

The meeting was called to order by Ald. McKinnon at 6:30 p.m. with the following Roll Call:

Members Present: Ald. Nitschke, Ald. Voss, Ald. McKinnon, Brian Wendorff, Chuck Brockhaus, Dewy Crist

Members Absent: None

Others Present: Bob Smith

Item #2 – Approve the Minutes of the December 3, 2007 meeting.

Motion by Nitschke, second by Wendorf to approve the minutes of the December 3, 2007 meeting. Motion carried unanimously.

Item #3 – Discuss/Recommend Changes to Golf Course Management Contract.

A. Management of Course, Pro Shop, Banquet Facility.

Brockhaus expressed concerns about the contract draft being typed up this early. McKinnon explained that it wasn't a binding contract and it was just reference points. Nitschke commented that it wasn't our intention to have the draft favor one side or another. Wendorf commented that a lot of things that were discussed at the last meeting were not reflected in the draft. After further scrutiny, it was agreed to go over the contract draft line by line. (Copy of draft contract is attached to minutes.)

1. Term of Management Contract

Agreed that this section is O.K.

2. Termination

Brockhaus- A committee should be set up to determine if these requirements are not met.

3. Independent Contractor Status

Brockhaus would like a better interpretation. Crist agrees that the wording is confusing. All of us agreed on this.

4. Scope of Management Contract

Crist- We should change the parking lot definition. The city plows and should continue plowing.

Brockhaus-The city should be responsible for certain areas and it needs to be stated. McKinnon-The needs need to be interpreted better. Voss would like better clarification of this section. We all agreed with this.

5. Insurance Coverage

Crist-Golf course doesn't own the equipment the city does. It should be covered by the city already.

Brockhaus-The manager shall obtain business interruption insurance in an amount acceptable to the City. What would this amount be? McKinnon is checking into this.

6. Establishment of Fees and Rules for Use of Golf Course

Agreed that this section is O.K.

7. Rules for Play by Children Under the Ages of 18

Agreed that this section is O.K.

8. Collection of Revenues and Payment of Expenses

Wendorf-Add "daily" before maintenance. Brockhaus-Change the wording from "city trust fund" to "segregated account". Wendorf-The \$30,000 from the kitchen fund should go into a back-up fund in case of a wet season. Nitschke made the comment that the golf course could be utilized more in the off season. Brockhaus-We can't replace equipment without having any borrowing power. Voss-golf course needs a way to borrow if need be. Wendorf-When management can afford to they will add another \$6,000 to the fund so this will be half a year's payment. Brockhaus-Management will strive to maintain the balance. We feel that there isn't a need to have a \$25,000 cap on the funds since equipment is so expensive.

9. Debt Repayment

Change the wording of "rainy day fund" to reserve debt fund.

10. Accounting to Mayville

Brockhaus-Change wording to “city pays for audit” per page 4 of the 2001 contract. Nitchke-Shelley is looking into what the cost is. Voss-The city pays for it already, why not in the future? We all agree.

11. Establishment of Separate Account

Agreed that this section is O.K.

12. Inspection of Records

Crist-Under the new contract, how would this affect the computer system at the golf club? We need to look into this area.

13. Meetings

Add deleted section back in. Brockhaus-Use the wording from 2001 contract.

14. Employees

Agreed that this section is O.K.

15. Taxes

Agreed that this section is O.K.

16. Assignment of Contract

Agreed that this section is O.K.

17. Management Fee

Agreed that this section is O.K.

18. Intent of Contract

Agreed that this section is O.K.

19. Monthly Report

Agreed that this section is O.K.

20. Annual Review

Delete this section since it's covered under section 10.

21. Sale of Golf Course

Agreed that this section is O.K.

22. Non-Discrimination

Agreed that this section is O.K.

Voss suggested that McKinnon make the changes on this draft and send a copy to Wendorf and he can adjust it also. The two of them can work closely together to reach an agreement on a rough draft and then it can be presented at the next meeting for further discussion. McKinnon will look into the legal issues with this. If it is OK, we will proceed this way.

Item #4 – Set Time and Place of Next Meeting.

January 9th, 2008 at 6:30pm at City Hall.

Item #5 –Adjournment.

Motion by Voss, second by Nitchke to adjourn at 8:45p.m. Motion carried unanimously.

Mitch McKinnon, Secretary