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**VILLAGE OF PEPIN HARBOR COMMISSION MEETING**

Village of Pepin Municipal Building

**Wednesday, October 5, 2022. at 9:00AM**

**MINUTES**

1. **Call** **meeting** **to** **order-**Randy Kallstrom called the meeting to order at 9:00am.
2. **Roll** **Call-**Randy Kallstrom, Steve Westman, Dan Fedie and Dennis Benish were present. Ted Johnson & Jeremy Marcks were absent. Others Present, Mike Michaud.
3. **Discussion/Action on Revisions to Harbor Lease-**Randy opened the floor for discussion. Mapping was discussed, and suggestions were made on remaking/improving maps of the marina area to include lots. Randy suggested that they have Roy Forsstrom work with Dan, and Dennis to create them.

Discussion moved to adding to the lease such verbiage to the lease that the Village needs to approve the addition of slips to the Marina. Dennis volunteered to add that verbiage.

Mike made mention of Section (1) item (a) also refers to a description of the leased area. He suggested that Roy could help with that also. The existing lease refers to exhibit (A), which we need to create that exhibit which is an analog to the map.

The discussion then changed to insurance. Randy wondered if the village needs proof of insurance to protect them or is there anything in the lease regarding this. Dennis assured them that he is insuring himself. He also explained that ice shift damage is not covered by any insurance. Mention was made that the Liability clause requirement (E) should be increase to 2 million. Also discussed was the Yacht club building insurance, and should it be clarified what that building is used for? Dennis expressed that the village has it under insured. And recommended they increase the coverage to replacement value. (Item 5 (G)) Change the language to read replacement value.

Also discussed item 5 (H) regarding Fuel. Even though it is not relevant right now, keeping that language in the lease so that it is there if demand requires it.

Safety concerns over Trees and Pier walkways were tossed around. Wondering who is responsible for the liability of that. Dennis also mentioned that the village should be paying for water usage for the public restrooms and showers at the yacht club building. Discussed possibly putting in separate meters.

Dennis pointed out that the start dates need to be changed to Jan. 1, 2023, and the term of the lease ends Dec. 31st, 2032. There will also be amended info to be added into the lease on the CPI.

Set the next meeting for Wednesday October 12th at 8:00am.

Randy Recapped everything they discussed, Maps, insurance, water meters, Changes to the Lease. A Draft lease will be provided by Dennis to go over at the next meeting.

1. **Adjourn-Motion** was made by Steve to adjourn. **Second** by Dan. All Ayes, meeting adjourned.