

MARINA COMMITTEE MEETING

DATE OF MEETING: January 11, 2022 at 5:00 p.m. DeWitt County Building

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

MEMBERS ABSENT: None

SUMMARY OF DISCUSSION:

- Received email from Christy Mills (attached to minutes). Matthews indicated that this would be addressed at the next meeting.
- Matthews informed the committee that the sale of the 75 acres was discussed at the property committee earlier this week. Property committee felt that an additional appraisal was needed, and that this committee should continue with the sale of the property. Ferguson stated that he has contacted Matt Wyss with Heartland Bank to perform an appraisal. Mr. Wyss indicated that the appraisal would not exceed \$1,000.00.
- Purpose of meeting is a work session to determine how to proceed with managing the marina.
 - Continue with a similar lease/contract arrangement as the one in place now
 - Run the marina ourselves
 - Hire/contract with a manager to run the marina with a salary/flat fee
- Currently the County is responsible for all the expenses but only keeps 45% of the slip rent. If a long-term lease is proposed with the lessee putting in some of their own money what/how would the buyout be at the end of the lease?
- Ferguson indicated that he thought there were three ways to proceed:
 - Entertain proposal like last time
 - Take all the income and hire the labor to run the marina
 - Design a bid packet with what the county wants and the bidder how much they would do the job for.
- General discussion revolving around who would make operational and managerial decisions; operating the marina as a business and making business decisions; the county being able to keep a bigger percentage of the slip rents; how to incentivize the lessee to have rental boats, investment in the marina.
- Committee felt that bids would need to be received around July 1st.
- Discussion putting together some figures to see what it would cost for the county run marina.
- Discussion length of a new lease, percentage split of the slip rent, general maintenance expenses.
- Members were given copies of the current lease, the bid packet instructions that were used last time and looked at the bid packet that was awarded last time to see what items were proposed that would be provided during this current lease. Members to review and make notes on what they feel needs changed/added/ clarified and discuss at next month's meeting.
- Ferguson indicated that the full board needs to determine if it wants to sell the entire marina or continue with the sale of the 75 acres. Dee informed the committee that she researched minutes in 2003 when the county took over the marina and it was stated in several minutes that no taxpayer's dollars would be used to operate the marina. It was also clarified in September 2003 minutes that the marina included the marina business property and the land.
- Motion by Kammeyer, 2nd by Houser to adjourn at 6:22 p.m. Voice vote, motion carried.

COMMITTEE ACTION: None

RECOMMENDATIONS TO THE BOARD: None

DATE OF NEXT MEETING: February 7, 2022 at 5:00 p.m. County Building

**AGENDA FOR THE
MARINA COMMITTEE**

Date and Time of Meeting: January 11, 2022 at 5:00p.m.

Location: County Building

- 1) Call Meeting to Order
- 2) Persons Wishing to Address the Committee/Public Comment (If requesting action, also list below in section three).
 - a.
 - b.
- 3) Items for Discussion and Possible Action
 - a. New marina contract bid packet
 - b.
 - c.
 - d.
 - e.
- 4) Closed Session
 - a.
- 5) Items for Discussion Only (No Action Requested)
 - a.
 - b.
 - c.
 - d.
- 6) Motion to adjourn.

Posted: January 6, 2022 at 3:25 p.m.

By: Betty J. Smith

Deedee Rentmeister

From: Christy Mills <Mills431984@gmail.com>
Sent: Friday, January 7, 2022 2:28 PM
To: Deedee Rentmeister
Subject: County Website feedback

Regarding Clinton Marina and coming meeting scheduled 01/11/22:

As long time slip renters of Dock 4, I wish to express the following concerns:

Jet Ski slip rental refund for 2021, slip/mooring # SD1 for David and Christy Mills @ \$345/ yr. We were unable to use through the majority of 2021 boating season, as we had to trailer our jet ski as of June to accommodate gas dock repair. I feel it's reasonable to ask that we receive a refund for most if not all of amount charged for 2021.

Discussions around raising slip rent. Current amount of \$3,375 (slip #416) already exceeds the real estate taxes for our 2 story, 3 bedroom home with full basement on corner lot in LeRoy. We also no longer have access to shower and washer/dryer as we did previously. Additionally, access to functional restrooms in Marina and dumpsters has been sporadic the last couple of winters, limiting our ability to spend time on our boat throughout the year. Seems an increase isn't justifiable.

Since slip renters' input at your "board meetings" has been disregarded/overlooked, I hope our expressions of concern in writing serve as a more effective means vs. attending in person.

Please confirm receipt of this email and that these issues will be addressed with the board in preparation for 01/11 board meeting discussion.

Thank you in advance for your attention to this matter.