

Board Meeting Agenda

November 11, 2025

- 1. Call to Order and Pledge of Allegiance**
- 2. Approval of Agenda**
- 3. Open Comments from the Floor (2 minutes)**
- 4. 1939 River and Harbors Act - Barb Haake (10 minutes)**
- 5. Flag Officer Reports**
 - Commodore -
 - i. Introduction of Mike Shimshock, SPYC's new Executive Director
 - ii. Review of the year's activities to date and future plans - possible marina management opportunity. (awaiting RFP to be published Monday 11/10/2025)
 - iii. Passing of Dana Isaacs
 1. A Celebration of Life for Dana will be held at 5:00 p.m. on Friday, November 14, 2025, at Willie's Restaurant (Hidden Harbor Marina), 388 9th Avenue, St. Paul Park. The event will take place on the second level, featuring live music by Dana's lifelong bandmates in his honor
 - Vice Commodore
 - Treasurer
 - Secretary
- 6. Marina Manager Report**
- 7. Committee Reports**
 - Amenities
 - Finance -
 - i. Review of Treasurer's job, as I see it (pretty quick, no vote)
 - ii. Treasurer's report (pretty quick, vote to accept)
 - iii. Proposed 2026 budget (probably take some time and is a take-action)
 - Marketing & Membership
 - i. Five new regular members were approved at the October board meeting.
 - Social
 - i. Holiday party is December 6th at 5pm in the clubhouse. 2 complimentary tickets per slip, \$40 per extra ticket, BYOB. The front deck will be enclosed, carpeted and heated so we can accommodate more than just the interior of the clubhouse would fit.
 - ii. The TGIF Soup party was on November 7th and we had a dozen soups and appetizers so plenty of food, but a relatively small group. Games and drinks continued for hours after everyone was full.
 - Strategic Planning - Report below
- 8. Old Business**
 -

9. New Business

-
-

10. Adjourn to closed session

11. Closed session -

- **Discussion of accounts that are critically past due or have been unable to make suitable arrangements for payment.**
- **Employee review discussion**
- **New Marina opportunity that became available 11/10**

12. Return to open session

13. Discuss any motions resulting from closed session.

14. Adjournment

Marina Manager Report:

Kristina Cummings

November 2025

Contracts / Payments for winter – 16 contracts not completed / \$25,563.64 that is not on a payment plan or arrangement

2 boats that are supposed to be gone are still here without contracts as they have told me they are leaving

Still dealing with stray voltage on the docks in the upper harbor, we still have not received the report from O'Neil for this summer. We ordered an additional tester that will give us more information on if it is the boat or our electrical system or the neighboring boat. We had an expert that came in and talked over why we have stray voltage and how it can happen

New electric rate \$.21 per KWH

New natural gas rate \$1.20 per therm

Water usage by meter and consumption in units

Shop –

Read Date	Days	Consumption
10/27/2025	32	3.00
9/25/2025	30	3.00
8/26/2025	32	3.00
7/25/2025	29	4.00
6/26/2025	29	4.00
5/28/2025	33	4.00
4/25/2025	31	1.00
3/25/2025	28	1.00
2/25/2025	29	1.00
1/27/2025	31	4.00
12/27/2024	31	1.00
11/26/2024	32	1.00
10/25/2024	30	2.00

Read Date	Days	Consumption
10/7/2025	92	18.00
7/7/2025	91	20.00
4/7/2025	89	1.00
1/8/2025	93	7.00
10/7/2024	91	25.00
7/8/2024	94	21.00
4/5/2024	91	2.00
1/5/2024	91	6.00
10/6/2023	91	46.00
7/7/2023	93	53.00
4/5/2023	89	0.00
1/6/2023	93	9.00

Clubhouse –

Read Date	Days	Consumption
10/30/2025	3	0.00
10/27/2025	32	19.00
9/25/2025	30	14.00
8/26/2025	32	18.00
7/25/2025	29	38.00
6/26/2025	29	13.00
5/28/2025	36	12.00
4/22/2025	0	0.00
11/13/2024	19	0.00
10/25/2024	30	15.00
9/25/2024	29	15.00
8/27/2024	33	17.00
7/25/2024	30	14.00

Upper Harbor –

Lower Harbor –

Read Date	Days	Consumption
10/27/2025	32	48.00
9/25/2025	30	74.00
8/26/2025	33	175.00
7/24/2025	30	112.00
6/24/2025	27	34.00
5/28/2025	33	31.00
4/25/2025	31	27.00
3/25/2025	28	38.00
2/25/2025	29	130.00
1/27/2025	31	112.00
12/27/2024	31	75.00
11/26/2024	32	19.00
10/25/2024	30	21.00

Strategic Planning Report

Strategic Planning November report (updated 11/6/2025)

Attendees: Bill Tschohl, Brett Cummings, Lee Pfeilsticker, Kristina Cummings

Agenda for November:

Awaiting response for 3MPriority 2 grant proposal - boat dock proposal and add fishing pier at Pickerel Lake for 3M Priority 2 Grant funding.

The 3M Grant proposal for the fishing pier and boat dock for the boat launch was completed and submitted on Tuesday, October 7th ahead of the submission deadline.

DNR Wildlife camera - Small changes to the DNR wildlife camera location have been made so the camera can see both the old and new bald eagle nest. The DNR has repositioned the existing camera a bit so it has a line of sight to the new nest. Don't know status, but had heard that the DNR is working to fundraise approximately \$2,000 for an additional camera setup that would be installed where the newer nest is located.

The crew has mounted the old TV near the entrance of the Clubhouse. TBD - no update from team as yet. We want a system that will be able to rotate through the Eagle Camera, Club Calendar and more.

Based on the Sunde Land Survey, some preliminary cut and fill thoughts for various sized structures were put together. The larger the building is sized the more fill would be needed so still in the discussion stage of what, where, when, etc.

- Yard grading files are stored in the Strategic Planning Folder.

Notes:

Next year's project thought, quick hit that can be completed in a year or so.

Build a single room with a sink, toilet, shower that is ADA compliant with proper entrance, ramp, etc. as necessary. 36" door, Grab bars, 5' circle of clear space for wheelchair turn.

Bill will work on pricing for construction of 'shed' and get overall dimensions. Rough pricing for a 10'x10' steel sided structure with bath facilities would run about \$5,500 plus cost of whatever it floats.

Studs

2"x6" 36 8' @ \$5.19ea (\$186.84)

12 10' @ \$5.77ea (\$69.24)

Trusses 10' span w 1' overhang (2' on center)

6 @ \$40.39ea (\$242.34)

Wallboard - walls and ceiling

Mold and moisture resistant 14 @ \$16.98ea (\$237.72)

Housewrap 1 @ (\$99.99)

Roofing

36" Premium Pro-Rib® Ocean Blue Steel Panel 8 @ \$27 (\$216)

10' Ocean Blue Universal Ridge Cap 2 @ \$49 (\$98)

14' Ocean Blue Steel Corner & Gable Trim 4 @ \$34 (\$136)

Tar paper (\$32)

Ice and water barrier (\$60)

Siding

36" Premium Pro-Rib® Brite White Steel Panel 12 @ \$33 (\$396)

10' Brite White Steel J-Trim 6 @ \$11 (\$66)

12' 3" Brite White Steel Bottom Trim 5 @ \$17 (\$85)

14' Brite White Steel Corner & Gable Trim 4 @ \$34 (\$136)

Door - basic steel slab door 36" x 80" pre-hung

1 @ (\$199.00)

Vanity Designer's Image™ Winston 36-1/2"W x 18-11/16"D Phantom Vanity and White Cultured Marble Vanity Top with Oval Integrated Bowl

1 @ (\$239.99)

Toilet - OVE Decors Willow 2-Piece White Tall Elongated Toilet

1 @ (\$279.99)

Shower

Shower surround - Lyons® Linear™ 60"W x 32"D x 76-1/2"H White Shower with Right Drain (4-Piece) 1 @ (\$769.98)

Plumbing faucet Moen® Zyla™ One-Handle High Arc Chrome Bathroom Faucet

1 @ (\$109.99)

Plumbing shower Moen® Zyla™ Posi-Temp® Chrome Bathtub Shower Faucet

1 @ (\$219.99)

Plumbing - bathroom accessories

Moen® Zyla™ Chrome Towel Ring 1 @ (\$24.99)

Moen® Zyla™ Chrome Nickel Pivoting Paper Holder 1 @ (\$27.99)

Moen® Zyla™ Chrome 24" Towel Bar 1 @ (\$31.99)

OR

Moen® Zyla™ Chrome 3-Piece Kit 1 @ (\$67.99)

Plumbing supplies (\$200 estimate)

Frp fiberglass reinforced plastic panels

NRP® 4 x 8 Pebbled White Plastic Interior Wall Panel

10 @ \$28.99ea (\$289.90)

Trim strips join flat 8 @ \$4.49 (\$35.92)

Trim strips inside corner 4 @ \$4.49 (\$17.96)

Trim strips edge 3+6 9 @ \$4.49ea (\$40.41)

Electric outlets and wiring, junction (\$200)

Vent (\$120)

Outlets (gfc) (\$18)

Switches (\$23)

Lights (\$175)

Misc. nails, screw and adhesives (\$300)

Total: \$5,410.22 (Does not include flooring or baseboard trim - too many options)

Additional parts not covered in first round of estimate:

Holding tank - 50 Gallon Plastic Marine and RV Water or Waste Holding Tank

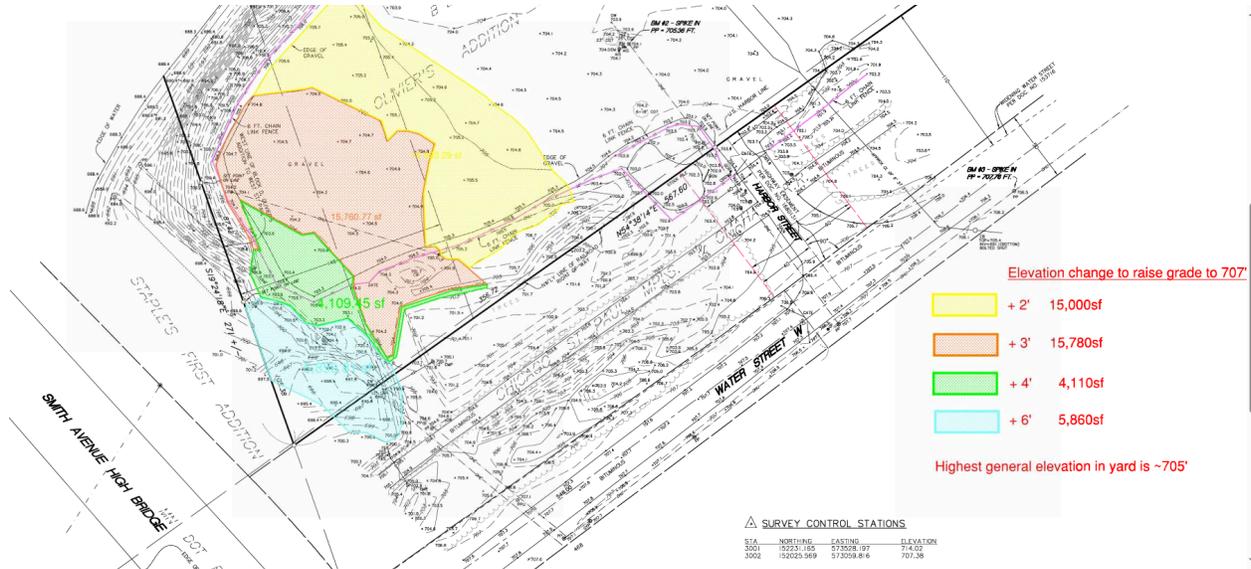
<https://www.plastic-mart.com/trionic-58-inch-long-50-gallon-plastic-marine-and-rv-water-or-waste-holding-tank-tri-2050-1#1361=8420>

(\$496.97)

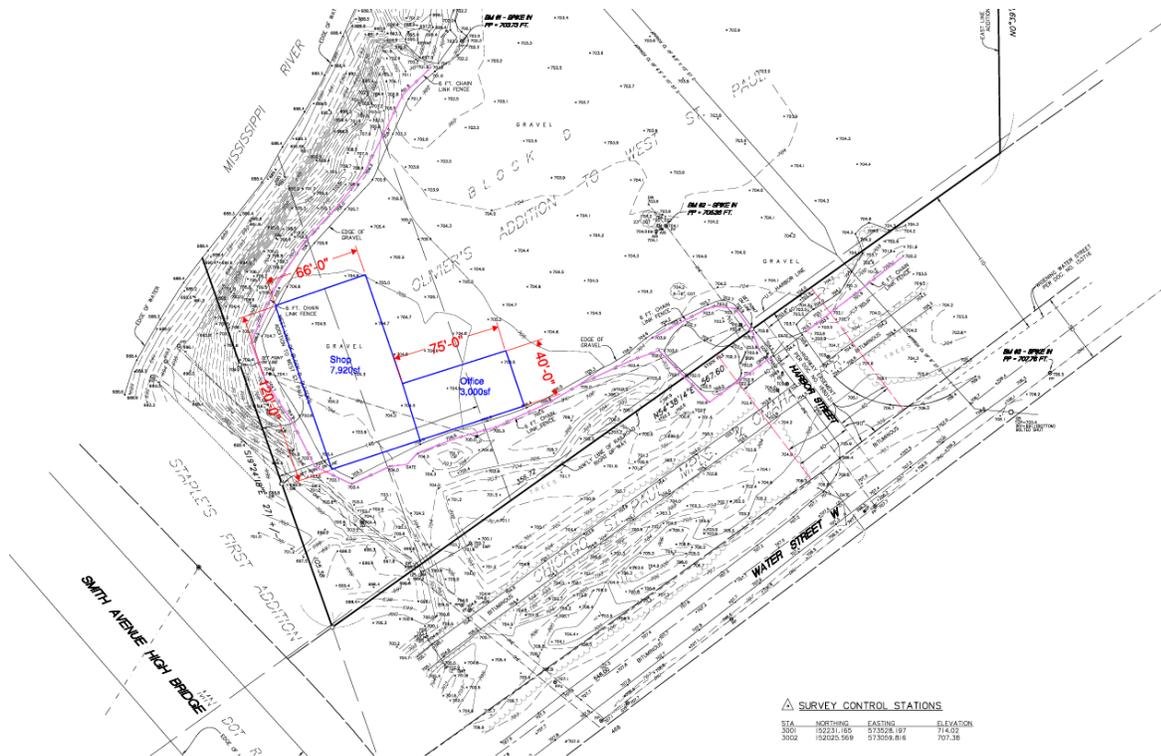
***Need to consider a suitable platform for this bathroom structure, repurpose, build or other options. Also need to determine a location for the floating structure if it is determined to move forward with this.

Kristina will work on getting float costs to determine what current costs on flotation look like.

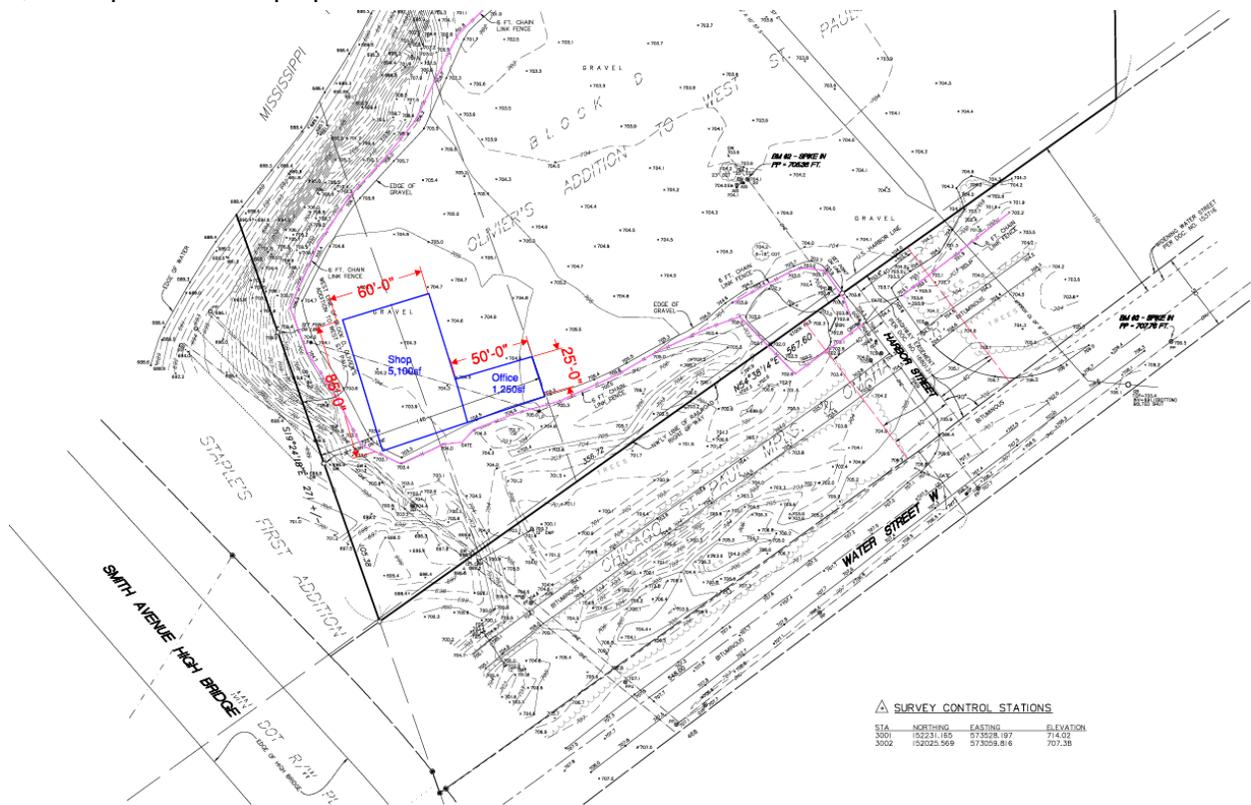
Grading rough estimate:



10,000 sq/ft office shop space

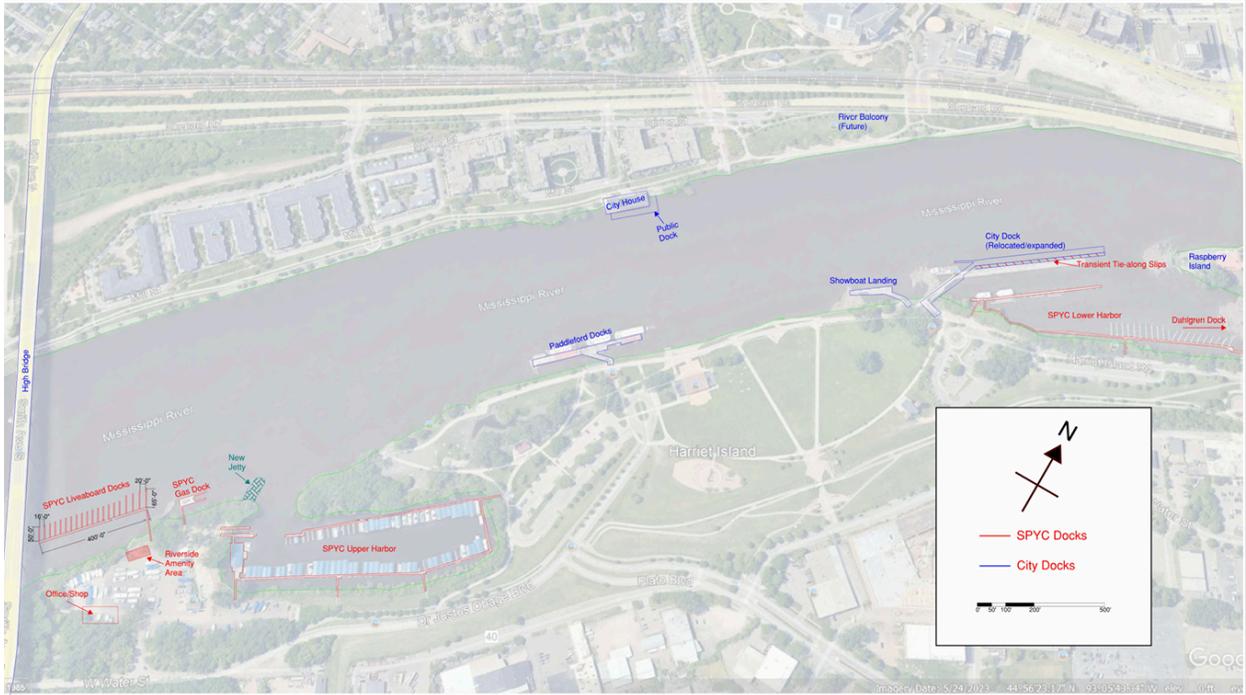


7,000 sq/ft office shop space



Future opportunities map

St. Paul Yacht Club Proposed Future Plan



For those new to the club or long-term members not yet engaged. We meet on the 2nd and 4th Thursday of each month Spring through Fall. One is zoom only and one is in-person only. The schedule can be found on the club calendar page. <https://www.stpaulyachtclub.org/calendar>

Strategic Planning's purpose, mission and timelines.

Committee Members: Bill Tschohl (Chair), Brett Cummings (Co-chair), Troy Janish, Lee Pfeilsticker, Dave Nelson, Kit Richardson

Purpose: Gather and develop projects from ideation to deliverables with input from stakeholders.

Mission: The Strategic Planning committee will serve to benefit the St. Paul Yacht Club, St. Paul Parks & Recreation along with enhancing our outreach to the community. The committee will deliver detailed plans with expected benefits, costs and ongoing maintenance analysis for club and board review and approval.

Timeline:

Spring meetings : gather ideas and concepts

All ideas are good ideas. That said, the ideas and concepts phase is not to revisit board decisions, but to gather ideas and generate ways to gather more ideas via surveys, visits with area stakeholders, etc.

Summer meetings: refine list to 2-3 ideas for further project planning /development. From the ideas gathered in the Spring along with input from our St Paul Parks contract representative, determine which are meaningful projects to further evaluate and plan, budget, estimate further.

Fall meetings: Finish project planning and development, create presentations, verify costs and funding.

Projects should be as thoroughly designed as possible. Wherever possible they should have full design, benefits anticipated, cost analysis, anticipated timelines and agreement from any necessary committees such as amenities, operations, etc.

Budget: The committee has no fixed budget. That said, projects that partner with the City of St. Paul's Parks and are approved by the city can potentially lessen our lease payment if Parks agrees the item is mutually beneficial. The group will also work to leverage any available grants or other sources of project funding where appropriate.

Note:

Projects should be fully developed before the November Board meeting to be included in the following year's budget, if approved.

Marina strategic opportunity inputs and thoughts gathered so far:

Thought ideas (Some of these are listed to jog some outside of the box thinking)

Essentials:

Boat slips and docks

Boat and trailer storage

Fuel dock

Wants:

Boat ramps for visitors, Boat rentals, Business center, Clubhouse, Complimentary WiFi

Fitness center and sauna, Grills, Kayaks and paddle board rentals, Laundry, Marina store

Media equipment, Picnic area, Poolside bar, Private beach access, RV parking, Shower facilities

Tennis court, Transient slippage, Water skiing, Waterfront pool, Improved boat dock access

Reopen Gate F in the Lower harbor, There needs to be a Wheelchair Accessible Ramp and

clear the debris

Non-Boating or Programming activities that correlate well in the park

Biking, Bird watching, Guided history tours, Photography, Scooters, Wildlife and wilderness

exploration - (Wildlife camera?), Run or race with canoes/ kayaks? Hidden Falls to here? Food

trucks and music in the yard, stop at pool & yacht, Large boat moored for rental, living activities,

programming on the river, Balcony / patio area with roof, food trucks, music area accompanying

Movies at night, Music programming opportunities, etc. with local artists, Food Truck

Connections (Let's Create Locked Food Truck Hookups inside our gates at each parking lot that

can be managed by us with Food truck vendors.) Ferris wheel -Betty Danger style add a fun

destination, Carousel, Bumper Boats, Conservation planting - intentional, milkweed, etc.,

Garden area - High Bridge direction, similar to garden area above High Bridge, Bat and bird

houses