

MARINA COMMITTEE MEETING

DATE OF MEETING: September 7, 2021, at 5:30 p.m. Clinton Lake Marina

MEMBERS PRESENT: Dan Matthews – Chair, Jay Wickenhauser, Terry Ferguson, Travis Houser, and Aaron Kammeyer. Also, present, Dee Dee Rentmeister, County Administrator, Joe and Marybeth Caldwell, marina operators.

MEMBERS ABSENT: None

SUMMARY OF DISCUSSION:

- Josh Olsen spoke to the committee about the apparent change in policy concerning the sale of lifts and the new owner getting the slip. Discussion on clarifying this in the next slip rental agreement. Matthews indicated that the person that purchased Mr. Olsen's lift will be able to rent the slip next year. Discussed possibly adding a transfer fee to the slip agreements when a boat and/or lift is sold. Committee was asked if they would meet with current slip renters when revising the slip rental agreement. A question was asked for clarification – if a renter sales houseboat will the purchaser be able to stay in the slip – Yes.
- Motion by Houser, 2nd by Kammeyer to approve last month's minutes. Voice vote, motion carried.
- Motion by Ferguson, 2nd by Wickenhauser to approve the claims. Voice vote, motion carried.
- Reviewed proposed budget for FY22. Motion by Matthews, 2nd by Kammeyer to refer the budget to the finance committee. Voice vote, motion carried.
- The Caldwell's presented a list of materials needed for repairs to the docks. Will give list to maintenance to purchase.
- Discussion on contract extension with 1125 Property Management. Matthews is proposing a two-year extension to the current contract. Motion by Matthews, 2nd by Houser to recommend to the full board to extend the marina management contract with 1125 Property Management for two more years. Discussion among committee members. Wickenhauser asked why the county would want to extend the current when prices/percentages need to be changed. Keeping the same terms would be a mistake. Matthews disagrees and feels the current operators need more time and that he is not willing to go with an unknown operator. Voice vote with Ferguson and Wickenhauser voting nay; Matthews, Houser and Kammeyer voting aye. Motion carried.
- Discussion on the sale of the 75 acres. Ferguson indicated that he had spoken with Exelon about the potential sale, and they indicated that they would provide the county with covenants that they would like attached to the sale. Motion by Kammeyer, 2nd by Ferguson to recommend to the full board to sale the 75 acres across from the marina including restrictions from Exelon and the county. Voice vote, motion carried.
- Matthews updated the committee on the following:
 - The breakwater company will be doing an onsite survey September 13 and then present a replacement cost.
 - Need to find someone to remove the old gas dock. Do we utilize those slips as transient slips?
 - Cannot get ahold of anyone from the Sailboat Association to discuss their lease.
 - Still waiting for an approved fuel line for the new gas dock.
 - Need to put together a list of upgrades/repairs with costs to determine if Rescue/Recovery Funds can be used.
- Motion by Kammeyer, 2nd by Houser to adjourn at 6:41 p.m. Voice vote, motion carried.

COMMITTEE ACTION:

Approve last month's minutes.

Approve the claims.

Refer budget for FY22 to finance committee.

Recommend to the full board to extend the marina management contract with 1125 Property Management for two more years.

Recommend to the full board to sale the 75 acres across from the marina including restrictions from Exelon and the county.

RECOMMENDATIONS TO THE BOARD:

Recommend to the full board to extend the marina management contract with 1125 Property Management for two more years.

Recommend to the full board to sale the 75 acres across from the marina including restrictions from Exelon and the county.

DATE OF NEXT MEETING: October 4, 2021, at 5:30 p.m. County Building

**AGENDA FOR THE
MARINA COMMITTEE**

Date and Time of Meeting: September 7, 2021 at 5:30 p.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).
 - a. Josh Olsen
 - b.
- 3) Items for Discussion and Possible Action
 - a. Approve last months' minutes
 - b. Approve claims
 - c. Budget for FY22
 - d. Contract renewal with 1125 Property Management
 - e. Sale of 75 acres
 - f.
- 4) Closed Session
 - a.
- 5) Items for Discussion Only (No Action Requested)
 - a. Breakwater repair/replacement
 - b. Removal of old dock
 - d. Electronic management system demonstration
 - e.
- 6) Motion to adjourn.

Posted: September 2, 2021 at 3:10 p.m.

By: Dee Dee Rentmeister

Proposed Marina Budget FY 2022

FY2021		
Cash Available	7/31/2021	\$ 224,658.66
Expenses	Aug	\$ (4,925.00)
Revenues	Aug	\$ -
Expenses	Sept	\$ (109,076.90)
Estimated Revenue Sept thru Nov		\$ 8,000.00
Estimated Expenses Oct thru Nov		\$ (91,000.00)
Estimated cash balance Dec 1, 2021		\$ 27,656.76

FY2022		
Estimated Revenues	Misc	\$ 22,000.00
	Slip Rentals	\$ 440,000.00
Estimated Cash Avail 12-1-2021		\$ 27,656.76
Total Revenue available for FY 2021		\$ 489,656.76

Estimated Expenses	Lease payment	\$ 245,000.00
	Insurance	\$ 25,000.00
	Taxes	\$ 6,000.00
	Misc Supplies/expenses	\$ 10,000.00
	Loan payment	\$ 50,000.00
	Capital Outlay	\$ 150,000.00
		\$ 486,000.00

Have applied for \$250,000 grant to be used for replacing the breakwater and work to parking lot and entrance road
 Estimates for both projects came in at \$264,846

9/1/2021

Expenditures Oct thru Nov	Permco	\$16,000
	loan	\$50,000
	misc	\$25,000