



**Clark County Park District
Regular Monthly Board Meeting
October 17, 2019
6:00 p.m.**

1. Call To Order

- a. Commissioner Richards called the meeting to order.

2. Roll Call

- a. Commissioners in attendance were Roy Sweet, Jeff Trefz, Randy Blankenship, Jana Williamson, Jeff Wallace, Joey Ewing, and John Richards. Also in attendance were Executive Director Jeff Tippett and Office Manager Danielle Kiger.

3. Pledge of Allegiance

4. Approval of Agenda

- a. Blankenship motioned to approve the agenda. Wallace second.
- b. Tippett stated that he spoke with the park attorney today. They should probably take the Discussion of the Golf Course Proposal out of Executive Session and speak of it in open session.
- c. Ewing commented that they can go into Executive Session for this. The acquisition of land falls under one of the reasons, whether acquiring, leasing, or the purchase of.
- d. Williamson asked if they have all seen the letter. Tippett explained that he sent it in an email to everybody. This was brought up to him today, he emailed it to Lorna Geiler (park attorney) and asked what to do with it, and she wrote back.
 - i. "The agenda for tonight's Park Board meeting includes the items "Discussion and Vote Golf Course Proposal" under NEW BUSINESS, and "Discussion of Golf Course Proposal" under EXECUTIVE SESSION. I do not wish to take issue with the Board in public, but I have concerns about these agenda items. The Board has had issues in the past concerning agenda items that were too vague and ambiguous (Lorna can confirm this), and I believe this describes these agenda items. How is the general public to understand the intent of "Golf Course Proposal", when no proposal has been presented prior to the upcoming meeting? There is no problem with the discussion of a "Golf Course Proposal". And if it involves what I suspect it does (in light of my prior experience on the Board), I would hope you would discuss it at length. But if the Board were to vote to take any action at this meeting, it surely would be vulnerable to anyone's dissent (invalidating such action). Therefore, I'd urge you to discuss, but not call for any vote on "Discussion and Vote Golf Course Proposal". Additionally, if no vote is taken on "Discussion and Vote Golf Course Proposal", then there is no justification to discuss the topic in Executive Session. In consideration of this, I'd urge you to



remove the Executive Session agenda item.” Tippett commented that was signed, “Respectfully, Don Pine.”

- ii. Tippett then stated, Lorna writes back. “The issue this Board has previously addressed is certainly similar, but not the same. Fortunately, we are dealing with this concern BEFORE the meeting. It is actually the combination of the Agenda item description AND the actual recitation of what is going on at the meeting that a Court considers in determining if the public has been given sufficient notice. To that end, if the Board is inclined to take a vote this evening, I suggest that, in open session, you or a member of the Board recite what the proposed deal is. Specifically say that the District has been approached by the Legion and the Legion would like to sell the golf course to the District at a nominal price. Then have a discussion. If the Board is actually going to discuss this in open session BEFORE the discuss it in executive session, I tend to agree with Don, there's no point in an executive session on this matter. If however, the Board intends to move the Executive Session so that it takes place before they discuss and vote on the matter, then it makes more sense. Let me know if you have any further questions or concerns.”

- e. Wallace asked since we have a motion and a second, do we want to vote on it now, vote in the negative and then go back to which Tippett responded yes.
- f. 0 ayes, 7 nays. Motion was not carried.
- g. Wallace motioned to strike item 12b, Discussion of Golf Course Proposal in Executive Session, and approve it otherwise. Blankenship second. 7 ayes, 0 nays. Motion carried.

5. Approval of Minutes

- a. Regular Monthly Board Meeting Minutes 9/19/19
 - i. Ewing motioned to approve the Regular Monthly Board Meeting Minutes dated 9/19/19. Blankenship second. 7 ayes, 0 nays. Motion carried.
- b. Public Hearing Meeting Minutes 09/05/19
 - i. Williamson motioned to approve the Public Hearing Meeting Minutes dated 09/05/19. Sweet second. 7 ayes, 0 nays. Motion carried.

6. Public Comment

- a. None

7. Director's Report

- a. Tippett commented that the health inspector came through and did a campground wide inspection and waste system. The result was, a letter that I received several days ago, there's about 6 different items that need to be addressed. Most of them are electrical fuses. They actually went box to box and lined out what fuses and breakers need to be changed. We are in the midst of changing them, Ray has been working on this for the past three days. Williamson clarified that these are in the campground to which Tippett



confirmed. He continue by saying the cap, as far as the tanks go, he looked at it, we explained what our plan is and he was all about it. We just had to put a cap on the end of the drainage pipe, where it drains out into the holler there, which has been done.

- b.** Tippett commented that he has all of the Sackrider reports, the box of book has been in his office. However, due to a scheduling conflict, Sackrider couldn't make it here tonight so they will be here in November to present everything to you. If they want their audits, he will be happy to give it to them. It has been filed with the comptroller on September 26th. Ben Leukin filed it with the comptroller as soon as it came out.
- c.** Tippett reported that Pine-Mattas' rip rap has been installed after however many years.
- d.** Tippett stated that he received a phone call from fire chief Cody Blankenbaker for the intergovernmental agreement to burn areas for the tick control. He came out last Saturday with somebody else and Deke. He included the Discussion and Vote on the Intergovernmental Agreement. To make a long story short, he isn't sure how many acres. It is about \$42/acre for him to burn it. He is going to ask the Board to go ahead and let him burn it without an Intergovernmental Agreement, send us a bill, we will take care of it. Blankenship asked if it was too late to which Tippett responded no, he would actually like it to be a little bit drier than it is actually. Blankenship stated, not drier, for the ticks. Are they still out there? Tippett stated not according to the fire chief of Martinsville, it will be fine. Richards commented that he asked Tom when he saw them when the best time to do that was and he told Richards spring and fall when the leaves come down. Often times use blowers and blow lines through the leaves that have fallen to make their fire breaks, and things like that. He doesn't think it's too late. Blankenship commented that he was just worried about the ticks being gone. Tippett commented that ticks are actually year round. Richards added that he said that it also helps with invasive plant species, which he thinks would be great. You can tell when you go through that park where they have and where they haven't and there's a world of difference, it's amazing. It would be a great thing to do there. Wallace commented that there's not a problem with us not having an Intergovernmental Agreement with them to which Tippett responded he doesn't. We have done it in the past without. Sweet asked how many acres they want to burn to which Tippett responded they had figured 200 acres and he is thinking more around 100 to 120 acres, roughly. Basically from the horse trails over to Guyer's Cove where it dumps into the water, it's pretty much a straight shot. Sweet commented that he thinks it is probably long overdue. Ewing asked if they have a date for the burn to which Tippett commented no. Ewing commented that he knows that we have a lot of hunters back there, so if we do that we need to make sure that everyone who is



going to be back there bow hunting knows before we set fire to it. He would post that out to our hunters ahead of time, somehow get that information to them. When they see the firetruck they will probably figure out what's going on but they may already be a half mile back in there. Richards clarified that we did make it so they can move their stands around didn't we to which Tippet responded yes. Richards commented so if we burn it and we totally mess up their hunting spot they can just move to which Tippet responded yes.

8. Payment of Bills

- a. Ewing motioned to pay the bills. Trefz second.
- b. Wallace asked if they had the wiring fixed on the boat, from erosion control. He knows it was going to be around \$600 to which Tippet commented that they have not done that yet.
- c. Trefz aye, Williamson aye, Blankenship aye, Wallace aye, Ewing aye, Richards aye, Sweet aye. Motion carried.

9. Old Business

- a. Discussion of Westfield Community Park
 - i. Kiger commented that they discussed this a little bit at the finance meeting. As you all know that before signing the Intergovernmental Agreement with Westfield for the scoreboard in which we agreed to spend \$4,812.09. Little to our knowledge, Westfield had already paid Charles Trucking and Casey Stone. So we were reimbursed the \$1,143 we paid, leaving the total expense at \$3,669.78.
 - ii. Blankenship asked who reimbursed us to which Kiger responded Casey Stone and Charles Trucking.
- b. Discussion and Vote Utility Vehicle Purchase
 - i. Tippet stated that they started looking around for a side by side to use at the OHV trails and just to run stuff back and forth in the campground, we are going to be moving a lot of things around. They came to find out that they can buy a brand new utility vehicle for what they could buy a used one for. So they started looking at all different brands. They looked at Honda, Kubota, Polaris, Kawasaki, and Can-Am. They came up with a Kawasaki 600cc, 40/10, with a 3 year warrantee on all the drive train and major components. The total is \$9,996.95. That would buy us a brand new machine. In the original budget they had put in Equipment \$10,000 in for a Gator, or what he calls a Gator, a side by side. So we are kind of there, he is asking the Board if they can buy that vehicle.
 - ii. Ewing asked what the price difference was between the Gator and the Kawasaki Mule, and that is actually a UTV not a sport, to which Tippet commented it has an 800 pound capacity, it will tow 1200 pounds. Richards clarified that it is not like a Ranger, to which Ewing commented no. Williamson asked if that is government pricing to which Tippet



responded that he was finding out that there is none on the UTV's, he called around and asked and all they will do is give you a better price. Williamson commented that when she talked to Matt Fry, he told her that they did offer it with John Deere, but what she had looked at was \$14,000 before government pricing. Tippet commented that this one will do us pretty good. This is at Owen's in Mattoon. Richards asked if Oaks? makes a utility vehicle, Reidle's carries those? Tippet stated that he didn't even talk to Riedle. Blankenship asked if he knows anything about them to which Richards commented that they are made in America and he almost bought one. He thinks they are more like trail riding ones than ones like those. What else does he have, Kubotas? Tippet commented that Kubotas, although they are excellent machines, but they are high priced. Richards commented that he had looked at something like this and it did not have like a parking brake, they are working on hills and there is a lake involved.

- iii. Ewing commented that they have been talking about one, and he thinks that they need one something like that around here. Whether it's a Kawasaki, or a Gator, or a Honda Pioneer, they are all going to be the same utility category, not a sport model. He thinks they are all going to be priced around the same. He knows that the Pioneer starts at about \$12,000 to \$13,000. Does that have a cab and doors or just a roll cage to which Tippet commented that he ordered a roof for it and a windshield and the turn signals for it, however he thinks when they do go to buy it, disregard the windshield. We can get on online for about \$100 less. Ewing asked if we need the turn lights to which Tippet responded we do if we go into the campground. Ewing stated that yeah we need the turn lights and a safety light on top. He is ok with this, in his opinion we need something like this that can go to the ATV trails or the bicycle trails, that could access all that. Wallace asked if we still use the 4 wheeler to which Tippet stated yes, it was out almost all day today.
- iv. Wallace commented so the \$10,000 that you had budgeted, this is what you had in mind for the \$10,000 to which Tippet responded yes.
- v. Wallace motioned to allow an expenditure up to \$10,000 for a 2020 Kawasaki Mule from Owen Motorsports. Ewing second with discussion.
- vi. Ewing commented that Tippet said that he looked at the windshield and lights and all that stuff, that will surely put that over \$10,000 mark if this is \$9,800 to which Tippet commented that is with the hard top, the fixed windshield, and the turn signals kit is that price, \$9,996. He further commented that he does have to tell them that the brush cutter went over \$94.95, he just letting them know. Ewing commented so that price includes everything that you need so we aren't spending the \$10,000 and



then adding \$3,000 to it to which Tippet commented that is it. Tippet commented that he was looking online and he found a fixed windshield for about \$100 less. They want \$475 and he found one for like \$340 or so and we will put it all on. Ewing then clarified that the warrantee is for three years and they will service everything on it to which Tippet responded yes if it needs repaired it just goes there. We will handle all of the tires, brakes, and oil changes.

- vii. Blankenship aye, Williamson aye, Wallace aye, Ewing aye, Richards aye, Sweet aye, Trefz aye, O nays. Motion carried.
- c. Discussion and Vote Martinsville Fire Department Intergovernmental Agreement
 - i. Tippet commented that he touched on that in the Director's Report. Blankenbaker, the Fire Chief, will do the burn for us some time in November. We will get a date from him so that we can notify everybody that it is happening. However, he doesn't know exactly how many acres, it's about \$42/acre to do it. He would the Board's permission to do it, but without an Intergovernmental Agreement, just let him bill us when he is done.
 - ii. Wallace asked if he thinks it is okay to do that. Typically when we deal with other government entities, we would want to have one, you know like with the Highway Department. Tippet commented that without knowing how many acres. Wallace commented couldn't we do it with \$42/acre with the acreage to be determined or up to? Tippet commented that yes they could do it that way, he just actually didn't have time to get it from the attorney is one of the other problems.
 - iii. Richards commented the pro's and con's of not doing an Intergovernmental Agreement, would that bring prevailing wage into it as a factor. Wallace said no he just thinks that with the different park district statutes that they have looked at in the past encourage Intergovernmental type agreements and he thinks he just wants to keep them on the same course to have those agreements rather than let's just do it.
 - iv. Blankenship commented on Richards' comment about prevailing wage, does the fire department have to pay prevailing wage for them to work for us to which Richards commented that was his thing.
 - v. Ewing clarified that with the county we signed and Intergovernmental Agreement for the paving correct? Blankenship commented that is what makes it not and Ewing commented that is why it doesn't have to go out to bid and all that. Blankenship ask if the fire department is a government entity to which Sweet stated the township is and it is the Martinsville Township Fire Department. Richards stated that we should do the Intergovernmental Agreement so that way it can't come back and



bite us. Wallace commented that he would prefer it. Richards commented that they could word it in a way that he would have some leeway to which Blankenship commented yeah, up to.

- vi. Ewing asked if there is money in the budget for this or where is this coming out of to which Tippettt responded that it is going to have to come out of grounds. Blankenship asked how much is in there to which Tippettt responded \$16,000 but the repair of the tanks is coming out of there too. Blankenship commented that if you do 150, that is \$6,300. Ewing commented that 200 acres is \$8,400. Blankenship asked what he was thinking about to which Tippettt commented approximately 100-120 acres. Blankenship asked if he would burn more than that to which Tippettt commented he will burn as much as we wanted him to.
- vii. Tippettt commented that the tanks are coming out of that and he doesn't know how much that is going to cost. Wallace asked not even an idea, do you think it is going to be above \$10,000, or you really don't know to which Tippettt commented he really doesn't know. Wallace asked when he might know on that to which Tippettt responded after they dig them up, see what the problem is, see who we can get out to fix it, or if we can repair it ourselves.
- viii. Ewing asked if it would be better to hold off until spring time, it is another good time to burn. Find out what these tanks are going to cost, he thinks this is more pressing than the burn. Ewing stated they could look at some acres on a map and decide, to which Blankenship commented that is a really good idea.
- ix. Wallace motioned to establish an Intergovernmental Agreement with the Martinsville Fire Department. Blankenship second.
- x. Ewing commented that he doesn't think that is a bad idea at all to get the groundwork out of the way, then they can go from there.
- xi. 7 ayes, 0 nays. Motion carried.

10. New Business

- a. Discussion and Vote Lease of Red Pontoon to Bass Unlimited
 - i. Tippettt commented they have a red pontoon that has been sitting back there for quite a while, not really much use to us any longer. Will Newlin, the president of Bass Unlimited has asked if he can lease that from us for an indefinite amount of time. He will put our logo and our sign on it. It will be going to different lakes. We will remain the owner of it and he will assume all of the other liabilities. The sum of it, the consideration for the lease of the boat will be \$300 for the first year and \$10 for every year after that. Ewing asked if he was okay with the \$300 to which Tippettt responded he is.



- ii. Sweet asked what he wants to do with this pontoon boat to which Tippet responded that he is wanting to use it at all of the fishing tournaments at different lakes that Bass Unlimited sponsors. The judges might be on it one time, and someone else the next. Blankenship commented that he might use it to pull trees out to dump in the lake to which Tippet added that is what he would use it for here at our lake. He would put the Christmas trees on that to take them out on the lake and put them in the water.
 - iii. Wallace motioned to approve the pontoon lease to Bass Unlimited. Ewing second. 7 ayes, 0 nays. Motion carried.
- b. Discussion of Sackrider Audit**
- i. Tippet stated again, he actually has the audit in his office. It's been filed with the Comptroller already, but due to conflicting schedules, Sackrider was not able to be there tonight to present it to the Board. They will be here in November to present it to the Board so that you can hear their opinion on it.
 - ii. Blankenship asked if it was on time to which Tippet responded it was more than on time.
- c. Discussion and Vote Golf Course Proposal**
- i. Tippet commented that since the time they received their packets, they have received more information on the Golf Course. We all know that the American Legion has made contact with us to possibly purchase the Golf Course from them. We have talked to Moe Davidson and Steve Arney. We put together a bunch of golfing stuff, trends, maps, you see a 2016 prices. We found out yesterday that they had already raised the prices of the golfing. We don't know when they were raised, these are now the current prices for playing golf.
 - ii. Wallace commented that someone has penciled some stuff in, are those the new rates to which Tippet responded yes.
 - iii. Ewing commented that he was looking this over today, what are we looking at? Tippet stated that he spoke with Dan Royer again, he manages the golf course now, and Danielle and Deke spoke with him again. The truth is it grosses about \$110,000 to \$120,000. That is what he says, but he is still writing in a ledger so they are going to have to get to that. So what they did was took \$115,000 and did an example budget for everyone to take a look at. They included things that they know about, such as chemicals are anywhere from \$6,000 to \$8,000. It takes 15-16 hours to completely mow everything that needs to be mowed and it has to be mowed twice a week for the most part. And when it is all said and done, we would have roughly \$10,000 left over at the end of each year. If they watch the personnel and who they hire and got our mowing



done. That doesn't project any equipment so they started looking at equipment, at right now it is about \$20,000 for equipment. It's not a ton of money, that's not including any of Royer's equipment, he has not been forth coming with how much he wants for the equipment, so they started looking on their own. Mowers for large areas, tow behind mowers and greens cutters, things like that. When we put it together, we are thinking between \$10,000 and \$20,000 in equipment.

- iv. The golf cart lease and purchases. He thinks he included that. It's about \$66 a month or \$2376 a month for 36 golf carts. So we broke that down and a rough estimate. Blankenship asked if they have to lease 36 to which Tippet commented no and nobody really wants to talk to you until you own the golf course. We tried Specialty Battery in Paris and they never answered. Little Egypt are the ones who do the majority of the golf cart rentals in this area.
- v. Ewing asked what is the Legion wanting from the District to which Tippet responded that the Legion wanted to lease the property to us and we said no, immediately, that we wouldn't want to lease anything like that to them. They would put something out to buy the land, the whole golf part from them. So he had Geiler put together a purchase and sale agreement, all 28 pages of it, for \$100, if we were so inclined to offer. Richards commented that before they go over that, maybe they should go over it more in general.
- vi. Wallace commented that the things that he is concerned about is, that it was mentioned that every 1 in 9 people golf, he finds that number to be high. His concern in taking this over also this could be an albatross, the Park District took over the Lion's Club swimming pool and they discovered that it was costing a lot of money and the City of Marshall took it over. These things can be real money hogs. Something that he mentioned to Mr. Richards on the phone, his concern about it with where they are with their budgets, by 2025, the state's minimum wage is going to go up to \$15 an hour which is going to affect our budget and salaries and things. This isn't a real, he understands that they need to do what they need to do to provide recreation here. He has been supportive of all this stuff, the swimming pool, all that. He wants to see the golf course survive, but this is a big one. Has anyone clued you in, like Mr. Royer, are they just wanting to get out of it? Tippet stated that Mr. Royer wants to retire out of it. Richards stated that it is his understanding that the current lessee wants out of it. Nobody else is interested in taking it over and keeping it a golf course. Wallace clarified that the Legion itself cannot handle it to which Richards stated they just don't want to mess with it. He thinks that after the dam thing, it kind of soured them on it.



Most of the people who play out there are going to age out of the sport in about 10 years. There is a lot to consider there. Trefz commented that he thinks they are already seeing those numbers. Richards commented that there is a reason they are looking to unload it, they are not looking to give us the golden goose.

- vii. Wallace asked Mayor Trefz if he has any comment to which he responded that he is keeping his mouth shut. He did ask if he could ask one question. Is there any restrictions on the Legion on selling it to the park board? Any restrictions? Tippett asked on the park side? Trefz said yes to which Tippett responded not that he is aware of. Trefz asked if the park can do anything with it that they want to which Tippett responded that they are buying it as is. Trefz again asked with no restrictions to which Tippett commented only an environmental with the insurance. He talked to PDRMA and they would require an environmental study on it on it to make sure there was not hazmat in the ground or in the water. That would be our only responsibility.
- viii. Sweet asked about the clubhouse. Do they have a liquor license to which Tippett responded, yes they do. Sweet commented that his concern is that we get taxpayer money, do we want to have the taxpayers involved with the clubhouse, bar, or whatever you want to call it. Is that a liability that we think we ought to take? Somebody gets 6 or 8 beers, goes out to the highway and hits a car and kills some people. Mayor Trefz commented that you would have to have your DRAM Shop Insurance for your liquor license. Sweet commented also, is the dam situation all resolved now. He drove out there today and he looked at the boneyard back there, he guesses it is the equipment, he made the loop and seen the extensive work they had done. They had moved the lake out farther toward the clubhouse and created the dam there. He remembers many years ago when Jack Ward had them out there with the Highway Department. His concern was that road that use to be the dam, the whole road itself and the dam structurally itself was gone. His concerns are, did they address that and is there any litigation out there? Mayor Trefz commented that to his knowledge there is not. They took it on themselves. The citizens of Marshall spent about \$150,000 to \$160,000 out there on that, on something that the city did not own. The dam has been built by Kuhn and it looks nice. In his opinion they did a great job, not a complaint out of anyone in the area. He thinks that the road now will hold, because they don't have the pressure against it from the water. Jack was right, the road, dam, whatever you want to call it, that's why we had to spend that money. Sweet asked Mayor Trefz who owns that road from the highway in, is that Wabash Township to which he responded yes



to the clubhouse. Then Sweet asked then who owns that to which Mayor Trefz responded the city, they have been maintaining that for many years that he knows. Sweet asked so the city maintains the road all the way back into the subdivision to which Mayor Trefz asked Commissioner Trefz if the city plows that back there to which his response was yes. Mayor Trefz added there is 50 some utility customers back there. He thinks it's taken care of short of a 100 year flood which if they have a 100 year flood, Mill Creek may be in trouble too. He doesn't think it would be a hindrance as far as safety measures go, at one time before they got in there, it wasn't safe. Commissioner Trefz commented there is an overflow and a big berm prior to the road. If it does go over, it is going to drain. Blankenship asked if it would go under the road to which Trefz responded yes, they did it right.

- ix. Sweet then commented that he has a couple of other concerns. He played golf a little bit, he's not very good at it, but he enjoyed it, but in order to run a golf course, don't you have to have somebody, like a golf pro, he can't just go out and run a golf course. The greens take special attention. You aren't going to find an employee to run that, he thinks it takes someone special. Blankenship asked what that person makes, what is it worth. Wallace commented that you had a desk clerk at \$43,000 and maintenance at \$26,880, total salaries being at \$69,880, but that really can't include the qualified superintendent and groundskeeper for the course, correct? Tippett responded no, it's three different people at the counter and two different guys who are basically mowing and license the chemicals. Wallace commented so the desk clerk at \$43,000 and maintenance is like 3 different people to which Tippett responded yes.
- x. Sweet asked Trefz what the gravel road that runs back, was that just a road to get back to which Trefz responded yes it's an emergency access. It's now a cart path, he thinks it is on the Legion's property.
- xi. Trefz commented that one of his concerns with this is that he doesn't have a lot of time during the day, and he goes out there after he gets off work at 4. This guy is out there, each and every green has to be watered and this guy's working from 4 to 8 at night. There's a lot of upkeep out there and he doesn't know how, you are either going to have to pay two shifts or pay overtime. Blankenship commented so he thinks there's going to be more labor than what they think to which Trefz commented there is going to be a lot of hours. You are going to have to have somebody to run the clubhouse and that same person is him right now. Just finding somebody who will go out and do the upkeep, you have to have the golf course to have the customers. Someone who knows how to do the upkeep. Blankenship commented that one guy who doesn't



know what he's doing can kill the whole golf course. Wallace commented that this owner guy may be putting in 80-100 hours a week to which Trefz commented he is sure that he is. He may be idle 4 or 5 hours while he sitting there taking money, but 4 hours in the morning and 4 hours late at night. The rest of the day bs'ing with the golfers, we are going to have an issue with that.

- xii. Richards commented that he doesn't think that Blankenship's point got totally addressed earlier about the guarantees or anything like that on the property, like to maintain it as a golf course. That's their intention, that's really the only why we are in discussion with them about this to which Blankenship added they are worried about someone turning it into a subdivision. Richards commented that it's the worry for everybody and it is probably more of a worry to the City of Marshall because they get more tax revenue off of it. We would not be locked into anything that he would want to sign, but if they took money off of a grant, it is his understanding, they would be locked into that for 15 or so years, if they took a grant to help fund this, or something like that. Is that true in your experiences to which Blankenship commented that yes it does lock it in. Wallace commented that it depends on how much money and he needs to mention that they cannot get an OSLAD grant with a liquor license. Tippett commented that there is another grant that he believes is an 80/20 grant. There is no liquor restriction on it, it is mostly for building and it has some recreation in it. Richards commented that the State does give money to municipal golf courses, which it would still be a municipal golf course if the park owned it.
- xiii. Richards commented that these things that they see in there are things that he jotted down before walking into that meeting about things he was thinking as far as pros and cons. He is thinking that he's not seeing anything that hasn't been addressed. Blankenship commented that he has seen his equipment. He might as well not have much. You better figure on buying some equipment. Wallace commented that he had heard that the equipment was junk. Blankenship commented that one tractor that he has out there has a catch pan underneath it. Before he goes and mows, he empties it back into it so he can go mow. Richards commented that he is using a shoestring budget now, but he is operating it to make a profit. The advantages to the park owning it is that we would not pay property taxes and we do not have to make a profit on it to break even, but still the margin on that is pretty thin. Blankenship commented that actually when you hire more people to do the maintenance. Richards stated that probably one of the biggest cons he sees is it is not continuous with this property and its taking on a whole



new avenue. Blankenship commented you almost need a whole different director, to which Richards commented that you would need a superintendent for the golf course, somebody who just, that's their job to which Blankenship added and he's going to be \$50,000-\$60,000 a year, and it's going to be \$30,000 to mow it. Richards commented that it would not make much. In order to improve it, he would put in the capital outlay to improve the infrastructure and get new equipment, you wouldn't probably see any positive income for 5-7 years. Blankenship added then your equipment would be worn out and you would have to buy new equipment.

- xiv. Williamson asked if they know how many members they have out there to which Richards responded 60-70 at \$800 per year annual, so we will just call that \$55,000 - \$60,000. Ewing commented that the people have their own carts and they leave them in the garages, Blankenship commented that he said he has two of those, he really didn't have much. Tippet commented that he has got way more than that, 12 and he can hold 52. Kiger commented that he has 12 right now, he has more than that but they are junk.
- xv. Wallace commented that he keeps wanting to look out there at the mayor, has the city never asked anything about this? Have they been approached? Mayor Trefz commented that he would rather not say. Wallace stated that he is digging for some useful information.
- xvi. Sweet asked how many people have ran that over the past 10 years, he knows there is this guy and one of the Eitel boys before that to which Tippet responded that he doesn't know. Trefz commented that Shaw is running Casey now. Mayor Trefz stated that Bill ? ran it for years, back in the days when everybody played golf, and he knew what he was doing, he thinks. Like the city's attorney says, nobody plays golf anymore, he would venture that the 1-9 number is way high. He doesn't play golf, he never has.
- xvii. Richards stated that we were going to potentially make a proposal to which Ewing commented so they haven't made an offer. So we don't know a dollar amount to which Tippet responded right. The one that we put together is to see what they felt about it. Ewing stated that he didn't know if the Legion had a dollar figure in mind to which Blankenship asked if we had asked for one. Richards commented that at that discussion, it was basically, he made the point that we can't put a capital outlay out on this. It's got to be a nominal figure, \$1, \$10, \$100, \$500. It's not bad when you look at what the actual property is worth. The guy who does the finances for them, which I think is Steve Arney, seemed open to that. But they were looking for the conditionality that this remain a golf



course. He doesn't know that the park can afford to give them that conditionality to take this on and if we were to invest money into and five years down the road, we find out this is a hole in the bucket and we decide to sell it, we would have to find a way to recoup that money. But, without having that condition in there, if we bought it for \$1 and in two years we decided to turn around and sell it, we would be the people who stole the Legion's land, basically. So nobody wants that. It's a difficult, there's a lot of layers to it. It just depends on how far into it you want to get. It seems like we are in the overview thing and the room temperature has gone a little cold.

- xviii. Blankenship commented he doesn't want to vote on it tonight, but he sure wants to see this guy's records. Williamson agreed. Blankenship commented that what he says isn't adding up to him. Richards stated he isn't sure that they are going to be able to see that. Blankenship commented that the \$65,000 doesn't come close to what he is talking unless he sells a lot of beer.
- xix. Sweet commented that there are other things to think about, too. We have a boat ramp here that is in real bad shape. We have employees that have been here for years that we can't offer health insurance to. If we keep getting bigger and bigger and bigger, it is just going to cost more and more and more. You cannot do it without more employees. We just sat here and talked about how many more and how much it is going to cost. He just doesn't see how we can take on more.
- xx. Wallace commented that it's a bad situation because he knows the Legion has to be a huge boat anchor dragging them down. They can't, you know. Blankenship asked why to which Wallace responded that most of these guys at the Legion, they are just handling the Legion. They don't have the administrative ability. They just don't have the strength to go out and take care of a golf course. Blankenship commented that is why they leased it. Wallace commented and let's say they leased it for \$5,000, this guy is saying I'm worn out and want to get out of it, he's near retirement or whatever, and everybody else is like they don't want a part of it. And he imagines the Legion is thinking they sure can't take in on again. He thinks that when they look out, the logical first place that they would look, if not for the city, it would be to the park district because that is in our mission statement in a way. But, you talk about something.
- xxi. Blankenship asked when they raised their fees to which Tippet responded he doesn't know. Blankenship continued by saying if it is self sustaining, it wouldn't hurt his feelings at all.
- xxii. Wallace asked if they have video gaming out there to which Tippet responded no. Tippet commented that he has the attorney looking into



it, if that's an option for us. Wallace commented that you are limited on the revenue. Maybe have a miniature golf course out there or something. Blankenship asked if it is 9 or 18 holes out there to which Tippet responded it is 9. Blankenship commented that he doesn't know if they should be taking money away from this park for that.

- xxiii. Ewing asked if they would like to table this discussion for committee and sit down go through more of this and put numbers to everything. Say they give it to us for \$1, they are still going to be out a ton of money to make it operational. And you are right, not that it needs to make money, as long as it operates in the black, it doesn't cost anything, then it's another recreational opportunity that we provide. But he is going to need some more numbers and dollar amounts and actually know what the Legion wants to do with it, whether it is \$100,000 to do it or \$1 to do it, or what this is. He would like more numbers.
- xxiv. Sweet comments that he gets the feeling that this is just dead in the water, but that is just him. His concern is that he doesn't want to leave the Legion hanging on, because they need to move on to the next plan of action, whatever that is. His concern is, we can table it to committee and then bring it to committee to talk about it, if it sounded real positive, he could see that. But if they leave the Legion hanging on.
- xxv. Ewing asked if the Legion is waiting on them to which Richards responded yes, what they could do if the Board so decides, read the proposal and see if it is something they would like to send to them, we could send it to them and vote to or not to send it to them and that would essentially know how to move forward or not to move forward. Because, again, you would be kicking the ball over into their court and it's going to take action on their part. They are going to have to get a member meeting to take action on their side to see if they want to approve what we have offered, and then it is going to have to come back here, so essentially we can vote to move forward or not to move forward.
- xxvi. Wallace asked if either the Legion or the Board members consider saying that we don't think we can manage this as a golf course and maybe we would take the land, we will get into an agreement, and we will just use this as a park or something. Blankenship commented that he thinks that there is so much money that goes into that golf course that it is made to be a golf course. The greens, he doesn't know what it costs to make the greens, it would be outrageous for them to tell us that and not have a chance to do something as a golf course would be. Richards stated for them to not be able to recoup the land to just sell it. Wallace stated he just doesn't think it will make it as a golf course. Even with the grants and everything, he just doesn't think that we can be in the black, but what he



is just thinking is with acreage like that, how many acres are there to which the response was 54. He went on to comment that those types of spaces would be nice to have for like a park area. That's something that he thinks would be good for the community still, he knows it's not a golf course. The City of Marshall has small parks and we have the fairgrounds, but it's too bad that we aren't like the City of Casey where you have an area that has been designed and zoned for a park. He just thinks that might be an area where you have a park. Blankenship commented that they also have a golf course and Richards commented that we also have a pretty decent sized park here, we are a county park district not the City of Marshall park district.

- xxvii. Blankenship commented that he is with Ewing. Ewing asked if they want to take this to committee or do we want to vote to move forward.
- xxviii. Ewing motioned to table the Golf Course Proposal and send it to committee for further discussion. Blankenship second. Williamson aye, Wallace aye, Ewing aye, Richards nay, Sweet nay, Trefz nay, Blankenship aye. Motion carried.

d. Discussion and Vote Replacement Dock Bid

- i. Tippet stated that he went out to bid for the replacement as a whole. We had three takers, there was Woodland Docks, a place called www.structuremarine.com, and Deltech. He received one bid back and that was from Woodland docks. It was \$144,384.00, that's for the rental docks, C-Docks, and the cabin docks, old and new. When you put this into money, it is \$144,000, we have an insurance check for \$67,000, we just received an insurance reimbursement for \$11,360, and we had built into the infrastructure a bid of \$27,000 for the rental docks. Which leaves a balance of \$38,177.47 that would be outstanding if they applied all of that to these docks.
- ii. Richards commented that it is his understanding that those payments would be broken down over different accountable years. Tippet commented that was one of the things that they had talked about was to give a down payment. If you were to order the docks today, you wouldn't see them until January and the process is getting longer for next season. We would have to come up with a down payment, if we choose Woodland Docks, he would like half. And he would move forward and by the time we got to actually putting docks in it would be close to or almost the next fiscal year.
- iii. Ewing commented so out of \$144,384, we are looking to be on the hook for \$38,177.47 to which Tippet commented not really. We have an infrastructure budget for \$27,000, so it would be \$63,000.



- iv. Wallace commented this doesn't include electric to which Tippet commented that it doesn't include the electric. It does include the ramps to the docks so you have access on and off of them and the 25' ramp for the fuel dock. Blankenship asked if they are set up to be covered to which Tippet responded just the rental docks.
- v. Tippet commented that they went to the budget to see if they amend the budget, if we have to do that, where they would transfer the money from. We can knock down the \$38,000 to \$12,683. That would be close and we would probably wait as long as we can to do this so we only have to do this once.
- vi. Wallace commented that they are already over budget on several items. Tippet commented that it only comes out to \$300 to \$700 for the whole thing.
- vii. Sweet asked what the alternative is if we don't fix the whole thing to which Tippet responded that they have no place to put the houseboats because the house boats are on the electric docks and we have no place to shift them to and those docks are really in a state of disrepair. Sweet commented so we will have to put up tape to keep people off those docks to which Tippet responded that they have access to their boats, there are three boats down there right now. Sweet commented so we are doing all of this for 3 boats. Richards stated no. The C-Docks at the campground are in pretty bad shape and so are the cabin rental docks. We have an opportunity with the insurance reimbursement to make the money go a lot further. We can spend that \$67,000 on redoing three docks when we get the house boat money back, but he thinks they can stretch that out a lot further and do a lot of good if they go ahead and pay for these other projects along with it. He thinks they can widdle it out of the budget and the fact that they can spread this out over two budgets makes it really appealing. Wallace asked so we aren't going to do anything with the electric to which Tippet responded not other than putting it back in down there for security, where the security boat is kept and for the pumps for the rock boat because the rock boat will go there.
- viii. Richards commented that in a committee meeting they did discuss the possibility of running electricity to those docks or a cable, and it was about \$15,000 to sun the pedestals down both sides and the cable. He thinks that's a worthwhile possibility in the future, especially if they are going to cover the docks in the future. It's all a step in the right direction building these heavier duty docks and things like that allow us to do those things in the future rather than if we put in the permadocks or something like that. He thinks this upgrades the cabins and campground a lot.



- ix. Ewing commented that even if they do the cabin docks and C-dock, they have enough reimbursement money to cover that. Tippet commented that he doesn't know but he doesn't think so. And what are we going to do with the boats down, Ewing commented the house boats. The one guy that came to the meeting, he is wanting to put his boat out here also. Wallace asked if he said he wouldn't come here if there wasn't electricity to which Tippet responded yes.
- x. Blankenship asked how long did they figure it would take to pay for the electricity by renting the bigger spots to which Richards asked if the covered them or not covered. Richards responded that he couldn't remember but he was thinking between 7 and 10 years. Blankenship commented he thought it was 7 years.
- xi. Ewing stated that they had also discussed reaching out to the bigger boat owners to see if they would be interested in signing 3 or 4 or 5 year lease that if we do build these docks down there for them, we have a letter of commitment stating that they are going to be there for "x" amount of time. Richards commented that all these things are right now are long fingers.
- xii. Ewing stated that our rental docks are down this year. We are sitting with 25 to 30 of them empty all year. Does it warrant...do we go with if we build it they will come? Blankenship stated that is a lot of money to just sit out there. We know that the big ones will be good. We only have three of them out there. Did they ever come out of the water to be inspected to which Tippet responded that he has started a letter. Richards commented that he has a feeling that some of the people with some of the nicer pontoons will want to have more room. They may not want to be in those tighter slips. They may pay the extra money to have the room. That would be appealing to him, parking your boat in there this far away from the other guy's boat. You are putting a lot of responsibility on that guy. He doesn't think they are going to have a hard time filling the bigger slips. Trefz commented that he thinks they have had people who have upgraded to nicer boats and they are hauling them back and forth this year due to that. Eventually down the road if they have some that are covered, they would be more than happy to rent them.
- xiii. Ewing commented that if we do the docks now, we are on the hook for what \$67,000, that's to build the docks now, so in two year's time, if we want to put a roof on it is another \$30,000 to \$40,000. The infrastructure would already be there.
- xiv. Trefz asked in looking to the future, will the covers be like a carport to which Tippet responded that he just discussed this with Wyrick. He



would have to put a ridge board, and he would have to put headers on either side of it and then he will tie the roofs on to them. The pockets for the posts are what they are after. Ewing commented that it would be all one roof, not each individual slip would have their own roof to which Tippet responded that he wasn't sure about that. Ewing stated that budgetary wise, if they do this now, they are going to be over that line item. Tippet commented that any way that they do this, they are going to have to amend the budget. Just to introduce the insurance reimbursements they are going to have to amend the budget. Blankenship commented we are going to be out of pocket over our original budget \$11,000 to which Wallace commented \$38,000. Blankenship then asked how much of a negative budget that will put us at to which Wallace commented \$12,683. Tippet commented that they did transfers and tried to do this all in one year that would get within \$12,000. If they get to the \$38,000 mark, that could go into next year's budget to pay it off. Richards commented that they budgeted \$27,000 for infrastructure this year, they are looking at the same number again, \$10,000 or \$11,000. Wallace commented that there is more money to be found in there. There is money that ended up not being used for the recreational assistance for the townships, things like that. Tippet responded that they took \$1,000 out of Veda.

- xv. Richards commented that this cost he thinks included pulling out the old docks and pulling them to the ramp so that Tippet could do whatever he sees fit. Ewing commented that we aren't putting the dock in. This is farmed out, our staff is not doing this to which Tippet commented correct, we will receive the docks at the ramp. Ewing stated we are dragging them up the hill but we are not putting the docks in or nothing like that. This is strictly on him.
- xvi. Sweet commented that he probably already knows the answer, but asked Tippet what his recommendation is to which Tippet responded that he would like to do it and break it in over two years.
- xvii. Ewing motioned in favor of the replacement dock bid from Woodland Yahoo Docks in the amount of \$144,384. Richards Second. Williamson aye, Wallace aye, Ewing aye, Richards aye, Sweet aye, Trefz aye, Blankenship aye. Motion carried.

11. Committee Reports

a. Campers – 10/03/19

- i. Ewing stated that the campers committee did meet and they discussed the campground improvements for this fall with the electric and the cabin being moved. They discussed the storage fees for sites and he thinks that he had an email sent out to everyone where they voted on in



the past, your storage, what's on your campsite, what can stay, what has to go. It is \$30/month and it has to be within the footprint of the camper whether it is the camper or the deck, that is what the vote was. I know the question was what was voted on.

- ii. Blankenship asked if everybody got a copy of that email to which Tippet stated that he sent it to everyone.

b. Lake Management

- i. None

c. Finance – 10/14/19

- i. Trefz reported that the Finance committee met and they went over the finances. Gross profit was up due to the first installment of the taxes and the insurance reimbursement. They went over some major line items. Boating was still down, camping is actually to the good now, and the cabins are pretty well even. Things seemed to be looking up. He had Jeff and Danielle print out an item summary of the volume of boats from 2017 to now so they could see on paper what they did lose. He thinks it helps to see it on paper and it is something for everybody to keep an eye on.
- ii. Wallace commented that he would like to note that balance wise, where they are with money, this is the best he has seen since he was on the Board in 2001. WE have never had this much money.

d. Policy

- i. None

e. Trails

- i. None

12. Executive Session 5ILCS 120/2 C-1, C-3, C-11, C-21

- a. Wallace motioned to table Executive Session for the Discussion to Approve and Open/Close Executive Session Minutes date 08/15/19. Williamson second. 7 ayes, 0 nays. Motion carried.

13. Vote to Approve and Open/Close Executive Session Minutes 08/15/19

- a. Tabled

14. Adjourn

- a. Wallace motioned to adjourn.
- b. Ewing commented that he would like to revert back to committee reports real quick. Master Plan for Golf Course discussion time and date. He doesn't know who chairs it, but he would like to get that while they are all here.
- c. Wallace asked if there is anything that we have asked for that we haven't seen yet from Mr. Royer or the Legion. Tippet commented that we haven't seen Mr. Royer's books and it doesn't know if we will be able to.
- d. Master Plan meeting set for Tuesday, October 22nd at 6:00p.m.
- e. Blankenship second. 7 ayes, 0 nays. Motion carried.



f. Meeting was adjourned at 7:45p.m.