

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**

Date and Time of Meeting: February 7, 2023 at 5:00 p.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).
- 3) Items for Discussion and Possible Action
 - a. Approve last month's minutes.
 - b. Approve claims.
 - c. Approve dock and float repairs with J&S – docks 2 and 5.
 - d. Approve cost for appraisal of marina assets.
 - e. Approve adding power to dock 7.
 - f. Replace circuit box in ramp bathrooms.
 - g. Approve upgrades to ramp bathrooms.
 - h.
 - i.
- 4) Closed Session
 - a.
- 5) Items for Discussion Only (No Action Requested)
 - a. Maintenance updates
 - b. Slip renewals
 - c. Timeline for future lease agreement
- 6) Motion to adjourn.

Posted: February 2, 2023 at 2:55 p.m.

By: Dee Dee Rentmeister

Atchison Electric, Inc.

P.O. Box 222
 1015 W. Jackson
 Sullivan, IL 61951

Voice: 217-728-4713
 Fax: 217-728-2384

QUOTATION

Quote Number: 23112
 Quote Date: Feb 3, 2023
 Page: 1

Quoted To:
CLINTON MARINA ATTN: DEDE RENTMEISTER 201 W WASHINGTON CLINTON, IL 61727

Customer ID	Good Thru	Payment Terms	Sales Rep
CLIMAR	3/5/23	Net 30 Days	

Quantity	Item	Description	Unit Price	Amount
1.00	M	MATERIALS	13,200.77	13,200.77
1.00	R	TRENCHING	1,200.00	1,200.00
120.00	PW LABOR	PREVAILING WAGE LABOR	95.00	11,400.00
		<p>This estimate is to install a 200 amp single phase outdoor breaker panel at the entrance to dock 7 (old gas dock). eight GFCI receptacles, and eight mushroom lights on the dock. If you have any questions please feel free to contact us at 217-728-4713. Thank you.</p>		
			Subtotal	25,800.77
			Sales Tax	
			TOTAL	25,800.77

Atchison Electric, Inc.

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Quoted To:
CLINTON MARINA ATTN: DEDE RENTMEISTER 201 W WASHINGTON CLINTON, IL 61727

Customer ID	Good Thru	Payment Terms	Sales Rep
CLIMAR	3/5/23	Net 30 Days	

Quantity	Item	Description	Unit Price	Amount
1.00	M	MATERIALS	13,200.77	13,200.77
1.00	M	2 LED LIGHT POLES	5,188.58	5,188.58
1.00	R	TRENCHING	1,200.00	1,200.00
120.00	PW LABOR	PREVAILING WAGE LABOR	95.00	11,400.00
<p>This estimate is to install a 200 amp single phase outdoor breaker panel at the entrance to dock 7 (old gas dock). This includes two pole lights to match the ones on the new gas dock, eight GFCI receptacles, and eight mushroom lights on the dock. If you have any questions please feel free to contact us at 217-728-4713. Thank you.</p>				
			Subtotal	30,989.35
			Sales Tax	
			TOTAL	30,989.35

Atchison Electric, Inc.

P.O. Box 222
 1015 W. Jackson
 Sullivan, IL 61951

Voice: 217-728-4713
 Fax: 217-728-2384

QUOTATION

Quote Number: 23114
 Quote Date: Feb 3, 2023
 Page: 1

Quoted To:

CLINTON MARINA
 ATTN: DEDE RENTMEISTER
 201 W WASHINGTON
 CLINTON, IL 61727

Customer ID	Good Thru	Payment Terms	Sales Rep
CLIMAR	3/5/23	Net 30 Days	

Quantity	Item	Description	Unit Price	Amount
1.00	M	SQ. D NQOD PANEL BOARD, COVER, AND BREAKERS. PIPE AND WIRE	2,221.60	2,221.60
16.00	PW LABOR	PREVAILING WAGE LABOR	95.00	1,520.00
		<p>This estimate is to replace the breaker panel in the restrooms by the boat ramp. The new panel will be Square D 200 amp with a main breaker. If you have any questions feel free to contact us at 217-728-4713. Thank you.</p>		
			Subtotal	3,741.60
			Sales Tax	
			TOTAL	3,741.60