



Ruth Krotz &lt;krotzffbouncil@gmail.com&gt;

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## Fairfield Bay Campground

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Ruth Krotz &lt;krotzffbouncil@gmail.com&gt;

Mon, Mar 25, 2024 at 11:52 AM

To: "Rorie, Benny G Jr CIV USARMY CESWL (USA)" &lt;benny.g.rorie@usace.army.mil&gt;

I am on the Fairfield Bay City Council, and have been intensively involved in the campground lease situation since the start last year.

I know you are probably as sick of this whole thing as the rest of us are, but have been thinking and would like to perhaps toss out an idea...maybe not for immediate implementation, but perhaps when it comes time to sign the new campground lease for next year.

I know you are aware there have been a number of check in issues that have caused quite a ruckus among the marina customer base. That is really unfortunate as the profit from the business the marina generates goes a long ways toward funding other necessary expenses in Fairfield Bay. A decrease in or destruction of that business will very adversely affect the ability of the Community Club to meet their commitments to the city, so that must be avoided as much as possible.

I do realize the Corps took steps last week to alleviate some of the problem, and I do thank you for that. Looking longer term, I am wondering if there might be a more permanent solution to the problem.

Currently the campground lease begins right as you turn off of Hwy 330 and winds down to the left past the shower house and on into the campground. My thoughts are what if we amended the marina lease to include that whole road from where you turn off of Highway 330 to go into the marina area (where she currently has her guard shack); with the campground lease area beginning where you make the left turn to go past the shower house. Her guard shack, if she thinks she needs it, could be set up in that area and serve the campground, but would leave the marina customers unhindered. In that we could perhaps get the Club to agree to maintain that main road in exchange for amending the land mass of the lease.

Do you think this is something that might be worth considering?

Thank you for your assistance.



Ruth Krotz &lt;krotzffbcouncil@gmail.com&gt;

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**Fairfield Bay Campground**

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Rorie, Benny G Jr CIV USARMY CESWL (USA) &lt;Benny.G.Rorie@usace.army.mil&gt;

Mon, Mar 25, 2024 at 1:58 PM

To: Ruth Krotz &lt;krotzffbcouncil@gmail.com&gt;

Cc: "Rea, Kimberly G CIV USARMY CESWL (USA)" &lt;Kimberly.G.Rea@usace.army.mil&gt;

Ms. Krotz,

Our Real Estate Division manages the leases for the marina and the campground. We were in a meeting last week and hopefully the discussions that took place will resolve the issues.

As the Operations Project Manager for Greers Ferry Lake, I cannot recommend expansion of the marina lease area to the location you recommend. That would establish a precedence that I do not want to be involved with (far reaching impacts to not only Greers Ferry, but possibly other projects within the Little Rock District that have marinas).

If the gate house happened to be relocated, it could eliminate some of the challenges. However, I understand that the city has already installed utilities to the gate house and those expenses would be for naut. It is the city's decision on where they want the gate house to be located. Typically, up front is ideal so they can greet the customers and collect fees if necessary.

Many of the marinas on the lake that are in parks that we (USACE) manage, have to pass by a gate house. We ask the marina customers to stop at the gate house when it's manned and let the attendants know what they are doing. If they are not going to the marina, then they must pay the day use fee or in other cases launching/swimming fees. I think three of the marinas do not have to pass by a gate house, and those challenges are thereby eliminated.

I appreciate your suggestion and welcome any others you may have.

Regards,

Benny

Benny Rorie

Operations Project Manager / COR

Greers Ferry Lake

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**Fairfield Bay Campground**

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Ruth Krotz &lt;krotzffbouncil@gmail.com&gt;

Mon, Mar 25, 2024 at 5:11 PM

To: "Rorie, Benny G Jr CIV USARMY CESWL (USA)" &lt;Benny.G.Rorie@usace.army.mil&gt;

Thank you Benny for your quick response.

Actually, we have asked the mayor time and time again to allow the gate house to be moved. In fact, the Club has offered to do it and cover all the expense of the move and hooking the utilities back up at no cost to the City. Repeatedly the mayor has told us that it is not her decision, that it is the Corps that says the hut has to remain where it is and they will not allow it to be moved. So I find it a bit interesting that you are suggesting we do so in light of her assertions.

At our meeting today she told us that marina customers have been issued a pass with no hassle whatsoever. I hope that is correct, but I will tell you that the telephone calls I have received from people wanting to go to the marina indicates they have had an entirely different experience, so I am at this point not sure who or what to believe.

Again, thank you for your response. Hopefully we will wade through this mess and find a way for it all to be beneficial to all.

Have a good evening.

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