



Harbor Commission Meeting

Wednesday, October 29, 2025

Ashland Marina – 301 Ellis Ave N. Ashland, WI 54806

6:00 PM

Take notice that a meeting of the Harbor Commission will be held in-person at the Ashland Marina (301 Ellis Ave N) on **Wednesday, October 29, 2025** at **6:00 PM**.

The following items will be considered:

1. CALL TO ORDER

- a. Commission Members: Gary Leino, Thomas Yankee, Alan Smiles, Katie Matthias, Jeff Lewis, Shawn Brede, Jim Gregoire

2. APPROVAL OF AGENDA

3. APPROVAL OF MINUTES

- a. Approve Minutes from June 25, 2025 Harbor Commission Meeting

4. CITIZEN PARTICIPATION PERIOD

5. FINANCIAL STATEMENT REVIEW

- a. Review Financial Statements: Annual and Five-Year Capital Plan

6. OLD BUSINESS

- a. Boat Launch Update
- b. Fuel System Update

7. MANAGER'S REPORT

- a. Next Meeting January 21, 2025
- b. Marina Peninsula Boundary
- c. Marina Parking Lot Ellis and South Lot "Boat Launch Area" Ordinance
- d. Marina Future Growth

8. ADJOURNMENT



It is possible that a quorum of members of other governmental bodies of the municipality may attend the above stated meeting to gather information or speak about a subject, over which they have decision-making responsibility. Any governmental body at the above stated meeting will take no action other than the governmental body specifically referred to above in this notice. The City of Ashland does not discriminate on the basis of sex, race, creed, color, national origin, sexual orientation, age or disability in employment or provision of services, programs or activities. NOTE: Upon reasonable notice, the City of Ashland will accommodate the needs of disabled individuals through auxiliary aids or services. For additional information or to request this service, contact the City of Ashland Clerk's Office at 715 -682-7071.

HARBOR COMMISSION MEETING MINUTES: **Wednesday, June 25, 2025**

1. CALL TO ORDER

2. ROLL CALL

- a. Commission Members: Gary Leino, Thomas Yankee, Alan Smiles, Katie Matthias, Jeff Lewis, Shawn Brede, Jim Gregoire

PRESENT: Leino, Yankee, Smiles, Brede, Gregoire

ABSENT: Matthias, Lewis (Excused)

ALSO PRESENT: Marina Manager - Scott Stegmann

3. APPROVAL OF AGENDA

Motion to Approve the Agenda: Smiles

Second: Leino

Vote (Voice): Passes Unanimously (5-0)

4. APPROVAL OF MINUTES

- a. Approve Minutes from May 14, 2025 Harbor Commission Meeting

Motion to Approve the Minutes from the May 14, 2025 Harbor Commission

Meeting: Leino

Second: Gregoire

Vote (Voice): Passes Unanimously (5-0)

5. CITIZEN PARTICIPATION PERIOD

George Bousey (Ashland County Board) - Here to listen to the discussion on item 7B, Suggestion to the Ashland County Planning Committee for Strategic Planning.

6. OLD BUSINESS

- a. Boat Launch Update, Discuss Future Plans for Old Kreher Park Boat Launch

Stegmann reported the blueprints are being finished by SmithGroup. The WI DNR and the Army Corp of Engineers are being kept in the loop. He reiterated that they are working to stay away from the protective layer as much as possible from the SuperFund Site.

b. Fuel System Update

They are up and running, a few last items need to be finished, but the project is close to completion. Weights and Measures completed their inspection to satisfaction. The DNR is still wanting some core sampling to check for contamination. Stegmann said they are still negotiating how many drills are needed.

c. Review Financial Statement

Motion to Approve the Financial Statement: Leino

Second: Gregoire

Vote (Voice): Passes Unanimously (5-0)

7. NEW BUSINESS

a. Manager's Report

Stegmann reported that the pump-out system is having some issues, a plumber came in to scope the pipe and found the pipe has a number of cracks preventing effective sealing to perform a pump-out of a boat. They are going to see if directional boring is possible rather than having to dig through the concrete to replace the pipe.

Stegmann reported that he feels the marina is in good shape business wise. He has a few open slips, but is happy with the occupancy.

NOAA has reported that the lake is 18 inches low and it has been coming up since the low levels in the spring.

A question was asked about attending the Duluth Boat show. Stegmann said that the show is in February and the attendance has rebounded since COVID. Stegmann reported that it costs a few thousand to attend the show with labor and registration. Stegmann said that they would need to land 3-5 boats to make up the costs.

b. Discussion on Suggestions to the Ashland County Planning Committee for Strategic Planning

Stegmann - In regard to commercial use, if a commercial operation came in, the Coast Guard would re-identify the channel with buoys and start looking into dredging. He mentioned that Bayfield is at capacity for commercial use and that could open things up for commercial use in Ashland, specifically looking at the Oredock.

Leino - Talked about utilizing the east side of the Marina peninsula for additional

capacity if the need arises.

Stegmann - Mentioned the boat launch. He also talked about making sure the structures that protect our shores get the funding they need as storms are getting worse and worse. Stegmann also emphasized the new boat launch coming and figuring out a plan by the end of 2025 for the existing boat launch.

8. ADJOURNMENT

Motion to adjourn: Gregoire

Second: Leino

Vote (Voice): Passes unanimously (5-0)

CITY OF ASHLAND
ENTERPRISE FUNDS

CAPITAL PROJECTS AND MAJOR MAINTENANCE 2022-2026



				ALL ESTIMATES										
Dept ID	Type	Important per staff	Requested Year	MARINA	Priority	Estimated Cost	Outside Funding	Outside Amount			City GF Contribution	County Contribution	New Borrowing	To be funded
				Projects										
MR			2025	<u>Replacement of Marina Building Windows</u>	1	8,000	0	0		0	0	0	0	8,000
MR			2026	<u>Boat launch renovation</u>	2	2,002,000	1200000	1,200,000		0	800,000	0		802,000
MR			2027	<u>C-Dock Float replacement</u>	3	60,000	0	0		0	0	0	0	60,000
MR			2028	<u>Marina Office Building</u> , Retail shop, Showers/Wash rooms	4	975,000	0	0		0		0		975,000
MR			2029	<u>Heated indoor storage</u>	5	1,200,000	0	0		0		0		1,200,000
MR			2029	<u>Marine Travel Trailer</u> , Change in storage facilities.	6	250,000	0	0		0		0		250,000
MR				-		0	0	0		0		0		0
				TOTALS		4,495,000		1,200,000	0	0	800,000	0	0	3,295,000

CITY OF ASHLAND
ENTERPRISE FUNDS

CAPITAL PROJECTS AND MAJOR MAINTENANCE 2020-2024



MARINA

ALL ESTIMATES

Dept ID	Type	Important per staff	Requested Year	Projects	ALL ESTIMATES									
					Priority	Estimated Cost	Outside Funding	Outside Amount			City Contribution	County Contribution	New Borrowing	To be funded
MR	B	***	2021	<u>Marina Replacement of 25 year old underground fuel storage</u> tanks and associated piping. Existing tanks replaced with single above ground, dual compartment tank.	1	150,000	NONE	0		0		0	0	150,000
MR			2021	<u>Boat launch renovation</u>	5	1,000,000	800000	800,000		0	0			200,000
MR			2022	<u>Asphalt/Cement - Lift well pad</u>	2	30,000	NONE	0		0				30,000
MR			2023	<u>Marina Office Building</u> , Retail shop, Showers/Wash rooms	4	450,000	NONE	0		0				450,000
MR			2024	<u>Heated indoor storage</u>	6	950,000	0	0		0				950,000
MR			2024	<u>Marine Travel Trailer</u> . Change in storage facilities.	7	45,000	NONE	0		0				45,000
MR			2025	<u>C-Dock Float replacement</u>	7	40,000	NONE	0		0				40,000
				TOTALS		2,665,000		800,000	0	0	0	0	0	1,865,000

CITY OF ASHLAND
ENTERPRISE FUNDS

CAPITAL PROJECTS AND MAJOR MAINTENANCE 2018-2021



MARINA

ALL ESTIMATES

Dept ID	Type	Important per staff	Requested Year	Projects	ALL ESTIMATES									
					Priority	Estimated Cost	Outside Funding	Outside Amount		City Contribution	County Contribution	New Borrowing	To be funded	
MR	B	***	2019	<u>Marina Replacement of 25 year old underground fuel storage</u> tanks and associated piping. Existing tanks replaced with single above ground, dual compartment tank.	1	100,000	NONE	0		0		0	0	100,000
MR			2019	<u>Marina Dredge</u>	2	45,000	NONE	0		0				45,000
MR			2018	<u>A Dock replacement.</u>	3	300,000	150000	150,000		0				150,000
MR			2020	<u>Marina Office Building</u> , Retail shop, Showers/Wash rooms	4	450,000	NONE	0		0				450,000
MR			2019	<u>Boat launch renovation</u>	5	650,000	150000	150,000		0	0			500,000
MR			2020	<u>Heated indoor storage</u>	6	950,000	0	0		0				950,000
MR			2020	<u>Marine Travel Trailer</u> . Change in storage facilities.	7	45,000	NONE	0		0				45,000
				TOTALS		2,540,000		300,000	0	0	0	0	0	2,240,000

CITY OF ASHLAND
ENTERPRISE FUNDS

CAPITAL PROJECTS AND MAJOR MAINTENANCE 2013-2018



MARINA

ALL ESTIMATES

Dept ID	Type	Important per staff	Requested Year	Projects	Priority	Estimated Cost	Outside Funding	Outside Amount			City Contribution	County Contribution	New Borrowing	To be funded
MR	B	***	2014	<u>Marina Replacement of 25 year old underground fuel storage</u> tanks and associated piping. Existing tanks replaced with single above ground, dual compartment tank.	1	85,000	NONE	0		0		0	0	85,000
MR	B		2014	<u>Marina Remodel Restrooms and showers.</u> Ensures ADA compliance and updates amenities and fixtures	2	60,000	NONE	0		0		0	0	60,000
MR			2015	<u>Marine Travel Trailer.</u> Change in storage facilities.	3	45,000	NONE	0		0				45,000
MR			2018	<u>Marina Dredge</u>	4	200,000	NONE	0		0				200,000
MR			2016	<u>A Dock replacement.</u>	5	225,000	NONE	0		0				225,000
MR			2018	<u>Marina Office Building,</u> Retail shop, Showers/Wash rooms	6	350,000	NONE	0		0				350,000
MR			2017	<u>Boat launch renovation</u>	7	150,000	NONE	0		0				150,000
MR			2018	<u>Heated indoor storage</u>	8	750,000	NONE	0		0				750,000
				TOTALS		1,865,000		0	0	0	0	0	0	1,865,000

CITY OF ASHLAND
ENTERPRISE FUNDS

CAPITAL PROJECTS AND MAJOR MAINTENANCE 2013-2018



MARINA

ALL ESTIMATES

Dept ID	Type	Important per staff	Requested Year	Projects	Priority	Estimated Cost	Outside Funding	Outside Amount			City Contribution	County Contribution	New Borrowing	To be funded
MR	B	***	2013	<u>Marina Replacement of 25 year old underground fuel storage</u> tanks and associated piping. Existing tanks replaced with single above ground, dual compartment tank.	1	85,000	NONE	0		0		0	0	85,000
MR	B		2015	<u>Marina Remodel Restrooms and showers.</u> Ensures ADA compliance and updates amenities and fixtures	2	60,000	NONE	0		0		0	0	60,000
MR			2015	<u>Marine Travel Trailer.</u> Change in storage facilities.	3	45,000	NONE	0		0				45,000
MR			2015	<u>Marina Dredge</u>	4	200,000	NONE	0		0				200,000
MR			2016	<u>A Dock replacement.</u>	5	225,000	NONE	0		0				225,000
MR			2016	<u>Marina Office Building,</u> Retail shop, Showers/Wash rooms	6	350,000	NONE	0		0				350,000
MR			2017	<u>Boat launch renovation</u>	7	150,000	NONE	0		0				150,000
MR			2018	<u>Heated indoor storage</u>	8	750,000	NONE	0		0				750,000
				TOTALS		1,865,000		0	0	0	0	0	0	1,865,000

CITY OF ASHLAND - Marina - Budget Comparison
For the Period January 1 - Oct 27, 2025
PRELIMINARY, SUBJECT TO ADJUSTMENTS/AUDIT

	2025 Adopted Budget	Actual	Remaining Budget
Revenues			
Operating			
Boat Launch Fees	\$ 6,500.00	\$ 6,082.07	\$ 417.93
Marina Revenues	248,400.00	297,771.10	(49,371.10)
Total Operating Revenues	254,900.00	303,853.17	(48,953.17)
Other Revenues			
Interest	90.00	214.53	(124.53)
Insurance Refund-storage tank policy		2,927.15	(2,927.15)
Insurance/Patronage Dividends	540.00	1,707.52	(1,167.52)
Total Other Revenues	630.00	4,849.20	(4,219.20)
Total Revenues	\$ 255,530.00	\$ 308,702.37	\$ (53,172.37)
Operating Expenditures:			
Wages	96,890.00	71,843.29	25,046.71
Overtime	1,000.00	939.99	60.01
Longevity Pay	2,620.00	-	2,620.00
Payroll Taxes	8,115.00	5,567.97	2,547.03
Retirement	4,735.00	3,184.88	1,550.12
Life Insurance	210.00	169.00	41.00
Workers Comp	2,955.00	-	2,955.00
Unemployment Comp	6,500.00	-	6,500.00
Professional Services	750.00	711.40	38.60
Water/Sewer	2,600.00	1,440.80	1,159.20
Electricity	5,950.00	5,063.46	886.54
Telephone	2,680.00	2,234.93	445.07
Natural Gas & Fuel Oil	1,900.00	698.07	1,201.93
Office Supplies/Postage	500.00	-	500.00
Advertising/Publishing	2,000.00	1,194.74	805.26
Travel / Training	1,250.00	330.84	919.16
Operating Supplies	2,750.00	1,722.41	1,027.59
Goods-Resale	4,000.00	1,867.00	2,133.00
Gas & Oil	38,500.00	34,145.56	4,354.44
R&M- Heavy Equipment	2,750.00	-	2,750.00
R&M- Equipment	2,750.00	489.36	2,260.64
R&M- Boat Launch	-	139.51	(139.51)
R&M-Buildings	1,550.00	245.24	1,304.76
R&M-Land Improvements	1,900.00	570.82	1,329.18
R&M-Dock	2,100.00	1,869.04	230.96
R&M-Nav Aids	200.00	210.79	(10.79)
R&M-Fuel Dispenser	1,275.00	-	1,275.00
Miscellaneous	500.00	-	500.00
Bank Service Charges	550.00		550.00
Property Insurance	8,350.00	11,300.00	(2,950.00)
Liability Insurance-storage tank	500.00	1,894.65	(1,394.65)
Liability Insurance-general	3,720.00	888.43	2,831.57
Total Operating Expenditures	212,050.00	148,722.18	63,327.82
NET OPERATING INCOME (LOSS)	43,480.00	159,980.19	(116,500.19)

continued next page

CITY OF ASHLAND

Marina - Cash Analysis

October 27, 2025

PRELIMINARY, SUBJECT TO ADJUSTMENTS/AUDIT

	2025 Adopted		Remaining
Capital & Financing Expenses:	<u>Budget</u>	<u>Actual</u>	Budget
Principal & Interest Pmt - GO Debt	(47,122.50)	(47,122.50)	-
Roof replacement - East side	-	(9,401.61)	-
Replacement of sewer piping	-	(5,500.00)	-
Dock C pilings repair		(10,138.59)	
Fuel tanks	-	-	-
Total Capital & Financing Expense	(47,122.50)	(72,162.70)	-
Net Operating Income (Loss) after Capital & Financing Expense	\$ (3,642.50)	\$ 87,817.49	NA

UNRESTRICTED CASH

Cash	\$ 230,991.80
Accounts Payable	(18,640.51)
Cash available for expenses	\$ 212,351.29

CONSTRUCTION/CAPITAL CASH

Balance of GO notes	-
	-
Cash available for capital expense	\$ -

Cash - Debt Reserve **\$ 32,073.21**
\$4,840 monthly transferred in

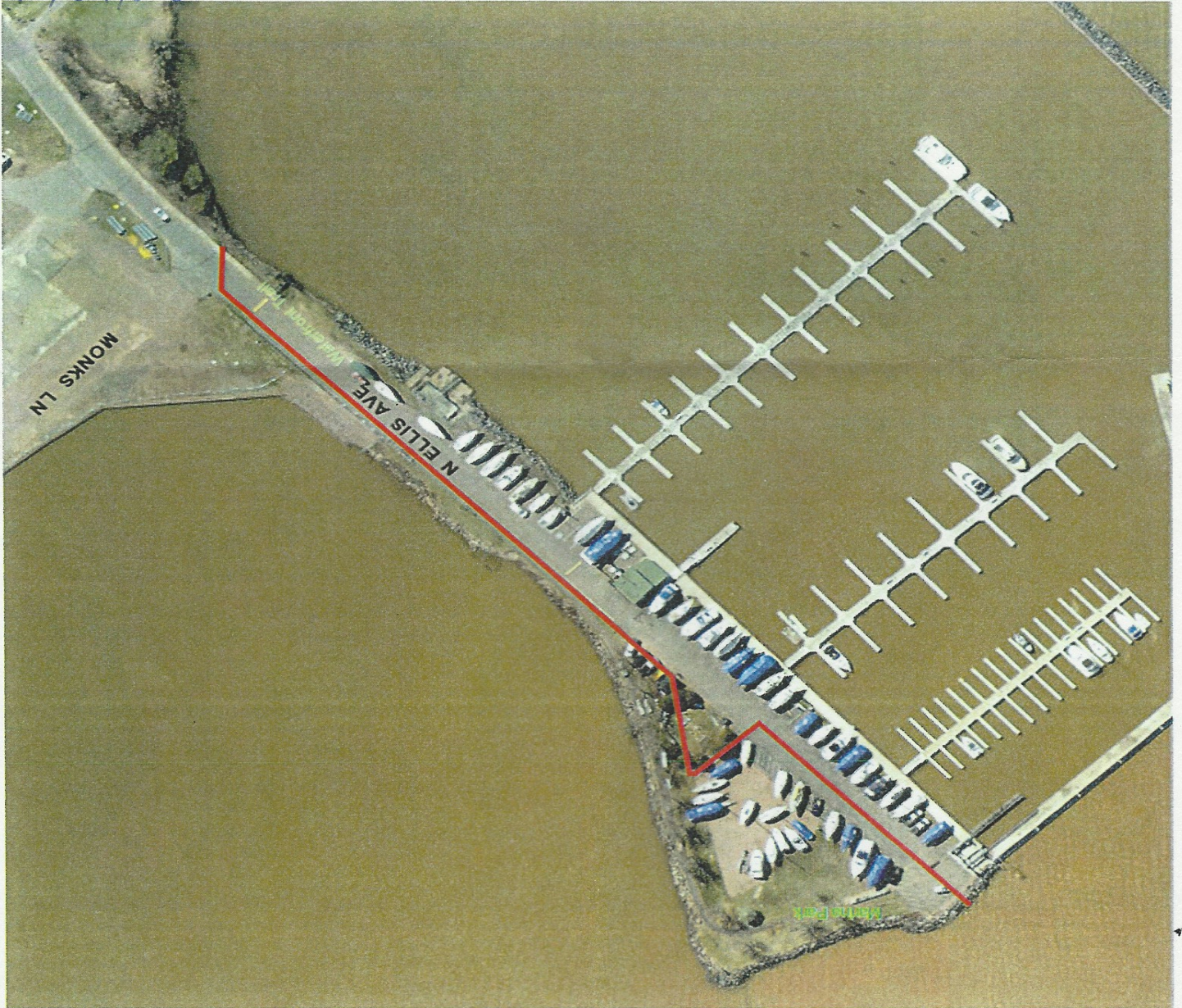
DEBT - 2020A NOTE PAYABLE

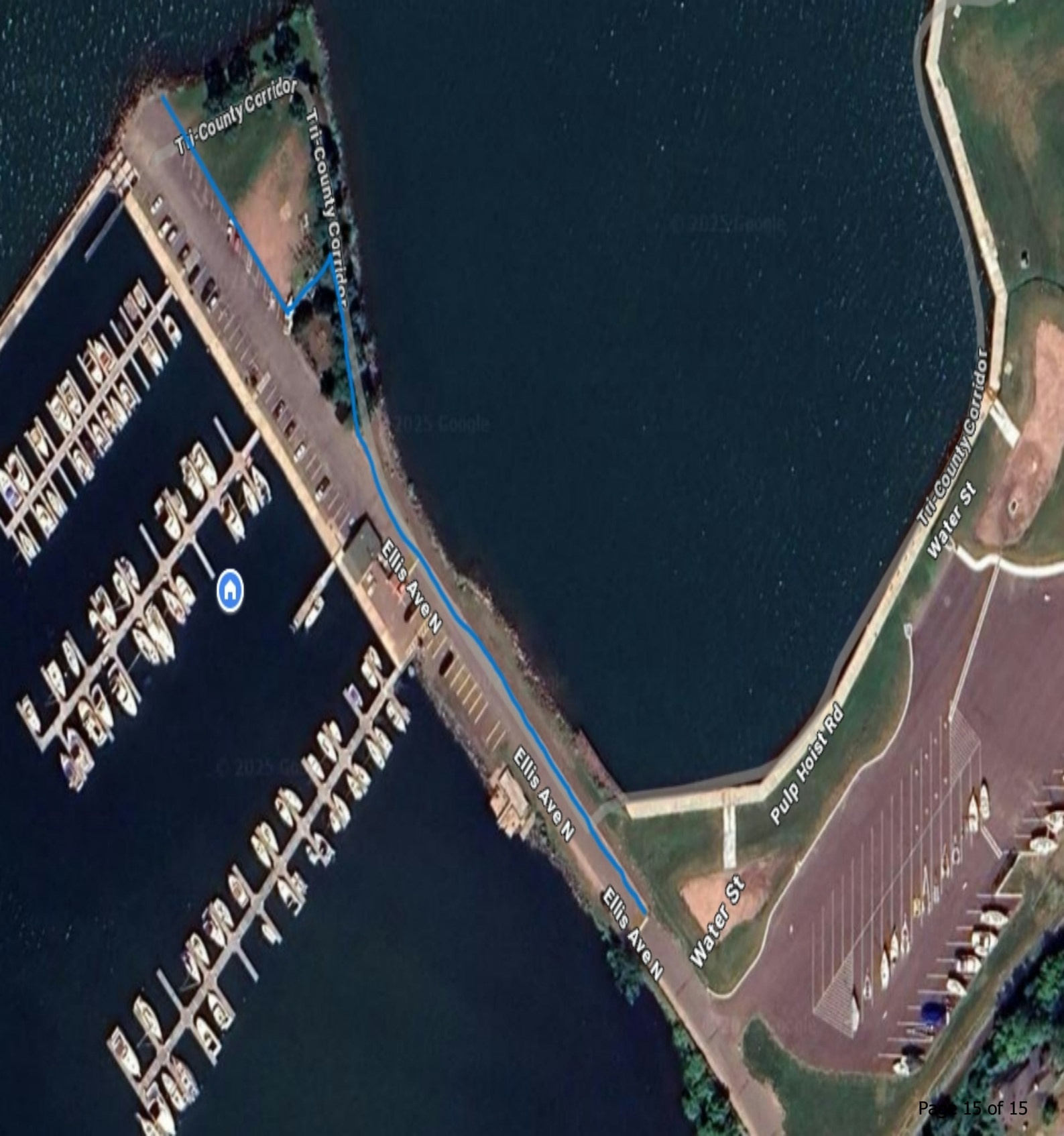
	<u>ORIGINAL</u>
Principle and interest due 2021	\$ 47,805.21
Principle and interest due 2022	47,257.50
Principle and interest due 2023	47,240.00
Principle and interest due 2024	47,195.00
Principle and interest due 2025	47,122.50
Principle and interest due 2026	47,022.50
Principle and interest due 2027	47,985.00
Principle and interest due 2028	47,712.50
Principle and interest due 2029	47,502.50
Principle and interest due 2030	47,265.00
Total future payments	\$ 474,107.71

Kreher Park Boat Launch				
Construction	Contingencies (15%)	Total Costs		
\$1,602,379	\$400,595	\$2,002,974		
Element	Units	Unit of Measure	Unit Cost	Sub-Total
Upland Parking Lot				
Concrete Paving	6013	SF	\$15	\$90,195.00
Engineered Fill	256	CYD	\$75	\$19,222.22
Concrete Gutter and Curb	125	LF	\$20	\$2,500.00
Element	Units	Unit of Measure	Unit Cost	Sub-Total
Boat Launch Bridge				
Cast-in-Place Concrete	1216	SF	\$20	\$24,320.00
Steel Pipe Pile Driving	7	EA	\$5,000	\$35,000.00
Engineered Fill	2.5	CYD	\$75	\$187.50
Element	Units	Unit of Measure	Unit Cost	Sub-Total
In-Water Launch Ramp				
Steel Sheet Pile Box and Bracing	200	Ton	\$3,850.00	\$770,000.00
Engineered Fill	1331	CYD	\$75.00	\$99,794.44
Core Stone (WisDOT XXX)	621	Ton	\$90.00	\$55,860.00
Anchor Piles	3	EA	\$10,000.00	\$30,000.00
Cast-in-Place Concrete	5450	SF	\$20.00	\$109,000.00
Floating Docks	171	LF	\$300.00	\$51,300.00
Sediment and Erosion Controls	1	LS	\$50,000.00	\$50,000.00
Element	Units	Unit of Measure	Unit Cost	Sub-Total
Seeding and Restoration	1	LS	\$15,000	\$15,000
Mobilization and Site Prep	1	LS	\$250,000.00	\$250,000
Construction Total				
Construction Contingency & Remaining Eleme			25%	
Project Total (Construction and contingency)				\$ 2,002,974



10/09/25





Tri-County Corridor

Tri-County Corridor

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Ellis Ave N

Ellis Ave N

Ellis Ave N

Water St

Pulp Hoist Rd

Tri-County Corridor

Water St