

MARINA COMMITTEE MEETING

DATE OF MEETING: March 10, 2023 at 7:00 a.m. Clinton Lake Marina

MEMBERS PRESENT: Dan Matthews – Chair, Terry Ferguson, Joe Witte, Brian Riddle and Tom Farris. Also, present, Dee Dee Rentmeister, County Administrator, Joe and Marybeth Caldwell, Marina Operator.

MEMBERS ABSENT: None

SUMMARY OF DISCUSSION:

- Christy Pruser, slip renter, had three items that she wished to address with the committee:
 - Status of the audit. Matthews stated that it had not been scheduled and he would address it at the next board meeting.
 - Informed the committee about a safety issue related to no lights in the parking lots. On February 25 several slip renters were out on their boats and there weren't any lights on in the parking lots. She sent pictures to Mr. Matthews and Mr. Ferguson and indicated that she felt this was a safety issue. Mrs. Pruser indicated that the only response she received back was from Mr. Matthews and he indicated that no one was out there and to stay warm. Matthews stated that it doesn't make sense/not good business to burn power in February for five people.
 - Informed committee that the marina operators still had not reimbursed her for pot/toilet liners that she had to purchase due to all of the restrooms being shut down. She realizes that a porta potty was provided but the porta potty has tipped/blown over so many times that it couldn't be used. Christy stated that slip renters have set up the porta potty many times. Joe Caldwell did indicate that he has had to set up the porta potty several times as well. Matthews indicated that the restrooms were shut down because of the water issue but hoped that the issue has been corrected and the water would be back on next week.
- Jerry Chrispen from the Sailing Association was present and informed the committee that he was here to offer any assistance with a new contract.
- Motion by Witte, 2nd by Farris to approve last month's minutes. Voice vote, motion carried.
- Motion by Ferguson, 2nd by Witte to approve the claims. Voice vote, motion carried.
- Motion by Matthews, 2nd by Witte to recommend to the full board to approve the quote from JLS for repairs to docks 1 and 2 in the amount of \$24,000. Matthews stated that nothing changed from last month. Voice vote, motion carried. (*Last month's minutes attached for reference*)
- Ferguson spoke about parking lot repairs – regarding the area where the islands were removed. Motion by Ferguson, 2nd by Farris to recommend to the full board to approve up to \$20,000 for A2 treatment of the parking lot. Voice vote, motion carried.
- Discussion on costs to add to the breakwater. Matthews indicated that it would cost approximately \$200,000 for 4 sections. Need to determine the best use of funds available for project. No action taken.
- Matthews informed the committee that he has been in contact with an attorney the specializes in real estate sales. A handout was given to committee members with questions that need to be addressed when deciding whether to go forward with a sale. Matthews feels that it would be best to sale the marina property. He also stated that he has been in contact with Constellation for their thoughts on the county selling the property/marina. General discussion that included the sale of the property, the lease with the Sailboat Association and what may happen with them upon a sale, selling the physical assets and leasing the land with a long-term lease. Witte asked about the timeline moving forward since the current lease agreement expires this year. Matthews said the current lease may have to carry over till next year.
- Motion by Matthews, 2nd by Riddle to recommend to the full board to approve up to \$20,000 for an appraisal of the marina assets and real estate. Voice vote, motion carried.
- Updates from Joe Caldwell

- The water line repairs have been made.
- Still need electric repaired
- Cleaning up tree limbs/tree that came down during the storm.
- Septic connection has broken and will be fixed
- Witte asked about the audit and if this was already approved by the county board. Dee Dee indicated that this audit has been approved by the county board and according to the contract it will begin in May.
- Motion by Farris, 2nd by Ferguson to adjourn at 8:34 a.m. Voice vote, motion carried.

COMMITTEE ACTION:

Approve last month's minutes.

Approve the claims.

Recommend to the full board to approve the quote from JLS for repairs to docks 1 and 2 in the amount of \$24,000.

Recommend to the full board to approve up to \$20,000 for A2 treatment of the parking lot.

Recommend to the full board to approve up to \$20,000 for an appraisal of the marina assets and real estate.

RECOMMENDATIONS TO THE BOARD:

Recommend to the full board to approve the quote from JLS for repairs to docks 1 and 2 in the amount to \$24,000.

Recommend to the full board to approve up to \$20,000 for A2 treatment of the parking lot.

Recommend to the full board to approve up to \$20,000 for an appraisal of the marina assets and real estate.

DATE OF NEXT MEETING: April 5, 2023 at 5:00 p.m. at the County Building

MARINA COMMITTEE MEETING

DATE OF MEETING: February 7, 2023 at 5:01 p.m. DeWitt County Building

MEMBERS PRESENT: Dan Matthews – Chair, Terry Ferguson, Joe Witte, Brian Riddle and Tom Farris. Also, present, Dee Dee Rentmeister, County Administrator, Joe and Marybeth Caldwell, Marina Operator.

MEMBERS ABSENT: None

SUMMARY OF DISCUSSION:

- Christy Pruser, slip renter, asked the committee if the marina audit had been done/scheduled yet. Ferguson indicated that he was going to talk about that later in the meeting.
- Motion by Riddle, 2nd by Ferguson to approve last month's minutes. Voice vote, motion carried.
- Motion by Ferguson, 2nd by Witte to approve the claims. Ferguson asked about the claim to JNet for hosing the website and whether it was needed. It was explained that the Clinton Lake Marina website has a direct link to the website hosted by Barefoot Cove. Voice vote, motion carried.
- Matthews informed committee he received a quote from JLS Marina to remove and replace floats on docks 2 and 5. (No paperwork was submitted – Matthews read from his cell phone) The quote was \$24,500.00 and would include trip charges and removal of old floatation. Ferguson stated that last year the committee said that we would have a complete list of floats needed for all the docks and put the project out for bid. Matthews stated that the county has used JLS in the past and that the figures that were obtained covered the minimum work that is needed on these two docks. During discussion it was decided that Matthews would contact G&H marine to obtain a quote from them for the float replacement/removal on docks 2 and 5. A motion was made by Matthews, 2nd by Witte to recommend to the full board to approve \$24,500 for float repairs on docks 2 and 5 with work to be completed by May 1, 2023. Voice vote, motion carried. Matthews will contact both JLS and G&H and ask for quotes to be received prior to the board meeting.
- Received quotes from Atchison Electric to install breaker panel and eight receptacles/lights on dock 7 in the amount of \$25,800.77. Also received an alternate quote to install breaker panel, eight receptacles/lights on dock 7 along with 2 LED light poles in the amount of \$30,989.35. Matthews stated that he felt this was too much to provide power to dock 7. No action was taken. Matthews stated that some type of solar lights needed to be installed.
- Received quote from Atchison Electric to replace the breaker panel in the restroom by the ramp in the amount of \$3,741.60. Motion by Matthews, 2nd by Farris to approve the quote from Atchison Electric to replace the breaker panel in the restroom by the ramp in the amount of \$3741.60. Voice vote, motion carried.
- Discussed upgrading the restrooms by the ramp – new flooring, door to utility closet, repaint the walls. Joe stated that the didn't have any official quotes at this time. Will address next month.
- Discussion on approving a cost for an appraisal of the marina assets. Matthews stated that most of the board members that contacted him thought selling the assets and keeping the land was a good idea. Discussion on the business assets and potential income. Would need to contact a commercial appraiser to get an idea of the cost of an appraisal. Discussed whether the appraiser would need the business income/expenses. Will discuss again next month.
- Joe gave the committee an update on maintenance issues.
 - Culverts need to be looked at – East side of ramp.
 - Riprap around the peninsula needs addressed.
 - Will be doing some land maintenance this month -burning prairie grass, taking down trees.
 - Area in front of dock 4 by the power pole is washing out.
 - Area where the parking islands were removed need a little bit more rock
 - Striping the lots
 - Old gas dock section still needs to be removed.

- Question about sealing the docks – Joe indicated that the docks were sealed last fall.
- Matthews informed the committee that the meeting next month will be held at the marina.
- General discussion on the estimated costs for adding to the breakwater(\$150,000), riprap project(\$50,000) and bathroom upgrades(\$50,000). Need to determine if additional breakwater is a safety issue. Should the county spend this kind of money and then sell the buildings/structures?
- Discussed the dredging that the Sailboat Association spoke about last month. Dee indicated that she found that the County paid for the dredging in 2012 and that it required a permit from the Army Corp of Engineers.
- Slip agreements have been sent out. Several people have inquired about electronic payments.
- General discussion with possible dates for the proposed land lease agreement and sale of the buildings/structures.
 - Have a bid packet ready to go out July 1, 2023 with bids due August 1, 2023.
 - Draft a long-term lease agreement for the land at the March and April meetings.
 - Have the audit completed so that documentation can be part of the bid process.
 - Be able to hand over to the State's Attorney items needing to be addressed/covered in the long term land lease along with conditions after the April 4, 2023 meeting.
 - May need to schedule additional meetings.
 - Contact other marinas that have long term land leases.
 - Discussed what outside assistance is needed to accomplish the lease of the land and the sale of the buildings/structures.
 - Need to work thru the State's Attorney for any other legal assistance that will be needed.
- Motion by Witte, 2nd by Ferguson to adjourn at 6:13 p.m. Voice vote, motion carried.

COMMITTEE ACTION:

Approve last month's minutes.

Approve the claims.

Recommend to the full board to approve \$24,500 for float repairs on docks 2 and 5 with work to be completed by May 1, 2023.

Approve the quote from Atchison Electric to replace the breaker panel in the restroom by the ramp in the amount of \$3741.60.

RECOMMENDATIONS TO THE BOARD:

Recommend to the full board to approve \$24,500 for float repairs on docks 2 and 5 with work to be completed by May 1, 2023.

DATE OF NEXT MEETING: March 7, 2023 at 5:00 p.m. at Clinton Lake Marina

**AGENDA FOR THE
MARINA COMMITTEE**
Revised

Date and Time of Meeting: March 10, 2023 at 7:00 a.m. Location: Clinton Lake Marina

- 1) Call Meeting to Order
- 2) Persons Wishing to Address the Committee/Public Comment (If requesting action, also list below in section three).
- 3) Items for Discussion and Possible Action
 - a. Approve last month's minutes.
 - b. Approve claims.
 - c. Approve dock repairs.
 - d. Approve cost for appraisal of marina assets.
 - e. Parking lot repairs
 - f. Additions to breakwaters
 - g.
- 4) Closed Session
 - a.
- 5) Items for Discussion Only (No Action Requested)
 - a. Timeline for future lease agreement
- 6) Motion to adjourn.

Posted: March 7, 2023 at 11:48 p.m.

By: Betty J Smith

- 1) Do we want to own the land?

- 2) If yes, how long of an agreement can we stomach/agree to move ahead with.

- 3) Do we want a short-term agreement that encourages "milking"?

- 4) Do we want a long-term agreement leading to a long(er) term agreement?
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- 5) What goods and services are we providing to Dewitt County Residents?

- 6) What is our obligation to Dewitt County?

5 Year Expenses if County continues to own and hire a manager?

Docks 1-3 (plus repairs)	\$3,000,000
Breakwater additions	\$200,000
Erosion Control	\$100,000
Insurance (5 years)	\$250,000
Misc Repairs (5 years)	\$250,000
Parking Lot	<u>\$200,000</u>
	\$4,000,000