Members Present: President Carl Broberg, John Baregi, Bradley Lemire, Mary McGrath, Roger Reiswig, and Don Swedberg.

Commission Member Absent: Stephen Schram

Municipal Personnel Present: Scott Kluver, City Administrator/Clerk, Kay Bratley, Deputy Clerk/Treasurer.

Municipal Personnel Absent: Michelle Shrider, Marina Manager.

Call to Order – President Carl Broberg called the meeting to order at 5:30 p.m.

Approval of Minutes of the December 20, 2017 Meeting – Baregi moved to approve and place on file the December 20, 2017 Meeting Minutes and Swedberg seconded. Lemire and McGrath abstained. Motion carried 4-2-0.

Public Comment – None.

Treasurer's Report – Baregi made a motion to approve and place on file the Marina Operating Account and the Harbor Passbook reports and Swedberg seconded. Motion carried 6-0

1. **Payment of Invoices** – Swedberg moved to accept Wisconsin Harbor Towns Association invoice #250 for \$250.00 and Baregi seconded. Motion carried 6-0. Baregi moved to accept SmithGroupJJR invoice #128002 for \$875.00 and Swedberg seconded. Motion carried 6-0. Swedberg moved to pay \$700.00 on Pine Ridge Land Surveying LLC invoice #1473 and Baregi seconded. Motion carried 6-0.

Slip Transfers – None.

Marina Manager's Report –

1. **December Financial Statement** – Broberg stated Shrider would be available any time to answer any questions. Baregi moved to accept and place on file the December Financial Statement and Lemire seconded. Motion carried 6-0.

Discussion and Action on Estimate for Removal of Fuel Line – Broberg stated this quotation and contract is a result of the fuel dock inspection done last November to remove the old fuel line that was not done during the fuel dock project. Baregi made a motion to approve the T & D Enterprises, LLC quotation and contract and Swedberg seconded. Motion carried 6-0.

Discussion and Action on Draft Bid Specifications/Documents for Pier 3 Electrical, Water, and Decking Project – Broberg stated SmithGroupJJR offered a \$52,000.00 plus expenses to put together a bid package for the Pier 3 project; due to previous electrical issues with the main distribution panel still unresolved, a question rises with SmithGroupJJR's interest in this project. Broberg stated we have the master plan for the electrical and have discussed decking with Pier Genius to compile a draft bid document. Discussion occurred. Kluver stated the base bid is the electrical and water with three options for decking; we would have to pick the lowest overall bid with whatever option for decking we choose or reject all bids and start over. Kluver stated we can release the bids now and have them back by February 8, 2018 and set a meeting date of February 14, 2018 to potential approve the contract assuming the pedestals have arrived; it is a matter of what the contractor can do

and when our materials arrive to decide when the project will start. Baregi made a motion to approve the Draft Bid Specifications/Documents for Pier 3 Electrical, Water, and Decking Project adding a "break away" option from bin wall to dock in the electrical specifications and change the alternate completion date from December 31, 2018 to March 1, 2019 and Swedberg seconded. Motion carried 6-0.

Discussion and Action on Purchase of Dock Pedestals for Pier 3 Project – Broberg stated these pedestals are the same as Pier 1 and 2 and suggested to order now. Kluver stated if the project begins in the fall, the pedestals can be stored at the marina until they are needed. Baregi made a motion to order 24 pedestals at \$672.89 each and 2 pedestals at \$572.12 each and the prices includes loop feed wiring cost from International Dock Products, Inc. and Lemire seconded. Motion carried 6-0.

Update on Council Action Related to Insurance and West End Boat Fees – Kluver stated City Council agreed to raise West End boat launch fees to match the marina fees and keep the ability to use permits at both facilities and City Council can then address the improvements needed for West End boat launch in the future; City Council agreed to eliminate the life insurance policy on the loan which was paid off per Harbor Commission's recommendation.

Update on Commercial (Coal Dock) Project – Broberg stated we received the letter from the State on December 31, 2017 granting \$1, 299,248.00 to repair the coal dock; SmithGroupJJR's original proposal was in multiple phases: 1) the Grant application, which we agreed to do, 2) Design and 3) Managing the project. Kluver stated he is waiting for the contract from the State to review the provisions and see if we have to finance the project or do draws; the agreement with SmithGroupJJR would have to be approved; and how do we come up with \$325,000.00 to finish the project. Kluver stated he envisioned the Harbor Commission paying a portion, the Pier 3 project timing may dictate how it goes forth and anticipating a decent amount of profit sharing from the Marina the end of March; another factor just came to light is a marine contractor that wants to locate in Washburn, purchase city property and have a long term lease agreement utilizing the coal dock. Kluver stated a joint meeting with City Council would have to occur concerning the marine contractor's interest; if not, the marina and city would have to make contributions and a proposal would need to be done to handle the funding. Baregi stated he would like to see the Harbor Commission handle the financing of the \$325,000.00. Broberg stated the marine contractor coming to Washburn would be a good benefit to the city by adding jobs and the building would add dollars to the tax roll.

Discussion on Next Meeting Date – Kluver stated the next tentative meeting to deal with the coal dock issue would be January 31st and a tentative date of February 14th would be a good time to review the bids received for the Pier 3 project; he will confirm the dates.

Adjourn – Baregi moved and Reiswig seconded motion to adjourn. Motion carried 6-0 at 6:45 p.m.

Respectfully Submitted,
Kay Bratley, Deputy Clerk/Treasurer

Harbor Pass Book - 2018

12/31/2017 Balance Carried Forward

\$302,313.65

12-Jan Bremer Bank Loan

-8,732.16

Smith Group JJR

-875.00

January Fringe

-104.34

26-Jan Slip Tansfer Fee

100.00

31-Jan Slip Tansfer Fee

100.00

31-Jan Interest

73.85

Balance as of 2/7/18

\$292,876.00

Marina Operating Account 2018

12/31/2017 Balance Carried Forward		184,549.56
2-Jan Ck# 676	Washburn Marina	-12,898.00
5-Jan Deposit		13,525.45
8-Jan Ck# 677	Washburn Marina	-12,897.00
12-Jan	Deposit	16,450.14
15-Jan Ck# 678	Washburn Marina	-12,897.00
	Sales Tax	-3,334.63
22-Jan Ck# 679	Washburn Marina	-12,897.00
26-Jan	Deposit	78,929.44
29-Jan Ck# 680	Washburn Marina	-12,897.00
31-Jan	Deposit	5,363.83
31-Jan	Interest	1.59
5-Feb Ck# 681	Washburn Marina	-17,284.00

Balance as of 2/7/18

213,715.38

T&D Enterprises, LLC

4636 E Brandt Rd
 Superior, WI 54880
 715-398-6985 (Phone)
 218-348-4470 (Cell)
 Tax ID # 45-4499343

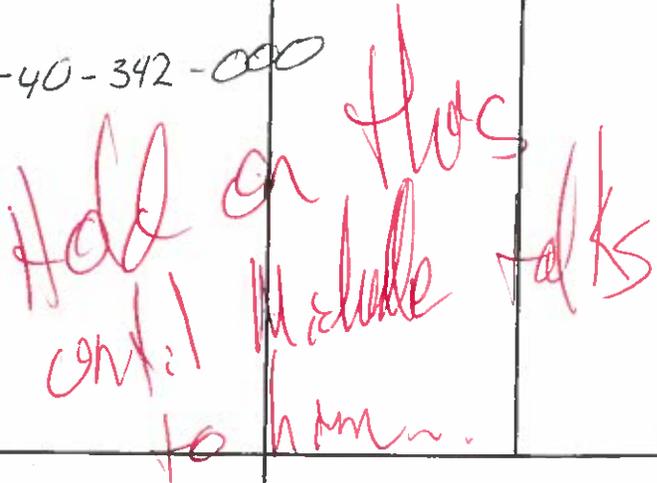
Invoice

Date	Invoice #
1/22/2018	2600

Bill To
Washburn Marina 1 Marina Drive PO box 5 Washburn Wisc 54891

Ship To

P.O. Number	Terms	Rep	Ship	Via	F.O.B.	Project
	Net 30		1/22/2018			

Quantity	Item Code	Description	Price Each	Amount
	Removals	Removal *We propose to remove fiber glass fuel line- that was left in man hole used for sleeve for line going to boats. We will remove piping from inside the manhole-cutting it back to the manhole ring and beyond will pull it forward if possible, doing what we can short of cutting out any concrete.State documentation of removal will be provided. *	2,000.00	2,000.00
		 01/24/18 210-00-53540-342-000		

Thank you for opportunity to bid.

Total \$2,000.00

Phone #	Cell#	E-mail	Payments/Credits
715-398-6985	218-348-4470	tdenterprises_2000@msn.com	Balance Due



P.O. Box 482
Washburn, WI 54891

NOTIFICATION OF PENDING SLIP ASSIGNMENT

Date of Offer: January 19, 2018

Slip Description: Pier 3, Slip #101, Size: 13 x 28

Offered Price: \$7,500.00

Terms:

Maintenance Fees Due by Buyer: \$0.00

Slip Rental Proceeds Due to Buyer: \$0.00

Registration Fees Paid by: Buyer

Seller: Josie Lupa Flieg

Buyer: Brian P. and Patricia A. Patterson

Transfer Processed by: Washburn Marina

RESPONSE REQUIRED BY: February 21, 2018

Greetings Washburn Harbor Commission:

You are being advised of the above pending slip sale to a non-slip holder. Please consider this Assignment of Boat/Slip and render your authorization or decline no later than the Response Required By date as indicated above.

Sincerely,

A handwritten signature in cursive script, appearing to read "Michelle Shrider".

Michelle Shrider, CMM
General Manager



P.O. Box 482
Washburn, WI 54891

COMPLETION OF SLIP ASSIGNMENT TRANSFER REPORT

Date of Closing: January 30, 2018

Slip Description: Pier 2, Slip #055

Final Price: \$15,000.00

Terms:

Maintenance Fees Due by Buyer: \$ Paid in full

Slip Rental Proceeds Due to Buyer: \$N/A

Registration Fees Paid by: Buyer

Seller: Stephen & Jane Baker

Buyer: Scott & Michele Franklin

Transfer Processed by: Washburn Marina

Copy of Recorded Transfer Provided to City on: 2/14/18

Greetings Washburn Harbor Commission:

This report confirms the completion of the transfer of slip as described above.

Sincerely,

A handwritten signature in black ink, appearing to read "Michelle Shrider", written over a horizontal line.

Michelle Shrider, CMM
General Manager



COMPLETION OF SLIP ASSIGNMENT TRANSFER REPORT

Date of Closing: January 19, 2018

Slip Description: Pier 2, Slip #058

Final Price: \$11,000.00

Terms:

Maintenance Fees Due by Buyer: \$ Paid in full

Slip Rental Proceeds Due to Buyer: \$N/A

Registration Fees Paid by: Buyer

Seller: Dan Mettler

Buyer: Mike A. and Dianne L. Sandor

Transfer Processed by: Washburn Marina

Copy of Recorded Transfer Provided to City on: January 19, 2018

Greetings Washburn Harbor Commission:

This report confirms the completion of the transfer of slip as described above.

Sincerely,

A handwritten signature in black ink, appearing to read "Michelle Shrider", written over a horizontal line.

Michelle Shrider, CMM
General Manager

CITY OF WASHBURN
119 Washington Avenue
P.O. Box 638
Washburn, WI 54891



715-373-6160
715-373-6161
FAX 715-373-6148

To: Harbor Commission Members
From: Scott J. Kluver, Administrator *SKL*
Re: Agenda Matters for 021418
Date: February 7, 2018

Please see my comments on various agenda items:

- G. Bids will be opened on February 8 at 2:00 p.m. It is my intention to have a summary of the bid results and a recommendation to you at the meeting on the bid award and approve a contract if the project is within our budget.
- I. Please know that there is nothing in City ordinance that I see that would prohibit the removal of some of the trees in the marina basin to improve sight lines, keep debris from accumulating on the docks and in the water, and improve the water quality. The only vegetative restrictions apply to new properties annexed into the City.
- J. At the last meeting, the Commission wanted to consider financing the entire match for the Coal Dock Project. You will find a couple scenarios that can be discussed. I have also attached a copy of the Harbor Commission budget.
- K. At this time, two safety breakers have been installed; however, another three safety breakers need to be installed. These remaining breakers require the coordination of a power shut-down with Xcel. Scheduling is a hindrance.
- L. Except for the Coal Dock Project, I believe the Harbor Commission can go back to its regular meeting schedule to the third Wednesday of the month. If we get the contract from the State on the Coal Dock Project, I will want to move on that as quickly as possible. If it is received within the next week, we may need a meeting to deal with that on February 21 as well. As far as the time of the meeting, that is up to you. We can go back to 5:30 or you can adjust it as you see fit.

BID TABULATION

Project: 2018 Washburn Marina Pier 3 Electric, Water, & Decking Project

Date of Bid Opening: February 8, 2018 Time of Bid Opening: 2:00 PM

Contractor	Bid Form	Bond	Addendums	Electric & Water Labor	Electric & Water Material	Base Bid	Alternate 1	Alternate 2	Alternate 3
Lake Effect Builders LLC	X	X	X	\$27,300	\$27,900	\$55,200	\$64,200 \$138,800 (IPE Brazilian)	\$115,300 (TimberTech)	No Submittal
Wren Works LLC	X	X	X	\$26,206	\$33,188	\$59,394	\$96,600	\$138,411 (VEKadeck)	\$161,417

Attendees at Bid Opening: Harbor Commission President Broberg; City Admin Scott Kluver; Leo Ketchum-Fish Lake Effect Build;
Sandra Benes, Wren Works

**AGREEMENT
CITY OF WASHBURN HARBOR COMMISSION
AND**

Project: Washburn Marina Pier 3 Electric, Water, & Decking Project

THIS AGREEMENT is made and entered into at Washburn, Wisconsin, by and between the City of Washburn, a Wisconsin municipal corporation, 119 Washington Avenue, P.O. Box 638, Washburn, WI 54891, ("City"), and _____ ("Contractor").

1. Work. The Contractor shall complete the Work called for in the Contract Documents. This Work is generally described as the Pier 3 Electric, Water, & Decking Project.

2. Time for completion; liquidated damages. The time for completion and liquidated damages for failure to complete on time are as set forth in the Contract Documents. The parties recognize that the City will suffer financial loss if the work is not completed on time, but that the quantification of such loss may be difficult to ascertain. Therefore, as compensation for such loss, and not as a penalty for the delay, the parties agree to the liquidated damages set out. If the other Contract Documents do not contain a time for completion and liquidated damages, the following provisions shall apply:

Deadline for final completion: May 1, 2018 or March 15, 2019 respective of start date in bid instructions.

Liquidated damages for each day that final completion is delayed: \$100

3. Compensation.

(a) City shall pay Contractor in accordance with the Contract Documents. Payment shall not exceed \$_____. If the bid is based on per-unit costs, payment shall be based upon actual units or quantities delivered and installed. Estimated quantities are not guaranteed.

(b) Progress payments. Progress payments shall be made as follows. If this section is not filled out, then only one, final payment will be made. Up to three progress payments will be allowed.

The City will withhold a retainage of 10% from any progress payment.

(c) Final payment. Upon request for Final Payment, and determination by the City that the Work has been completed, the City will pay all amounts owing, including retainages from progress payments, less any allowable deductions, including but not limited to liquidated damages.

4. Contractor's representations. As inducement to the City to enter into this Agreement, the Contractor represents that it has fully inspected the site, the Contract Documents, and the requirements of the job, and is satisfied that it is familiar with all aspects of the Work as required.

5. Insurance. At all times during the performance of this Agreement, the Contractor shall have in place insurance as outlined in the Bid Instructions

6. Bonding. The Contractor shall provide to the City Performance and Payments Bonds, each in an amount equal to the project cost, executed by a surety acceptable to the City.

7. Assignment. This Agreement may not be assigned without the written consent of the other party.

8. Contract Documents. This Agreement incorporates within it such of the following documents that exist, which collectively are referred to as the Contract Documents:

- (a) This Agreement.
- (b) Instructions to Bidders, and any addenda.
- (c) The Contractor's Proposal or Bid.
- (d) The Contractor's Performance and Payment Bonds.
- (e) The Contractor's Certificates of Insurance.
- (f) General Conditions.
- (g) Special Provisions.
- (h) Insurance schedule included in the Special Provisions.
- (i) Notice to Proceed.
- (j) Any approved Change Orders.

9. Dispute resolution. All disputes under this contract that cannot be resolved through voluntary means shall be resolved in Circuit Court for Bayfield County, Wisconsin, applying the law of the State of Wisconsin.

10. Priority of documents. If there is any conflict between the specific terms of this Agreement and any of the other Contract Documents, the specific terms of this Agreement shall prevail.

CITY OF WASHBURN HARBOR COMMISSION

By:

Carl R. Broberg, President

Scott J. Kluver, Clerk

Date

Date

CONTRACTOR

By:

Date

City of Washburn Administrator

From: Michelle Shrider <michelle@washburnmarina.com>
Sent: Friday, January 26, 2018 2:32 PM
To: 'Scott Kluver'; 'Carl Broberg'
Subject: HC Agenda Items

Greetings:

Please read the emails below and include this item on the next Harbor Commission agenda – Tree trimming.

Two other items to include on the next agenda:

1. Slip sale #101 authorization (Scott you should have the notification)
2. Fiscal Year 2018-2019 Washburn Marina Budget – my plan is to have a draft to you prior to the meeting.

Sincerely,
Michelle Shrider, CMM, General Manager
Washburn Marina
1 Marina Drive
Washburn, WI 54891
715-373-5050
www.washburnmarina.com

Find interesting updates on our Facebook page - [click here!](#)

From: Michelle Shrider [<mailto:michelle@washburnmarina.com>]
Sent: Friday, January 26, 2018 2:30 PM
To: 'LaValley, Steven A - DNR'
Cc: 'William.M.Sande@usace.army.mil'
Subject: RE: Washburn Marina Tree Trimming

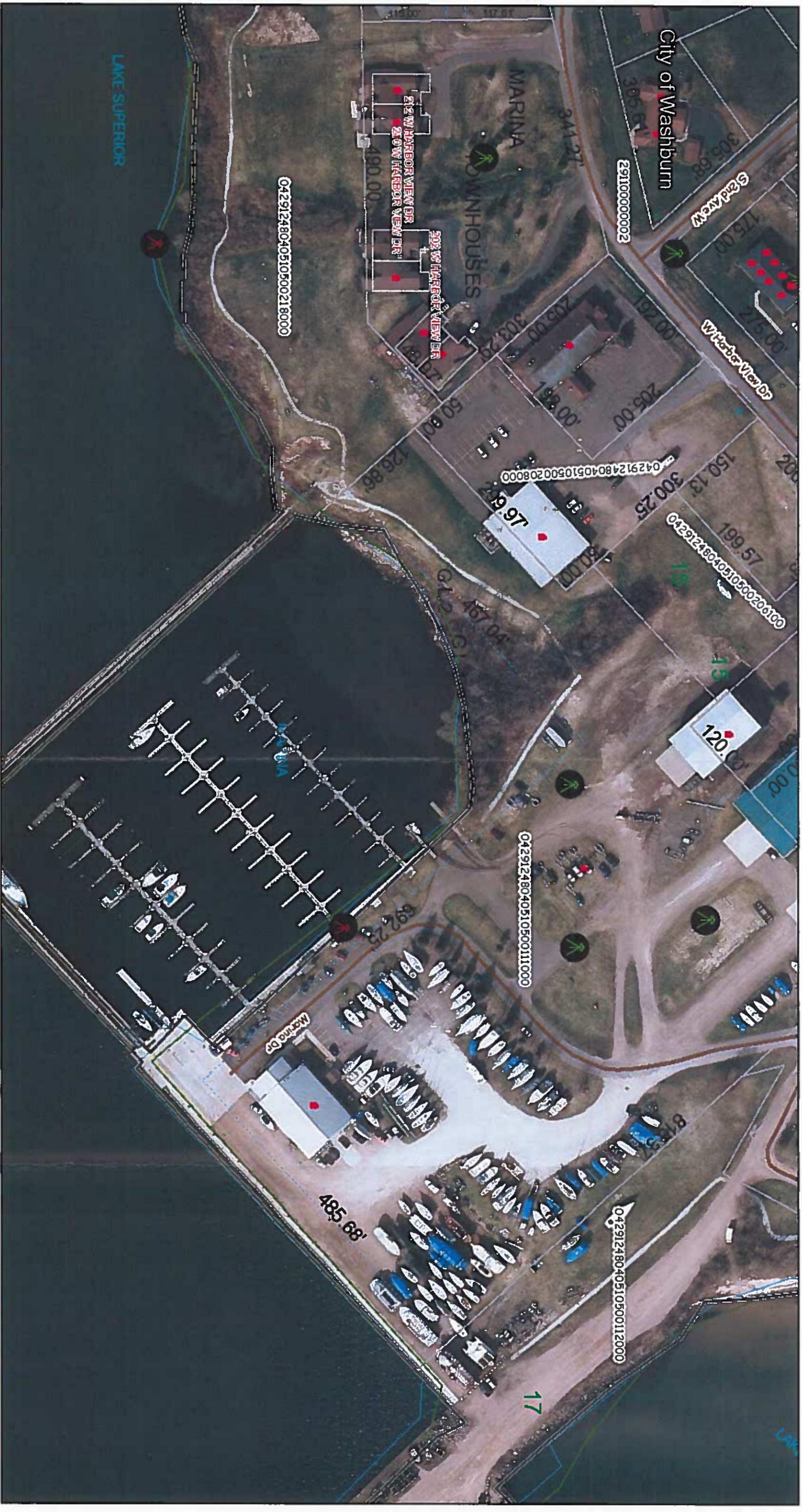
Greetings Steve:

Thank you for your prompt response! It is our intention to leave the base/trunks and low growing vegetation to keep the soil stable. Our purpose in thinning is to eliminate the leaf and tree debris that ends up in the water near our boat ramp and new docks. Bill, if you have any comments, please let me know.

Thank you, we will proceed with caution.

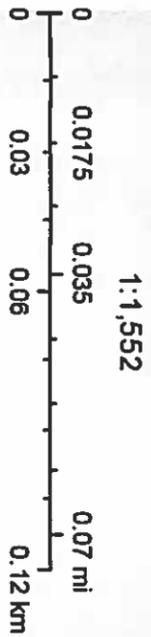
Sincerely,
Michelle Shrider, CMM, General Manager
Washburn Marina
1 Marina Drive
Washburn, WI 54891
715-373-5050
www.washburnmarina.com

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February 7, 2018

	Buildings		Recorded Map		State		Tie Lines
	Corner Tie Sheets		Section Corner Monument on File		Town		Rivers
	Section Corner Monument Referenced on Survey		All Roads		Municipal Boundary		Douglas Co Parcels
	Survey Maps		CFR		Section Lines		Ashland Co Parcels
	UnRecorded Map		County		Approximate Parcel Boundary		
			Federal		Meander Lines		



Washburn Marina Budget
Fiscal Year April 2018 through March 2019
 Draft January 31, 2018

BUDGET & PROJECTION SUMMARY

	BUDGET Apr 18- Mar 19	Anticipated Apr '17 - Mar 18	FY 2017- 2018 Budget	2012 5 Year Projected Budgets				
				Apr '13 - Mar '14	Apr '14 - Mar '15	Apr '15 - Mar '16	Apr '16 - Mar '17	Mar 17' - Apr '18
REVENUE								
Facility	354,433	343,698	335,670	293,000	297,000	302,500	307,500	312,500
Service Dept	726,578	716,614	726,212	600,000	614,000	627,000	640,000	652,000
Ship Store	209,945	177,995	181,670	201,900	214,900	225,900	237,900	253,900
GROSS REVENUE	1,290,956	1,238,307	1,243,552	1,094,900	1,125,900	1,155,400	1,185,400	1,218,400
COST OF GOODS SOLD								
Service Dept	206,321	242,463	233,319	191,800	196,250	200,050	203,850	207,000
Ship Store	151,297	128,798	130,324	156,530	162,750	172,080	178,250	189,280
TOTAL COST OF GOODS SOLD	357,618	371,260	363,643	348,330	359,000	372,130	382,100	396,280
GROSS PROFIT	933,338	867,047	879,908	746,570	766,900	783,270	803,300	822,120
EXPENSES								
Facility	58,315	50,365	51,765	52,738	54,587	55,991	57,950	59,968
Service Dept	167,637	153,505	150,643	136,000	138,130	140,300	142,550	144,800
Ship Store	72,680	62,758	61,975	70,170	71,670	73,270	74,845	78,220
General	266,353	263,435	268,058	218,050	220,850	224,650	228,200	231,750
TOTAL EXPENSES	564,985	530,063	532,441	476,958	485,237	494,211	503,545	514,738
NET INCOME	368,353	336,984	347,467	269,612	281,663	289,059	299,755	307,382
Less Maintenance Fees	132,683	127,837	128,170	125,500	126,000	127,000	128,000	129,000
INCOME FROM MARINA OP'S	235,670	209,147	219,297	144,112	155,663	162,059	171,755	178,382

← correct

BUDGET & ACTUAL SUMMARY

	BUDGET Apr 17- Mar 18	Anticipated Apr '16- Mar 17	Actual Apr	Actual Apr	Actual	Actual Apr	Actual Apr	Actual Apr
			'16 - Mar '17	'15 - Mar '16	Apr '14 - Mar 15	'13 - Mar '14	'12 - Mar '13	Actual Apr '11 - Mar '12
REVENUE								
Facility	354,433	343,698	362,585	329,489	328,086	317,215	317,241	292,497
Service Dept	726,578	716,614	726,263	757,415	648,501	666,893	612,817	553,275
Ship Store	209,945	177,995	184,002	162,978	167,540	175,463	210,617	193,451
GROSS REVENUE	1,290,956	1,238,307	1,272,850	1,249,882	1,144,127	1,159,572	1,140,674	1,039,222
COST OF GOODS SOLD								
Service Dept	206,321	242,463	261,832	285,335	235,698	258,510	226,098	221,356
Ship Store	151,297	128,798	139,380	117,791	124,633	132,349	177,221	150,921
TOTAL COST OF GOODS SOLD	357,618	371,260	401,212	403,126	360,331	390,859	403,319	372,277
GROSS PROFIT	933,338	867,047	871,638	846,756	783,796	768,712	737,356	666,945
EXPENSES								
Facility	58,315	50,365	49,129	40,128	44,114	45,117	40,519	42,681
Service Dept	167,637	153,505	132,606	123,044	119,643	116,904	123,690	116,186
Ship Store	72,680	62,758	58,449	61,450	59,416	59,561	56,786	56,895
General	266,353	263,435	260,225	233,406	227,036	227,917	217,864	229,653
TOTAL EXPENSES	564,985	530,063	500,409	458,028	450,209	449,498	438,860	445,415
NET INCOME	368,353	336,984	371,229	388,728	333,587	319,214	298,496	221,530
Less Maintenance Fees	132,683	127,837	126,680	126,780	126,242	127,205	125,936	125,137
INCOME FROM MARINA OP'S	235,670	209,147	244,548	261,948	207,345	192,009	172,560	96,393

Washburn Marina Budget
Fiscal Year April 2018 through March 2019
 Draft January 31, 2018

TOTAL BUDGET DETAIL

	BUDGET Apr 18- Mar 19	Anticipate d Apr '17 - Mar 18	FY 2017- 2018 Budget	2012 5 Year Projected Budgets					Contract Apr '18 - Mar '19 Req Increase
				Apr '13 - Mar '14	Apr '14 - Mar '15	Apr '15 - Mar '16	Apr '16 - Mar '17	Apr '17 - Mar '18	
Small Tools	4,920	5,574	4,800	6,000	6,000	6,000	6,000	6,000	
Supplies	0	-7,846	0	-	-	-	-	-	
Travel/Lodging/Meals	2,180	2,063	2,500	1,500	1,500	1,500	1,500	1,500	
Uniforms	1,500	1,432	1,600	1,300	1,300	1,300	1,300	1,300	
Utilities	1,092	1,115	1,200	1,400	1,450	1,500	1,550	1,600	
Warranty Parts	2,100	1,666	2,100	500	500	500	500	500	
Total Service Dept Expenses	167,637	153,505	150,643	136,000	138,130	140,300	142,550	144,800	
Ship Store Expenses									
Labor - Payroll & Taxes									
Regular & OT Hours	46,525	42,467	40,220	57,800	59,000	60,250	61,500	64,500	
Taxes & Benefits	21,069	14,769	15,836	7,500	7,575	7,650	7,725	7,800	
Education & Training	0	500	500	250	250	250	250	250	
Equipment Maintenance	264	6	250	250	250	250	250	250	263
Freight & Shipping	1,680	1,561	2,100	1,700	1,850	2,000	2,150	2,300	
Supplies	1,200	1,234	1,150	600	650	700	750	800	
Travel/Lodging/Miles	400	400	400	120	120	120	120	120	
Uniforms	450	750	475	550	550	600	600	650	
Utilities	1,092	1,076	1,044	1,400	1,425	1,450	1,500	1,550	
Over/Under	0	-6	0						
Total Ship Store Expenses	72,680	62,758	61,975	70,170	71,670	73,270	74,845	78,220	
General Expenses									
Labor - Payroll & Taxes									
Administration Wages	111,362	121,754	117,416	147,000	149,000	152,000	155,000	158,000	
Repair/Maintenance Wages	38,308	34,550	37,421						included above
Taxes & Benefits	53,592	47,223	53,832	20,000	20,500	21,000	21,500	22,000	
Advertising & Marketing	6,645	8,070	6,645	5,500	5,500	5,500	5,500	5,500	
Contract Services	960	395	960	1,000	1,000	1,000	1,000	1,000	
Donations	1,350	1,350	1,200	1,000	1,000	1,000	1,000	1,000	
Education & Training	2,870	2,118	2,940	2,200	2,200	2,200	2,200	2,200	
Equipmt/Furnish/Sm Tools/Maint	300	255	300	500	500	500	500	500	
Insurance	16,440	14,556	14,280	8,500	8,750	9,000	9,000	9,000	
Licenses/Permits/Fees/Dues/Subscr	4,494	2,748	4,494	4,000	4,000	4,000	4,000	4,000	
Postage/Office Supplies	2,040	1,878	2,640	3,400	3,400	3,400	3,400	3,400	
Professional Services	5,050	6,102	5,100	5,750	5,750	5,750	5,750	5,750	
Service Charges	15,000	15,590	12,000	14,000	14,000	14,000	14,000	14,000	
Supplies	1,200	1,236	1,200	500	500	500	500	500	
Travel/Lodging/Miles	2,300	2,296	2,850	2,000	2,000	2,000	2,000	2,000	
Uniforms	350	229	400	500	500	500	500	500	
Utilities	3,192	3,304	3,480	2,200	2,250	2,300	2,350	2,400	
Misc Expenses	1,500	1,197	1,500	1,800	1,800	1,800	1,800	1,800	
Purchases Discount	-600	-1,416	-600	(1,800)	(1,800)	(1,800)	(1,800)	(1,800)	
Total General Expenses	266,353	263,435	268,058	218,050	220,850	224,650	228,200	231,750	
TOTAL EXPENSES	564,985	530,063	532,441	476,958	485,237	494,211	503,545	514,738	
NET INCOME	368,353	336,984	347,467	269,612	281,663	289,059	299,755	307,382	
Less Maintenance Fees	132,683	127,837	128,170	125,500	126,000	127,000	128,000	129,000	
INCOME FROM MARINA OP'S	235,670	209,147	219,297	144,112	155,663	162,059	171,755	178,382	

Washburn Marina Budget
Fiscal Year April 2018 through March 2019
 Draft January 31, 2018

SERVICE DEPT. BUDGET DETAIL

	BUDGET Apr 18- Mar 19	Anticipat ed Apr '17 - Mar 18	FY 2017- 2018 Budget	2012 5 Year Projected Budgets				
				Apr '13 - Mar '14	Apr '14 - Mar '15	Apr '15 - Mar '16	Apr '16 - Mar '17	Mar 17' - Apr '18
Service Department Income								
Labor	600,778	584,803	599,712	490,000	500,000	510,000	520,000	530,000
Materials	91,500	91,159	88,000	72,000	75,000	77,000	79,000	80,000
Contract Services	14,300	18,293	22,000	25,000	25,000	25,000	25,000	25,000
Misc Charges	23,000	23,109	19,500	16,000	17,000	18,000	19,000	20,000
Credit/Refunds	-3,000	-750	-3,000	-3,000	-3,000	-3,000	-3,000	-3,000
Total Service Dept Income	726,578	716,614	726,212	600,000	614,000	627,000	640,000	652,000
Service Department COGS								
Billable Labor: ~69%	129,401	151,402	143,999	122,500	125,000	127,500	130,000	132,500
Contract Services	12,870	19,948	19,800	22,500	22,500	22,500	22,500	22,500
Materials	64,050	71,112	69,520	46,800	48,750	50,050	51,350	52,000
Total Service Dept COGS	206,321	242,463	233,319	191,800	196,250	200,050	203,850	207,000
GROSS SERVICE DEPARTMENT INCOME	520,257	474,152	492,892	408,200	417,750	426,950	436,150	445,000
Service Department Expenses								
Non-Billable Wages & Taxes								
Labor	61,831	58,653	43,104	26,000	26,250	26,500	26,750	27,000
Tax & Benefits	78,810	72,044	80,220	89,000	90,780	92,600	94,500	96,400
Non-Billable Wages & Taxes SUBTOTAL	140,641	130,697	123,323	115,000	117,030	119,100	121,250	123,400
Education & Training	5,004	9,105	5,120	2,500	2,500	2,500	2,500	2,500
Equipment Maintenance	6,300	6,354	6,300	6,000	6,000	6,000	6,000	6,000
Freight & Shipping	2,700	2,626	3,000	1,800	1,850	1,900	1,950	2,000
Hazardous Waste Removal	1,200	718	700	0	0	0	0	0
Small Tools	4,920	5,574	4,800	6,000	6,000	6,000	6,000	6,000
Supplies	0	-7,846	0	0	0	0	0	0
Travel/Lodging/Meals	2,180	2,063	2,500	1,500	1,500	1,500	1,500	1,500
Uniforms	1,500	1,432	1,600	1,300	1,300	1,300	1,300	1,300
Utilities	1,092	1,115	1,200	1,400	1,450	1,500	1,550	1,600
Warranty Parts	2,100	1,666	2,100	500	500	500	500	500
Total Service Dept Expenses	167,637	153,505	150,643	136,000	138,130	140,300	142,550	144,800
NET SERVICE DEPARTMENT INCOME	352,620	320,646	342,249	272,200	279,620	286,650	293,600	300,200

Washburn Marina Budget
Fiscal Year April 2018 through March 2019
 Draft January 31, 2018

GENERAL EXPENSES BUDGET DETAIL	BUDGET Apr 18- Mar 19	Anticipat ed Apr '17 - Mar 18	FY 2017- 2018 Budget	2012 5 Year Projected Budgets				
				Apr '13 - Mar '14	Apr '14 - Mar '15	Apr '15 - Mar '16	Apr '16 - Mar '17	Mar 17' - Apr '18
General Expenses								
Labor - Payroll & Taxes								
Administration Wages	111,362	121,754	117,416	147,000	149,000	152,000	155,000	158,000
Repair/Maintenance Wages	38,308	34,550	37,421	Included in above figure				
Taxes & Benefits	53,592	47,223	53,832	20,000	20,500	21,000	21,500	22,000
PAYROLL SUBTOTAL	203,262	203,527	208,669	167,000	169,500	173,000	176,500	180,000
Advertising & Marketing	6,645	8,070	6,645	5,500	5,500	5,500	5,500	5,500
Contract Services	960	395	960	1,000	1,000	1,000	1,000	1,000
Donations	1,350	1,350	1,200	1,000	1,000	1,000	1,000	1,000
Education & Training	2,870	2,118	2,940	2,200	2,200	2,200	2,200	2,200
Equipmt/Furnish/Sm Tools/Maint	300	255	300	500	500	500	500	500
Insurance	16,440	14,556	14,280	8,500	8,750	9,000	9,000	9,000
Licenses/Permits/Fees/Dues/Subscr	4,494	2,748	4,494	4,000	4,000	4,000	4,000	4,000
Postage/Office Supplies	2,040	1,878	2,640	3,400	3,400	3,400	3,400	3,400
Professional Services	5,050	6,102	5,100	5,750	5,750	5,750	5,750	5,750
Service Charges	15,000	15,590	12,000	14,000	14,000	14,000	14,000	14,000
Supplies	1,200	1,236	1,200	500	500	500	500	500
Travel/Lodging/Miles	2,300	2,296	2,850	2,000	2,000	2,000	2,000	2,000
Uniforms	350	229	400	500	500	500	500	500
Utilities	3,192	3,304	3,480	2,200	2,250	2,300	2,350	2,400
Misc Expenses	1,500	1,197	1,500	1,800	1,800	1,800	1,800	1,800
Purchases Discount	-600	-1,416	-600	-1,800	-1,800	-1,800	-1,800	-1,800
Total General Expenses	266,353	263,435	268,058	218,050	220,850	224,650	228,200	231,750

Washburn Marina Budget
Fiscal Year April 2018 through March 2019
 Draft January 31, 2018

	Budget	Marketing & Advertising Description
Apr	\$ 39	iContact Email Marketing
	\$ 350	promo gift-Pens
	\$ 500	Radio advertising
	\$ 150	General Advertising
	<u>\$ 1,039</u>	
May	\$ 39	iContact Email Marketing
	\$ 500	Radio advertising
	\$ 100	Thank you gifts
	\$ 100	General Advertising
	<u>\$ 739</u>	
Jun	\$ 500	Radio advertising
	\$ 1,010	Mpls Boat Show
	\$ 39	iContact Email Marketing
	\$ 100	General Advertising
	<u>\$ 1,649</u>	
Jul	\$ 39	iContact Email Marketing
	\$ 500	Radio Advertising
	\$ 100	General Advertising
	<u>\$ 639</u>	
Aug	\$ 39	iContact Email Marketing
	\$ 500	Radio Advertising
	\$ 105	Bayfield & Ashland Co Visitor Guide
	\$ 100	General Advertising
	<u>\$ 744</u>	
Sep	\$ 500	Radio advertising
	\$ 39	iContact Email Marketing
	\$ 100	General Advertising
	<u>\$ 639</u>	
Oct	\$ 39	iContact Email Marketing
	\$ 100	General Advertising
	<u>\$ 139</u>	
Nov	\$ 39	iContact Email Marketing
	\$ 300	Printed Material
	\$ 20	General Advertising
	<u>\$ 359</u>	
Dec	\$ 39	iContact Email Marketing
	\$ 300	Boatshow
	\$ 20	General Advertising
	<u>\$ 359</u>	
Jan 15	\$ 39	iContact Email Marketing
	\$ 150	Printed Material
	\$ 20	General Advertising
	<u>\$ 209</u>	
Feb 15	\$ 39	iContact Email Marketing
	\$ 20	General Advertising
	<u>\$ 59</u>	
Mar 15	\$ 39	iContact Email Marketing
	\$ 20	General Advertising
	<u>\$ 59</u>	
TOTAL	<u>\$ 6,633</u>	

Washburn Marina Budget
Fiscal Year April 2018 through March 2019
 Draft January 31, 2018

FOOTNOTES

MARINA FACILITIES

In Season Income	As of February 2018, marina at near 100% occupancy
Off Season Income	Increase exposure of land storage capacity

SERVICE DEPARTMENT

Labor Income	Set door labor rate at \$99 - 5.5% increase
Expenses	Consistent with previous periods

SHIP STORE

Store Sales Income	Implement additional radio campaign and direct sales by store staff
Benefit Expense	Increased as health insurance re-instated
Wage Expense	Increased as seasonal staff will be a service tech recovering from knee replacement

GENERAL EXPENSES

Labor Expense	Wages steady with new admin mgr and increase in repair/maint wages from prev year
Expenses	Steady in most areas with additional permits/licenses/dues required
Expenses	Service charges up as more customers pay with debit/credit cards

City of Washburn Administrator

From: City of Washburn Administrator <washburnadmin@cityofwashburn.org>
Sent: Monday, January 15, 2018 9:59 AM
To: 'Carl Broberg'
Subject: Financing the Coal Dock
Attachments: Scanned from the Washburn City Hall.pdf; Scanned from the Washburn City Hall.pdf

Carl,

I have created two scenarios (there are multiple variations) of what the payments would be if the Harbor Commission financed the whole dock project. First, I assumed that \$325,000 would be needed. Second, if we kept the loan for 10 years or less, we could get a promissory note from a local bank at a decent tax exempt interest rate. If we went through the BCPL, the interest rate for 10 years would be 3.75 percent. If we wanted to go longer than 10 years with private financing, we would be required to bond, or do a note with a balloon payment that would require refinancing later. Otherwise, we could go through the BCPL for up to 20 years at an interest rate of 4 percent.

<http://bcpl.wisconsin.gov/docview.asp?docid=25666&locid=145>

I have attached an amortization schedule to show you what we would be paying under a 10 year and 20 borrowing with BCPL. You can see the difference in total interest paid, and the payment amounts. *(There would be some variation in this as we would probably be making annual payments.)*

Happy to discuss! I would like to have a plan to present when we discuss the dock.

FYI – Current payments on the dock (2019 is the last year) are \$18,600 annually.

Scott J. Kluver, Administrator

City of Washburn

P.O. Box 638

119 Washington Ave.

Washburn, WI 54891

Phone – 715-373-6160 Ext. 4

Fax – 715-373-6148

<http://www.cityofwashburn.org/>

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Madison, WI 53708-8943

608 266-1370 INFORMATION
608 266-0034 LOANS
608 267-2787 FAX
bcpl.wisconsin.gov

Jonathan Barry, *Executive Secretary*

Fact Sheet - General Obligation Loans

Eligible Borrowers:	Wisconsin towns, villages, cities, counties, school districts, technical college districts, public inland lake protection and rehabilitation districts, town sanitary districts, metropolitan sewerage districts, metropolitan sewerage systems, joint sewerage systems, consortiums, cooperative educational service agencies (CESAs), federated public library systems, and drainage districts.												
Loan Process:	Simple and transparent, with funds available 30-45 days from initial application.												
Loan Security:	Loans become a general obligation of the borrower and require the borrower to levy a tax sufficient to make principal and interest payments when due.												
Loan Purpose:	Loans of 10 years or less may be made to facilitate the performance of any power or duty of the borrowing municipality, including operations and maintenance. Loans greater than 10 years are restricted to the financing or refinancing of public purpose projects including "the acquisition, leasing, planning, design, construction, development, extension, enlargement, renovation, rebuilding, repair or improvement of land, waters, property, highways, buildings, equipment, or facilities", or any purpose otherwise allowed by law.												
Economic Development Lending:	BCPL is a major source of funding for economic development projects throughout the State of Wisconsin including pass-through loans for private development, funding development incentives, TID infrastructure loans, land acquisition and development for business parks, and others. BCPL can provide critical flexibility in the repayment schedule if income projections are delayed.												
Payments:	Annual payments are due March 15 each year. Loans funded between September 1 and March 14 do not have a payment scheduled for the following March 15. BCPL can provide custom amortization schedules for projects that may take time to generate expected revenues, or that need coordination with other debt payment schedules.												
Prepayment:	Prepayments are allowed without penalty after January 1 and prior to September 1 each year, with 30 days prior written notice. This flexibility is extremely valuable, as future budget demands can be difficult to forecast. Many finance directors get stuck with higher rate bonds and are forced to wait years prior to refunding opportunities. This is never a problem if you borrow from BCPL.												
Terms:	2 to 20 year fixed rate loans.												
Current Rates:	<table><tr><td>Loan Term</td><td>2 years</td><td>3.25%</td></tr><tr><td></td><td>3-5 years</td><td>3.50%</td></tr><tr><td></td><td>6-10 years</td><td>3.75%</td></tr><tr><td></td><td>11-20 years</td><td>4.00%</td></tr></table>	Loan Term	2 years	3.25%		3-5 years	3.50%		6-10 years	3.75%		11-20 years	4.00%
Loan Term	2 years	3.25%											
	3-5 years	3.50%											
	6-10 years	3.75%											
	11-20 years	4.00%											
Rate Lock:	Market-based interest rates are locked at the time of application for a period of 60 days at no cost to Borrower. This rate also remains locked following final board approval and throughout the 4-month draw period, which helps provide financial stability during the entire loan process.												
Fees:	No application fees, origination fees or prepayment fees. No fees period!												
Best Part:	Net interest earned by BCPL is distributed to communities statewide for the funding of public school library materials. Check out the BCPL website to see the annual contribution made to your school district. This annual payment effectively reduces local tax levies by providing schools another source of funding. How many bankers or bond dealers can say that?												

Amortization Schedule Calculator

\$ 325,000

Term 10

% 3.75

ZIP 54891

Jan ▼

2018 ▼

Calculate

Loan Summary

\$3,252

Monthly Payment

\$390,239

Total of 120 Payments

\$65,239

Total Interest Paid

Dec, 2027

Pay-off Date



Mortgage Rates

Amortization Schedule

Date	Interest	Principal	Balance
Jan, 2018	\$1,016	\$2,236	\$322,764
Feb, 2018	\$1,009	\$2,243	\$320,520
Mar, 2018	\$1,002	\$2,250	\$318,270
Apr, 2018	\$995	\$2,257	\$316,013
May, 2018	\$988	\$2,264	\$313,748
Jun, 2018	\$980	\$2,272	\$311,477
Jul, 2018	\$973	\$2,279	\$309,198
Aug, 2018	\$966	\$2,286	\$306,912
Sep, 2018	\$959	\$2,293	\$304,619
Oct, 2018	\$952	\$2,300	\$302,319
Nov, 2018	\$945	\$2,307	\$300,012
Dec, 2018	\$938	\$2,314	\$297,698
2018	\$11,721	\$27,302	\$297,698
Jan, 2019	\$930	\$2,322	\$295,376
Feb, 2019	\$923	\$2,329	\$293,047
Mar, 2019	\$916	\$2,336	\$290,711
Apr, 2019	\$908	\$2,344	\$288,367
May, 2019	\$901	\$2,351	\$286,016
Jun, 2019	\$894	\$2,358	\$283,658
Jul, 2019	\$886	\$2,366	\$281,293
Aug, 2019	\$879	\$2,373	\$278,920
Sep, 2019	\$872	\$2,380	\$276,539
Oct, 2019	\$864	\$2,388	\$274,151
Nov, 2019	\$857	\$2,395	\$271,756
Dec, 2019	\$849	\$2,403	\$269,353
2019	\$10,680	\$28,344	\$269,353
Jan, 2020	\$842	\$2,410	\$266,943
Feb, 2020	\$834	\$2,418	\$264,525
Mar, 2020	\$827	\$2,425	\$262,100
Apr, 2020	\$819	\$2,433	\$259,667
May, 2020	\$811	\$2,441	\$257,227

Amortization Schedule Calculator

Jul, 2020	\$796	\$2,456	\$252,323
Aug, 2020	\$789	\$2,463	\$249,859
Sep, 2020	\$781	\$2,471	\$247,388
Oct, 2020	\$773	\$2,479	\$244,909
Nov, 2020	\$765	\$2,487	\$242,422
Dec, 2020	\$758	\$2,494	\$239,928
2020	\$9,598	\$29,425	\$239,928
Jan, 2021	\$750	\$2,502	\$237,426
Feb, 2021	\$742	\$2,510	\$234,916
Mar, 2021	\$734	\$2,518	\$232,398
Apr, 2021	\$726	\$2,526	\$229,872
May, 2021	\$718	\$2,534	\$227,338
Jun, 2021	\$710	\$2,542	\$224,797
Jul, 2021	\$702	\$2,550	\$222,247
Aug, 2021	\$695	\$2,557	\$219,690
Sep, 2021	\$687	\$2,565	\$217,124
Oct, 2021	\$679	\$2,573	\$214,551
Nov, 2021	\$670	\$2,582	\$211,969
Dec, 2021	\$662	\$2,590	\$209,380
2021	\$8,476	\$30,548	\$209,380
Jan, 2022	\$654	\$2,598	\$206,782
Feb, 2022	\$646	\$2,606	\$204,176
Mar, 2022	\$638	\$2,614	\$201,562
Apr, 2022	\$630	\$2,622	\$198,940
May, 2022	\$622	\$2,630	\$196,310
Jun, 2022	\$613	\$2,639	\$193,672
Jul, 2022	\$605	\$2,647	\$191,025
Aug, 2022	\$597	\$2,655	\$188,370
Sep, 2022	\$589	\$2,663	\$185,706
Oct, 2022	\$580	\$2,672	\$183,035
Nov, 2022	\$572	\$2,680	\$180,355
Dec, 2022	\$564	\$2,688	\$177,666
2022	\$7,310	\$31,714	\$177,666
Jan, 2023	\$555	\$2,697	\$174,970
Feb, 2023	\$547	\$2,705	\$172,264
Mar, 2023	\$538	\$2,714	\$169,551
Apr, 2023	\$530	\$2,722	\$166,829
May, 2023	\$521	\$2,731	\$164,098
Jun, 2023	\$513	\$2,739	\$161,359
Jul, 2023	\$504	\$2,748	\$158,611
Aug, 2023	\$496	\$2,756	\$155,855
Sep, 2023	\$487	\$2,765	\$153,090
Oct, 2023	\$478	\$2,774	\$150,316
Nov, 2023	\$470	\$2,782	\$147,534

Amortization Schedule Calculator

\$ 325,000

Term 10

% 3.75

ZIP 54891

Jan

2018

Calculate

2023	\$6,100	\$32,923	\$144,743
Jan, 2024	\$452	\$2,800	\$141,943
Feb, 2024	\$444	\$2,808	\$139,135
Mar, 2024	\$435	\$2,817	\$136,318
Apr, 2024	\$426	\$2,826	\$133,492
May, 2024	\$417	\$2,835	\$130,657
Jun, 2024	\$408	\$2,844	\$127,813
Jul, 2024	\$399	\$2,853	\$124,961
Aug, 2024	\$391	\$2,861	\$122,099
Sep, 2024	\$382	\$2,870	\$119,229
Oct, 2024	\$373	\$2,879	\$116,349
Nov, 2024	\$364	\$2,888	\$113,461
Dec, 2024	\$355	\$2,897	\$110,563
2024	\$4,844	\$34,180	\$110,563
Jan, 2025	\$346	\$2,906	\$107,657
Feb, 2025	\$336	\$2,916	\$104,741
Mar, 2025	\$327	\$2,925	\$101,817
Apr, 2025	\$318	\$2,934	\$98,883
May, 2025	\$309	\$2,943	\$95,940
Jun, 2025	\$300	\$2,952	\$92,988
Jul, 2025	\$291	\$2,961	\$90,026
Aug, 2025	\$281	\$2,971	\$87,056
Sep, 2025	\$272	\$2,980	\$84,076
Oct, 2025	\$263	\$2,989	\$81,086
Nov, 2025	\$253	\$2,999	\$78,088
Dec, 2025	\$244	\$3,008	\$75,080
2025	\$3,540	\$35,484	\$75,080
Jan, 2026	\$235	\$3,017	\$72,063
Feb, 2026	\$225	\$3,027	\$69,036
Mar, 2026	\$216	\$3,036	\$65,999
Apr, 2026	\$206	\$3,046	\$62,954
May, 2026	\$197	\$3,055	\$59,898
Jun, 2026	\$187	\$3,065	\$56,834
Jul, 2026	\$178	\$3,074	\$53,759
Aug, 2026	\$168	\$3,084	\$50,675
Sep, 2026	\$158	\$3,094	\$47,582
Oct, 2026	\$149	\$3,103	\$44,478
Nov, 2026	\$139	\$3,113	\$41,365
Dec, 2026	\$129	\$3,123	\$38,243
2026	\$2,187	\$36,837	\$38,243
Jan, 2027	\$120	\$3,132	\$35,110
Feb, 2027	\$110	\$3,142	\$31,968
Mar, 2027	\$100	\$3,152	\$28,816
Apr, 2027	\$90	\$3,162	\$25,654

Amortization Schedule Calculator

Term % ZIP Jan

Jun, 2027	\$70	\$3,182	\$19,300
Jul, 2027	\$60	\$3,192	\$16,109
Aug, 2027	\$50	\$3,202	\$12,907
Sep, 2027	\$40	\$3,212	\$9,695
Oct, 2027	\$30	\$3,222	\$6,474
Nov, 2027	\$20	\$3,232	\$3,242
Dec, 2027	\$10	\$3,242	\$0
2027	\$781	\$38,243	\$0

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This should only be used to estimate your repayments since it doesn't include taxes or insurance.

Amortization Schedule Calculator

\$ 325,000

Term 20

% 4.00

ZIP 54891

Jan

2018

Calculate

Loan Summary

\$1,969

Monthly Payment

\$472,665

Total of 240 Payments

\$147,665

Total Interest Paid

Dec, 2037

Pay-off Date



Mortgage Rates

Amortization Schedule

Date	Interest	Principal	Balance
Jan, 2018	\$1,083	\$886	\$324,114
Feb, 2018	\$1,080	\$889	\$323,225
Mar, 2018	\$1,077	\$892	\$322,333
Apr, 2018	\$1,074	\$895	\$321,438
May, 2018	\$1,071	\$898	\$320,540
Jun, 2018	\$1,068	\$901	\$319,639
Jul, 2018	\$1,065	\$904	\$318,735
Aug, 2018	\$1,062	\$907	\$317,828
Sep, 2018	\$1,059	\$910	\$316,918
Oct, 2018	\$1,056	\$913	\$316,005
Nov, 2018	\$1,053	\$916	\$315,089
Dec, 2018	\$1,050	\$919	\$314,170
2018	\$12,803	\$10,830	\$314,170
Jan, 2019	\$1,047	\$922	\$313,247
Feb, 2019	\$1,044	\$925	\$312,322
Mar, 2019	\$1,041	\$928	\$311,394
Apr, 2019	\$1,038	\$931	\$310,462
May, 2019	\$1,035	\$935	\$309,528
Jun, 2019	\$1,032	\$938	\$308,590
Jul, 2019	\$1,029	\$941	\$307,649
Aug, 2019	\$1,025	\$944	\$306,705
Sep, 2019	\$1,022	\$947	\$305,758
Oct, 2019	\$1,019	\$950	\$304,808
Nov, 2019	\$1,016	\$953	\$303,855
Dec, 2019	\$1,013	\$957	\$302,898
2019	\$12,362	\$11,272	\$302,898
Jan, 2020	\$1,010	\$960	\$301,938
Feb, 2020	\$1,006	\$963	\$300,975
Mar, 2020	\$1,003	\$966	\$300,009
Apr, 2020	\$1,000	\$969	\$299,040
May, 2020	\$997	\$973	\$298,067

Amortization Schedule Calculator

2023	\$10,409	\$13,224	\$253,028
Jan, 2024	\$843	\$1,126	\$251,902
Feb, 2024	\$840	\$1,130	\$250,773
Mar, 2024	\$836	\$1,134	\$249,639
Apr, 2024	\$832	\$1,137	\$248,502
May, 2024	\$828	\$1,141	\$247,361
Jun, 2024	\$825	\$1,145	\$246,216
Jul, 2024	\$821	\$1,149	\$245,067
Aug, 2024	\$817	\$1,153	\$243,915
Sep, 2024	\$813	\$1,156	\$242,758
Oct, 2024	\$809	\$1,160	\$241,598
Nov, 2024	\$805	\$1,164	\$240,434
Dec, 2024	\$801	\$1,168	\$239,266
2024	\$9,871	\$13,763	\$239,266
Jan, 2025	\$798	\$1,172	\$238,094
Feb, 2025	\$794	\$1,176	\$236,918
Mar, 2025	\$790	\$1,180	\$235,738
Apr, 2025	\$786	\$1,184	\$234,555
May, 2025	\$782	\$1,188	\$233,367
Jun, 2025	\$778	\$1,192	\$232,176
Jul, 2025	\$774	\$1,196	\$230,980
Aug, 2025	\$770	\$1,200	\$229,781
Sep, 2025	\$766	\$1,204	\$228,577
Oct, 2025	\$762	\$1,208	\$227,370
Nov, 2025	\$758	\$1,212	\$226,158
Dec, 2025	\$754	\$1,216	\$224,943
2025	\$9,310	\$14,323	\$224,943
Jan, 2026	\$750	\$1,220	\$223,723
Feb, 2026	\$746	\$1,224	\$222,499
Mar, 2026	\$742	\$1,228	\$221,271
Apr, 2026	\$738	\$1,232	\$220,040
May, 2026	\$733	\$1,236	\$218,804
Jun, 2026	\$729	\$1,240	\$217,564
Jul, 2026	\$725	\$1,244	\$216,319
Aug, 2026	\$721	\$1,248	\$215,071
Sep, 2026	\$717	\$1,253	\$213,818
Oct, 2026	\$713	\$1,257	\$212,562
Nov, 2026	\$709	\$1,261	\$211,301
Dec, 2026	\$704	\$1,265	\$210,036
2026	\$8,726	\$14,907	\$210,036
Jan, 2027	\$700	\$1,269	\$208,766
Feb, 2027	\$696	\$1,274	\$207,493
Mar, 2027	\$692	\$1,278	\$206,215
Apr, 2027	\$687	\$1,282	\$204,933

Amortization Schedule Calculator

Jun, 2027	\$679	\$1,291	\$202,356
Jul, 2027	\$675	\$1,295	\$201,061
Aug, 2027	\$670	\$1,299	\$199,762
Sep, 2027	\$666	\$1,304	\$198,458
Oct, 2027	\$662	\$1,308	\$197,150
Nov, 2027	\$657	\$1,312	\$195,838
Dec, 2027	\$653	\$1,317	\$194,522
2027	\$8,119	\$15,514	\$194,522
Jan, 2028	\$648	\$1,321	\$193,201
Feb, 2028	\$644	\$1,325	\$191,875
Mar, 2028	\$640	\$1,330	\$190,545
Apr, 2028	\$635	\$1,334	\$189,211
May, 2028	\$631	\$1,339	\$187,872
Jun, 2028	\$626	\$1,343	\$186,529
Jul, 2028	\$622	\$1,348	\$185,181
Aug, 2028	\$617	\$1,352	\$183,829
Sep, 2028	\$613	\$1,357	\$182,473
Oct, 2028	\$608	\$1,361	\$181,111
Nov, 2028	\$604	\$1,366	\$179,746
Dec, 2028	\$599	\$1,370	\$178,375
2028	\$7,487	\$16,146	\$178,375
Jan, 2029	\$595	\$1,375	\$177,000
Feb, 2029	\$590	\$1,379	\$175,621
Mar, 2029	\$585	\$1,384	\$174,237
Apr, 2029	\$581	\$1,389	\$172,848
May, 2029	\$576	\$1,393	\$171,455
Jun, 2029	\$572	\$1,398	\$170,057
Jul, 2029	\$567	\$1,403	\$168,655
Aug, 2029	\$562	\$1,407	\$167,247
Sep, 2029	\$557	\$1,412	\$165,835
Oct, 2029	\$553	\$1,417	\$164,419
Nov, 2029	\$548	\$1,421	\$162,997
Dec, 2029	\$543	\$1,426	\$161,571
2029	\$6,829	\$16,804	\$161,571
Jan, 2030	\$539	\$1,431	\$160,140
Feb, 2030	\$534	\$1,436	\$158,705
Mar, 2030	\$529	\$1,440	\$157,264
Apr, 2030	\$524	\$1,445	\$155,819
May, 2030	\$519	\$1,450	\$154,369
Jun, 2030	\$515	\$1,455	\$152,914
Jul, 2030	\$510	\$1,460	\$151,454
Aug, 2030	\$505	\$1,465	\$149,990
Sep, 2030	\$500	\$1,469	\$148,520
Oct, 2030	\$495	\$1,474	\$147,046

Amortization Schedule Calculator

\$ 325,000

Term 20

% 4.00

ZIP 54891

Jan

2018

Calculate

Dec, 2030	\$485	\$1,484	\$144,083
2030	\$6,145	\$17,489	\$144,083
Jan, 2031	\$480	\$1,489	\$142,593
Feb, 2031	\$475	\$1,494	\$141,099
Mar, 2031	\$470	\$1,499	\$139,600
Apr, 2031	\$465	\$1,504	\$138,096
May, 2031	\$460	\$1,509	\$136,587
Jun, 2031	\$455	\$1,514	\$135,073
Jul, 2031	\$450	\$1,519	\$133,554
Aug, 2031	\$445	\$1,524	\$132,029
Sep, 2031	\$440	\$1,529	\$130,500
Oct, 2031	\$435	\$1,534	\$128,966
Nov, 2031	\$430	\$1,540	\$127,426
Dec, 2031	\$425	\$1,545	\$125,881
2031	\$5,432	\$18,201	\$125,881
Jan, 2032	\$420	\$1,550	\$124,331
Feb, 2032	\$414	\$1,555	\$122,776
Mar, 2032	\$409	\$1,560	\$121,216
Apr, 2032	\$404	\$1,565	\$119,651
May, 2032	\$399	\$1,571	\$118,080
Jun, 2032	\$394	\$1,576	\$116,504
Jul, 2032	\$388	\$1,581	\$114,923
Aug, 2032	\$383	\$1,586	\$113,337
Sep, 2032	\$378	\$1,592	\$111,745
Oct, 2032	\$372	\$1,597	\$110,148
Nov, 2032	\$367	\$1,602	\$108,546
Dec, 2032	\$362	\$1,608	\$106,939
2032	\$4,690	\$18,943	\$106,939
Jan, 2033	\$356	\$1,613	\$105,326
Feb, 2033	\$351	\$1,618	\$103,707
Mar, 2033	\$346	\$1,624	\$102,083
Apr, 2033	\$340	\$1,629	\$100,454
May, 2033	\$335	\$1,635	\$98,820
Jun, 2033	\$329	\$1,640	\$97,180
Jul, 2033	\$324	\$1,646	\$95,534
Aug, 2033	\$318	\$1,651	\$93,883
Sep, 2033	\$313	\$1,656	\$92,227
Oct, 2033	\$307	\$1,662	\$90,565
Nov, 2033	\$302	\$1,668	\$88,897
Dec, 2033	\$296	\$1,673	\$87,224
2033	\$3,919	\$19,715	\$87,224
Jan, 2034	\$291	\$1,679	\$85,545
Feb, 2034	\$285	\$1,684	\$83,861
Mar, 2034	\$280	\$1,690	\$82,171

Amortization Schedule Calculator

\$ 325,000

Term 20

% 4.00

ZIP 54891

Jan ▼

2018 ▼

Calculate

May, 2034	\$268	\$1,701	\$78,774
Jun, 2034	\$263	\$1,707	\$77,068
Jul, 2034	\$257	\$1,713	\$75,355
Aug, 2034	\$251	\$1,718	\$73,637
Sep, 2034	\$245	\$1,724	\$71,913
Oct, 2034	\$240	\$1,730	\$70,183
Nov, 2034	\$234	\$1,735	\$68,448
Dec, 2034	\$228	\$1,741	\$66,706
2034	\$3,116	\$20,518	\$66,706
Jan, 2035	\$222	\$1,747	\$64,959
Feb, 2035	\$217	\$1,753	\$63,206
Mar, 2035	\$211	\$1,759	\$61,448
Apr, 2035	\$205	\$1,765	\$59,683
May, 2035	\$199	\$1,770	\$57,912
Jun, 2035	\$193	\$1,776	\$56,136
Jul, 2035	\$187	\$1,782	\$54,354
Aug, 2035	\$181	\$1,788	\$52,566
Sep, 2035	\$175	\$1,794	\$50,771
Oct, 2035	\$169	\$1,800	\$48,971
Nov, 2035	\$163	\$1,806	\$47,165
Dec, 2035	\$157	\$1,812	\$45,353
2035	\$2,280	\$21,354	\$45,353
Jan, 2036	\$151	\$1,818	\$43,534
Feb, 2036	\$145	\$1,824	\$41,710
Mar, 2036	\$139	\$1,830	\$39,880
Apr, 2036	\$133	\$1,837	\$38,043
May, 2036	\$127	\$1,843	\$36,201
Jun, 2036	\$121	\$1,849	\$34,352
Jul, 2036	\$115	\$1,855	\$32,497
Aug, 2036	\$108	\$1,861	\$30,636
Sep, 2036	\$102	\$1,867	\$28,768
Oct, 2036	\$96	\$1,874	\$26,895
Nov, 2036	\$90	\$1,880	\$25,015
Dec, 2036	\$83	\$1,886	\$23,129
2036	\$1,410	\$22,224	\$23,129
Jan, 2037	\$77	\$1,892	\$21,237
Feb, 2037	\$71	\$1,899	\$19,338
Mar, 2037	\$64	\$1,905	\$17,433
Apr, 2037	\$58	\$1,911	\$15,522
May, 2037	\$52	\$1,918	\$13,604
Jun, 2037	\$45	\$1,924	\$11,680
Jul, 2037	\$39	\$1,931	\$9,749
Aug, 2037	\$32	\$1,937	\$7,813
Sep, 2037	\$26	\$1,943	\$5,869

Amortization Schedule Calculator

\$ 325,000

Term 20

% 4.00

ZIP 54891

Jan ▼

2018 ▼

Calculate

Nov, 2037	\$13	\$1,956	\$1,963
Dec, 2037	\$7	\$1,963	\$0
2037	\$504	\$23,129	\$0

TODAY'S MORTGAGE RATES

This should only be used to estimate your repayments since it doesn't include taxes or insurance.

CITY OF WASHBURN
119 Washington Avenue
P.O. Box 638
Washburn, WI 54891



715-373-616
715-373-616
FAX 715-373-614

To: Honorable Mayor and City Council Members
From: Scott J. Kliver, Administrator *SK*
Re: Harbor Commission Recommended Budget
Date: September 21, 2017

Enclosed you will find the recommended budget for the Harbor Commission. The only change over the previous memo is that the Harbor Commission did vote to put \$210,000 of their fund balance into the capital projects line item. This will allow the commission to proceed with utility and decking upgrades on Pier 3. The intention is to go with a composite material for decking that with weather better and remove weight from the pier. It will require some modifications to the structure.

If the Council tentatively approves this budget, the Harbor Commission will begin preparation of bid specifications for the Pier 3 project.

CITY OF WASHBURN
119 Washington Avenue
P.O. Box 638
Washburn, WI 54891



715-373-6160
715-373-6161
FAX 715-373-6148

To: Harbor Commission Members
From: Scott J. Kluver, Administrator *SSK*
Re: Proposed 2018 Budget – Draft #2
Date: September 15, 2017

Attached is the proposed 2018 Harbor Commission budget for your review. Please note the following points:

Revenues:

1. Slip Fee/Annual Fee – Amount reflects approved eight percent increase. Also, one additional slip went into private ownership this past year.
2. Sales Tax – This amount is the same on the expense side, so it is a wash.
3. Slip Transfers – This figure reflects an average of four (4) transfers per year at \$100 each (\$30 each to record at the Register of Deeds office).
4. Interest on Investment – As slight increase in revenue is anticipated because of the healthy fund balance.
5. Fund Cash Balance Applied – These are dollars from the Harbor Commission savings account to apply to various projects to balance the budget. Currently, the fund balance is at \$376,189. Based on my best estimate, it is anticipated that the Harbor Commission will have at least \$286,189 in its fund on March 31, 2018, save any unexpected significant expense. The established minimum is \$75,000. This leaves some \$210,000 available for 2018 projects. This proposed budget would add an additional \$59,691 to the fund balance if no changes or capital projects were undertaken.

Expenses:

1. Base Salary and Benefits – Reflects seven percent (7%) each of the Administrator and Deputy Clerk/Treasurer this is an increase over five percent (5%) from previous years and is based on the amount of time allocated to Harbor projects/work.
2. Repairs & Maintenance – Dollars for Travelift and other repairs and maintenance at the Marina.
3. Capital Projects – Decisions by Harbor Commission need to be made as to what to allocate. I have placed the balance of the available funds, besides any allocation of “savings” to this line.
4. Unclassified – This is a miscellaneous account that has historically paid for the picnics and any travel expenses of the Harbor Commission.
5. Principle and Interest Payments – The payments on the loan for commercial dock (\$16,665 prin. and \$1,145 int.) This loan will be paid off in 2019, no refinancing will be necessary. Boat Ramp Loan \$14,448 in principle and \$3,934 in interest.

Harbor Commission Incorporated

Proposed Budget Overview - Detail
Fund: 210 - MARINA OPERATIONS-HARBOR COM.

Account Number		2016 Actual Year-End	2017 Projected Year-End	2017 Budget	2018 Proposed Budget	% Change In Budget
210-00-43524-000-000	PEFCA TANK REMOVAL GRANT	0.00	0.00	0.00	0.00	0.00
210-00-43525-000-000	CDBG MARINA GRANT	0.00	0.00	0.00	0.00	0.00
INTERGOVERNMENTAL REVENUES		0.00	0.00	0.00	0.00	0.00
210-00-46371-000-000	SLIP FEES	121,830.35	0.00	121,830.00	132,683.00	8.91
210-00-46372-000-000	ANNUAL FEE	4,950.00	0.00	4,950.00	5,000.00	1.01
210-00-46373-000-000	MARINA SALES TAX COLLECTED	6,972.85	0.00	6,973.00	7,573.00	8.60
210-00-46374-000-000	SLIP TRANSFER FEE	700.00	0.00	400.00	400.00	0.00
PUBLIC CHARGES FOR SERVICES		134,453.20	0.00	134,153.00	145,656.00	8.57
210-00-48100-000-000	INTEREST ON INVESTMENTS	482.56	0.00	350.00	500.00	42.86
210-00-48111-000-000	INTEREST ON LATE PAYMENTS	0.00	0.00	0.00	0.00	0.00
210-00-48200-000-000	RENT - COAL DOCK	0.00	0.00	0.00	0.00	0.00
210-00-48201-000-000	WINTER STORAGE FEES	0.00	0.00	0.00	0.00	0.00
210-00-48900-000-000	UNCLASSIFIED	14,175.15	0.00	0.00	0.00	0.00
OTHER FINANCING SOURCES		14,657.71	0.00	350.00	500.00	42.86
210-00-49100-000-000	PROCEEDS FROM LONG TERM DEBT	0.00	0.00	0.00	0.00	0.00
210-00-49300-000-000	FUND CASH BALANCE APPLIED	0.00	0.00	0.00	210,000.00	999.99
210-00-49400-000-000	SALES OF GENERAL FIXED ASSETS	0.00	0.00	0.00	0.00	0.00
210-00-49401-000-000	SALE OF SLIPS	15,000.00	0.00	0.00	0.00	0.00
210-00-49402-000-000	MARINA PROFITS	129,739.95	0.00	0.00	0.00	0.00
TRANSFER FROM OTHER FUNDS		144,739.95	0.00	0.00	210,000.00	999.99
Total Revenues		293,850.86	0.00	134,503.00	356,156.00	164.79

Proposed Budget Overview - Detail
Fund: 210 - MARINA OPERATIONS-HARBOR COM.

Account Number		2016 Actual Year-End	2017 Projected Year-End	2017 Budget	2018 Proposed Budget	% Change In Budget
210-00-51450-312-000	MARINA	0.00	0.00	0.00	0.00	0.00
GENERAL GOVERNMENT		0.00	0.00	0.00	0.00	0.00
210-00-53540-000-000	DOCKS & HARBORS COMMISSION	0.00	0.00	0.00	0.00	0.00
210-00-53540-110-000	BASE SALARY/WAGES	6,209.10	0.00	6,017.00	8,580.00	42.60
210-00-53540-111-000	PER DIEM	0.00	0.00	0.00	0.00	0.00
210-00-53540-151-000	FICA EXPENSE	453.80	0.00	462.00	659.00	42.64
210-00-53540-152-000	BENEFITS	1,329.01	0.00	1,387.00	2,078.00	49.82
210-00-53540-158-000	WORKMENS COMP	0.00	0.00	150.00	150.00	0.00
210-00-53540-160-000	INSURANCE	4,497.50	0.00	5,400.00	5,400.00	0.00
210-00-53540-210-000	OPER. PAYMENTS/DOCK FEE SPLIT	0.00	0.00	0.00	0.00	0.00
210-00-53540-321-000	MEMBERSHIPS	335.00	0.00	400.00	535.00	33.75
210-00-53540-322-000	NEWS PAPER ADV.	0.00	0.00	300.00	300.00	0.00
210-00-53540-323-000	MANAGER LOAN PAYMENTS	0.00	0.00	0.00	0.00	0.00
210-00-53540-342-000	REPAIRS & MAINT.	18,117.15	0.00	23,000.00	24,000.00	4.35
210-00-53540-343-000	MARINA RFP-EXPENSE	0.00	0.00	0.00	0.00	0.00
210-00-53540-591-000	SALES TAX PAYMENTS	6,972.85	0.00	6,973.00	7,573.00	8.60
210-00-53540-810-000	CAPITAL PROJECT	4,831.71	0.00	52,340.00	269,691.00	415.27
210-00-53540-820-000	CAPITAL IMPROVEMENT	0.00	0.00	0.00	0.00	0.00
PUBLIC WORKS		42,746.12	0.00	96,429.00	318,966.00	230.78
210-00-58100-000-000	PRINCIPAL	190,685.82	0.00	30,624.00	31,112.00	1.59
210-00-58200-000-000	INTEREST AND FISCAL CHARGES	9,925.85	0.00	6,450.00	5,078.00	-21.27
LEASE PAYMENT		200,611.67	0.00	37,074.00	36,190.00	-2.38
210-00-59119-000-000	UNCLASSIFIED	814.81	0.00	1,000.00	1,000.00	0.00
210-00-59200-000-000	TRANSFER TO TID	145,000.00	0.00	0.00	0.00	0.00
210-00-59210-000-000	TRANSFER TO GENERAL FUND	0.00	0.00	0.00	0.00	0.00
210-00-59230-000-000	TRANSFER TO DEBT SERVICE	0.00	0.00	0.00	0.00	0.00
210-00-59241-000-000	TRANSFER TO WATERFRONT DEVEL	0.00	0.00	0.00	0.00	0.00
GASB 68 EXPENSE		145,814.81	0.00	1,000.00	1,000.00	0.00
Total Expenses		389,172.60	0.00	134,503.00	356,156.00	164.79
Net Totals		-95,321.74	0.00	0.00	0.00	0.00