



Legislation Text

File #: 18-0329R, **Version:** 1

RESOLUTION AUTHORIZING A THREE-YEAR AGREEMENT WITH SPIRIT LAKE DEVELOPMENT, LLC FOR THE OPERATION AND MANAGEMENT OF THE INDIAN POINT PARK AND CAMPGROUND.

CITY PROPOSAL:

RESOLVED, that the proper city officials are hereby authorized to execute a three-year agreement, substantially the same as the agreement attached as Exhibit 1, with Spirit Lake Development, LLC, d/b/a Spirit Lake Marina & RV Park, for the operation and management of the Indian Point Park and Campground. Funds received under this agreement shall be deposited into Fund 205-130-1219-4626 (Parks Fund, Community Resources, Parks Operating, Indian Point Campground Fees).

STATEMENT OF PURPOSE: This resolution authorizes a three-year agreement with Spirit Lake Development, LLC, d/b/a Spirit Lake Marina & RV Park ("Spirit Lake"), for the operation and management of Indian Point Park and Campground ("Indian Point"). Spirit Lake has previously managed Indian Point since 2012 under a previous agreement that is now expired. During each year of the agreement, Spirit Lake will operate Indian Point from the second weekend in May through the third weekend in October. The dates of operation are approximate based upon the determination of the City's Parks Maintenance Department.

Under the terms of the agreement, Spirit Lake will be responsible for the complete operation of Indian Point, including managing reservations, employing staff, marketing and advertising the facility, and performing routine maintenance of all indoor and outdoor spaces. While the City remains responsible for major repairs and non-routine maintenance, if any, Spirit Lake is financially responsible for minor plumbing, electrical, carpentry, and repairs.

In consideration for its management services, Spirit Lake will retain a percentage of the revenue generated from the operation of Indian Point. The remaining revenue will be paid to the City in various percentages depending on the revenue source. The percentage of revenues paid to the City are as follows:

- (1) Thirty percent (30%) of the total gross revenues from all camping fees received, including reservation deposits;
- (2) Fifteen percent (15%) of the total gross revenues from non-coin concession sales;
- (3) Fifteen percent (15%) of the total gross revenues from the rental of canoes, bikes, kayaks, small fishing and pontoon boats by registered Campground patrons through Spirit Lake Marina & RV Park; and
- (4) Twenty-five percent (25%) of Spirit Lake's total gross profits from third party coin

operated vending equipment.