

**MINUTES OF THE CITY OF MOORE HAVEN MEETING ON
JANUARY 4, 2022, AT 6:00PM, IN THE CITY COUNCIL CHAMBERS AT CITY HALL,
299 RIVERSIDE DRIVE, MOORE HAVEN, FLORIDA.**

Council Members Present:

Bret Whidden, Mayor
Jacob Eighner, Vice Mayor, Financial Officer
Marcus "Marc" Decker
Clay Browning
Jan Gunn

Others Present:

Ashley Wills, City Clerk
Larry Tibbs, City Manager
Brandon Roberts, Public Works Director
Steve Ramunni, Attorney (called in)

ITEM 1: DISCUSS MARINA LEASE:

Ramunni stated the main issues are you want someone in the store.

Whidden stated yes, I would like to see someone in the store. Open the Marina, inventory it, take care of the Marina and the boat dockage which the City will get half of that and the Marina will get the other half. The inventory will be up to the person leasing the Marina and what inventory sells out of there is their profit, but they are responsible for the sales tax on the inventory. Ramunni requests that Mr. Cook keeps his other businesses separate from the Marina such as the airboat rides and tours so that way it's not a liability on us. Eighner states he agrees with the rent being waived for the first year, so the money he would be paying in rent will go into Mr. Cook's inventory to start being able to establish his business. What is in the Marina such as the cooler and refrigerator that are already in there is what we will provide, Mr. Cook is more than welcome to bring in any extra items to help him with the Marina, but the City will not be providing anything extra. Mr. Cook request that he will have first option to renew the contract when it's up if he would like to when the time comes. Whidden states absolutely. Mr. Cook asked about gas pumps. As for the gas pumps the City will not be able to afford it due to all the requirements and permitting it requires as well as the liability. The City has an umbrella policy on everything that is owned by the City, which will cover the marina, we required the previous tenant to have a million-dollar policy. Gunn states that we should set a percentage of the boat dockage fees instead of every month it being different so that every month it's the same amount also are we responsible for replacing the refrigerator and cooler that's already supplied by us when they go out? Eighner states we will provide the security system and the building but it's up to Mr. Cook to maintain the security of the Marina and we will have to replace the items that are ours if they go out so Mr. Cook can keep putting his money into the inventory. Ramunni stated he will have a draft made up by the next meeting so apply that to the next agenda January 18th at 7pm so we can review it.

ITEM 2: ADJOURNMENT:

MOTION: made by Eighner and seconded by Gunn to adjourn. Motion carries.

Ashley Wills, City Clerk
Meeting adjourned at 6:37 P.M.

Bret Whidden, Mayor