

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
Maryann Edholm

Vacant Broberg
Nick Suminski
City Administrator

Candace Kolenda
Rodger Reiswig
Marina Manager

NOTICE OF SPECIAL HARBOR COMMISSION MEETING

DATE: Saturday, October 12, 2019
TIME: 9:00 A.M.
LOCATION: Washburn Marina - 1 Marina Drive

Agenda

- A. Call to Order – Roll Call
- B. Public Hearing and Discussion on 2020 Slip Maintenance Fee Rates
- C. Open Discussion with Boaters on Various Topics – No Action To Be Taken on This Discussion At This Meeting
- D. Adjourn

Cc: Posted Ashland Daily Press File

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To: Harbor Commission Members
From: Scott J. Kluver, ^{SK} Administrator
Re: 2020 Slip Fee Information
Date: October 8, 2019

To assist you with the public hearing on slip fee rates, and ultimate decision with what to do on slip fee rates, the attached information is being provided to you. Michelle Shrider has provided the spreadsheet on the slip rate history, and she also has the spreadsheet on what the fees generated for each slip would be. I simply provided scenarios for a one percent increase (1%) (\$2.63/sq. ft.), two percent increase (2%) (\$2.65/sq. ft.), and three percent increase (3%) (\$2.68/sq. ft.). Per the history sheet, you will see that the last increase was in the 2018 season, which was about an eight percent (8%) increase. At this time, the Harbor Commission receives \$138,683 in revenue from the slip fees and environmental fee.

As of the date of this memo, I have received one written comment related to the slip fees that I have also included. This comment can be discussed at the meeting.

Please let me know if you have further questions on this matter.

								PROPOSE D 1% Increase			Revised 9/20/2019
Slips & Qty											
Size	Qty Holders	Sq Ft/Slip	\$2.63/sq ft	Ttl Per Unit Size	Envir Fee	Subtotal	Sales Tax	Total Maint Fee Per Unit	Total Fees to HC w/o sales tax		
12 x 24	6	288	757.44	4,544.64	50.00	807.44	44.41	851.85	4,844.64		
12 x 28	2	336	883.68	1,767.36	50.00	933.68	51.35	985.03	1,867.36		
13 x 28	20	364	957.32	19,146.40	50.00	1007.32	55.40	1,062.72	20,146.40		
14 x 24	1	336	883.68	883.68	50.00	933.68	51.35	985.03	933.68		
14 x 32	9	448	1,178.24	10,604.16	50.00	1228.24	67.55	1,295.79	11,054.16		
14 x 36	1	504	1,325.52	1,325.52	50.00	1375.52	75.65	1,451.17	1,375.52		
15 x 32	17	480	1,262.40	21,460.80	50.00	1312.40	72.18	1,384.58	22,310.80		
15 x 36	22	540	1,420.20	31,244.40	50.00	1470.20	80.86	1,551.06	32,344.40		
15 x 42	1	630	1,656.90	1,656.90	50.00	1706.90	93.88	1,800.78	1,706.90		
17 x 42	11	714	1,877.82	20,656.02	50.00	1927.82	106.03	2,033.85	21,206.02		
17 x 46	8	782	2,056.66	16,453.28	50.00	2106.66	115.87	2,222.53	16,853.28		
17 x 50	2	850	2,235.50	4,471.00	50.00	2285.50	125.70	2,411.20	4,571.00		
Ttl	100			134,214.16					139,214.16		
Slip Holders that Use their Slips (as of 8/8/19)											
Non-user	34						Maintenan ce & Envir Fee	139,214.16			
User	67						5.5% Sales Tax	7,656.78			
Total Slips	101							146,870.94			

Slips & Qty			PROPOSE D 2% Increase						Revised 9/20/2019
Size	Qty Holders	Sq Ft/Slip	\$2.65/sq ft	Ttl Per Unit Size	Envir Fee	Subtotal	Sales Tax	Total Maint Fee Per Unit	Total Fees to HC w/o sales tax
12 x 24	6	288	763.20	4,579.20	50.00	813.20	44.73	857.93	4,879.20
12 x 28	2	336	890.40	1,780.80	50.00	940.40	51.72	992.12	1,880.80
13 x 28	20	364	964.60	19,292.00	50.00	1014.60	55.80	1,070.40	20,292.00
14 x 24	1	336	890.40	890.40	50.00	940.40	51.72	992.12	940.40
14 x 32	9	448	1,187.20	10,684.80	50.00	1237.20	68.05	1,305.25	11,134.80
14 x 36	1	504	1,335.60	1,335.60	50.00	1385.60	76.21	1,461.81	1,385.60
15 x 32	17	480	1,272.00	21,624.00	50.00	1322.00	72.71	1,394.71	22,474.00
15 x 36	22	540	1,431.00	31,482.00	50.00	1481.00	81.46	1,562.46	32,582.00
15 x 42	1	630	1,669.50	1,669.50	50.00	1719.50	94.57	1,814.07	1,719.50
17 x 42	11	714	1,892.10	20,813.10	50.00	1942.10	106.82	2,048.92	21,363.10
17 x 46	8	782	2,072.30	16,578.40	50.00	2122.30	116.73	2,239.03	16,978.40
17 x 50	2	850	2,252.50	4,505.00	50.00	2302.50	126.64	2,429.14	4,605.00
Ttl	100			135,234.80					140,234.80
Slip Holders that Use their Slips (as of 8/8/19)									
Non-user	34						Maintenan ce & Envir Fee	140,234.80	
User	67						5.5% Sales Tax	7,712.91	
Total Slips	101							147,947.71	

								PROPOSE D 3% Increase			Revised 9/20/2019
Slips & Qty											
Size	Qty Holders	Sq Ft/Slip	\$2.68/sq ft	Ttl Per Unit Size	Envir Fee	Subtotal	Sales Tax	Total Maint Fee Per Unit	Total Fees to HC w/o sales tax		
12 x 24	6	288	771.84	4,631.04	50.00	821.84	45.20	867.04	4,931.04		
12 x 28	2	336	900.48	1,800.96	50.00	950.48	52.28	1,002.76	1,900.96		
13 x 28	20	364	975.52	19,510.40	50.00	1025.52	56.40	1,081.92	20,510.40		
14 x 24	1	336	900.48	900.48	50.00	950.48	52.28	1,002.76	950.48		
14 x 32	9	448	1,200.64	10,805.76	50.00	1250.64	68.79	1,319.43	11,255.76		
14 x 36	1	504	1,350.72	1,350.72	50.00	1400.72	77.04	1,477.76	1,400.72		
15 x 32	17	480	1,286.40	21,868.80	50.00	1336.40	73.50	1,409.90	22,718.80		
15 x 36	22	540	1,447.20	31,838.40	50.00	1497.20	82.35	1,579.55	32,938.40		
15 x 42	1	630	1,688.40	1,688.40	50.00	1738.40	95.61	1,834.01	1,738.40		
17 x 42	11	714	1,913.52	21,048.72	50.00	1963.52	107.99	2,071.51	21,598.72		
17 x 46	8	782	2,095.76	16,766.08	50.00	2145.76	118.02	2,263.78	17,166.08		
17 x 50	2	850	2,278.00	4,556.00	50.00	2328.00	128.04	2,456.04	4,656.00		
Ttl	100			136,765.76							141,765.76
Slip Holders that Use their Slips (as of 8/8/19)											
Non-user	34						Maintenan ce & Envir Fee	141,765.76			
User	67						5.5% Sales Tax	7,797.12			
Total Slips	101							149,562.88			

washburnadmin@cityofwashburn.org

From: jfloyd@sio.midco.net
Sent: Thursday, October 3, 2019 2:46 PM
To: washburnadmin@cityofwashburn.org
Subject: Public Hearing on Maintenance fees for Washburn Marina 2020

Gentlemen: My name is Joe H. Floyd owner of Slip # 27 at the Washburn Marina. I will be unable to attend your public hearing on October 12th at the Marina. At previous public hearing on this subject I have expressed my objections, not to the increase in the fees but the way the Town does it. By charging the fees it just adds to the expense of ownership of the slip and the Town receives the additional revenue over a period of time.

If the Town choses to make the fees for improvements a capital assessment to the slip owners they can add that to their tax basis for their slips which will reduce their gains taxes should they sell their slips sometime in the further. Either method will generate the needed funds for the Town, but give a tax advantage to the slip owner at no cost to the Town.

Please read this comment at your public meeting.

Joe H. Floyd, 5312 S. Sweetwater Place, Sioux Falls, SD 57108
Slip #27