



**Clark County Park District
Regular Monthly Board Meeting
March 21, 2019
6:00 p.m.**

1. Call To Order

- a. Commissioner Blankenship called the meeting to order at 6:00 p.m.

2. Roll Call

- a. Commissioners in attendance were Lisa Thomas, Jeff Wallace, Roy Sweet, Steve Turpin, and Randy Blankenship. Also in attendance was Executive Director Jeff Tippett.

3. Pledge of Allegiance

4. Approval of Agenda

- a. Thomas motioned to approve the agenda. Turpin second. 5 ayes, 0 nays. Motion carried.

5. Approval of Minutes

- a. Regular Monthly Board Meeting Minutes 2/21/19
 - i. Wallace motioned to approve the minutes. Sweet second. 5 ayes, 0 nays. Motion carried.
- b. Emergency Board Meeting Minutes 2/21/19
 - i. Sweet motioned to approve the minutes. Wallace second. Turpin stated that he cannot approve these as he wasn't here. 4 ayes, 0 nays. Motion carried.
- c. Public Hearing Meeting Minutes 03/07/19
 - i. Thomas motioned to approve. Wallace second. 5 ayes, 0 nays. Motion carried.

6. Public Comment

- a. Tommy Hardy commented that he wasn't at the meeting that was on the 7th about wakeboard boats. He understands that everybody is saying now that there is no issue other than the walls and bringing it up. What would be your guys' opinion would be on that, again. Blankenship stated that this is public comment. This is his turn to speak, not theirs. Hardy continued by saying when he was out here at the meeting that it was first brought up at, it seemed to him that there were a lot of people on board who thought it was a good idea and he understands that there may have been some crawfishing that went on last week. That's all he has.
- b. Chris Miller commented that he felt that last week's meeting was productive. He thought they had a great discussion on both sides in working towards a solution to some of the lakes challenges. He hopes that tonight's meeting will reflect that. It was a good conversation last week and we can move forward with positive changes so that everybody accomplishes what we want.



- c. Wallace asked for the opportunity to address the crowd since he was not at the meeting last week. He was not at that meeting and he knows that his name was brought up because for the most part I was the one who brought up the, about ballasts on boats. It's his understanding that some boats may run 1900 to I don't know how many thousand pounds of ballasts in the boats. This park district has been fighting an erosion problem for many, many years. He has been trying to keep the lake as viable as he can for as long as he can, and in his opinion we should try to face this as a multifaceted attack on the lake. We can't just go around just putting rip rap around the lake to just solve a situation. We have to be thinking about other ways to address it. So, he had begun some research on the effects of different things. Actually, he thinks the Board had actually initially thought was to address large boats, and he is talking length. And then, out of the things that he saw, it came out of different areas, Michigan, Indiana, and on the east coast were having problems with ballasted boats and it was causing some problems. They were looking at solutions like keeping the boats a certain distance from the shoreline, keeping them out of shallower waters because just as much as there is a wake on top of the water, there is just as much of a wake under the water causing issues with things underneath such as sediment being stirred up and things like that. That's when I brought this up to the Board so that maybe we should be looking at the ballast systems in these boats. Somehow from out of that, it grew to talking about banning, at least my understanding of it was that there was talk about banning wake board boats. I never at any time brought to the Board that I wanted to ban a boat from the lake. That was never my intent that was never said even if you go back and listen to the meeting minutes or whatever. Many of you may not even know that when this lake was started, in the master plan, there was only supposed to be power boating on the southern third of the lake because of the soil conservation services' concern of the erosion on the upper two thirds. The Board at the time got them to change their mind. Once again, whether it sages your concerns, whether it doesn't change your concerns or anything, my concerns were trying to attack this problem in multiple ways, not just throwing rock around the lake because we can throw millions of dollars of rock around this lake. Anything that I thought I could do to address the erosion problems, also in regards to safety. He has great concern about safety on this lake. We have just dodged that bullet for many years and he gets scared as hell about it all.

7. Director's Report

- a. Tippet reported on the sunken house boat and how it is parked up in the overflow parking lot. It should be leaving tomorrow as a matter of fact. We just had a meeting this morning with the EPA and Rob Wellum with conservation. They came out and went through everything again, they released the docks, they don't have to come out and be washed and put back in. They released the



boats, they don't have to come out, be washed and put back in. They tested the shoreline, we had no leeching into the shoreline, however there are 8 bore holes that were put in and test all that soil. Pretty much clean it up and we are out of it. It kind of worked out in a good way. It was nice. They wiped off everything and it all appeared good. He has to talk now to PDRMA tomorrow about their close up with XL Insurance, that's the insurance company that's covering our pollution control and where they want to go with this.

- b. Tippett reported that he made a property claim with PDRMA for docks, they want to send out an appraiser.
- c. The underground fuel tank was scheduled to be removed the last week of March. Chase called me today, they won't be out here until the middle of April some time to remove the tanks. That put a hitch in our giddy up a little bit, but it will only take them 4 days to get it out.
- d. We submitted and got the OHV in time with the state. Now it's just a waiting game.
- e. Tippett stated that he has documents and policies to be included with the next executed agreement lease with the patron, that's right from Lorna. When he sent her the leases again, along with the charge policy and mandatory insurance there were only comments were this: that you should have a lease agreement with anything that goes with the charge policy and mandatory insurance and the section on property, she defined a little bit better how we take control of property if it is abandoned, in the case of abandonment of property. Other than that it looks fine, it will work.
- f. There seems to be a question come up about having your dock inspected by an electrician, and some people have had an inspection from an outside electrician already, and the question is, is that ok. The long and short of the answer is that we hired a maintenance electrician to come out and look at your docks. We would still like him to come out and look at your docks and put his seal of approval on the docks. Thomas clarified that was the procedure before that they hire their own electrician to look at their dock, right? We haven't put it place yet so they did the right thing. Tippett commented that our electrician is going out and now contacting, and it come up that somebody had already had their dock certified by their electrician, do they still have to be certified by ours, and he thinks yes would be appropriate.
- g. Wallace asked if he still has Bolin coming out to put in the above ground tank in at the end of March, is that still going to happen? Tippett responded that it is going in empty until we move everything over. Wallace commented that he just didn't know if we continued on with that, if that would not slow us down on the rest of the process of moving. Tippett stated that he cannot actually move the fuel dock until Chase cuts it loose. Wallace commented that he just wants to make sure we are getting as much done as we can.



8. Discussion of Financials

- a. Blankenship commented that wasn't their one line item that you went over by \$28, to which Tippett responded yes.
- b. Turpin asked if anything had changed since Monday nights Finance Meeting, to which Tippett responded no.
- c. Blankenship asked if anybody had anything that they want to add. He didn't make the meeting so he would like to know a little bit about what happened.
- d. Turpin stated that it was a fairly quick meeting, they looked at the expenditures for the year, they were all within budget. He would like to commend the staff and the Director's staff, all the employees at keeping all of the line items within budget. The park is actually in fairly good shape for the year. We've good an approved budget for the 2018-2019 that takes into account some of the things that we want to do with infrastructure and erosion. He would say that they are moving forward. We are still a \$1,000,000 business in Clark County.

9. Payment of Bills

- a. Turpin asked Thomas if she had a question about one of the bills. Thomas stated it is Diamond Financial and it appears to be over again than what we contracted for. Several months ago we told them about a credit that they owe us and we still haven't seen that credit. Tippett commented that he spoke with him this week about the credit and he will have it by the end of the month. He was working on it trying to figure out what was owed to us. Thomas commented that we don't even know if this bill is correct either. Tippett stated that he would have to check it now that she brought this up.
- b. Thomas made a motion to pay the bills with the exception of Diamond Financial. Turpin second. Wallace aye, Sweet aye, Turpin aye, Blankenship aye, Thomas aye. 0 nays. Motion carried.

10. Old Business

- a. Discussion and Vote multiple Leases
 - i. Tippett stated that they all went over it last week, everybody was good with it and he made the changes that they asked for. As they can see they made the writing smaller so that they can fit more into a smaller area, there is a lot of pages to it. It's more of a check off box, Lisa is going to start helping us tomorrow so we can start populating it so we can fill it out at the gatehouse more or less and populate it. Thomas stated that it won't work like that, it will have to be a campsite lease, a cabin lease, storage lease, dock lease, all separate or it won't work.
 - ii. Blankenship clarified that it is the same lease to which Thomas responded yes. Blankenship stated you can put a heading on each one. Thomas commented that she hasn't went through this real picky yet.
 - iii. Turpin clarified that we are going to have paper copies just in case, to which Tippett responded yes.



- iv. Thomas commented that it looks like the only thing that would change is the campsite and cabins and the others would be left off. Sweet asked if the attorney has been involved in this to which Tippett responded that yes she has this is actually her lease. Thomas commented that even if we cannot get it integrated into the system, we can still use a paper copy.
- v. Turpin motioned to approve the leases that has been discussed in prior conversations with the Board and the attorney and move forward. Wallace second. 5 ayes, 0 nays. Motion carried.
- b. Discussion and Vote Charge Policy and Mandatory Insurance
 - i. Tippett stated that this is basically what you looked at the other night, he sent it back out to the attorney who looked at it and made the two comments that I talked about earlier which he installed in them and brought it back to them.
 - ii. Wallace motioned to approve. Sweet second. 5 ayes, 0 nays. Motion carried.

11. New Business

- a. Discussion and Vote on Vendor Service Contracts
 - i. Tippet commented that you see the list of contracts that he sent out for service contracts, except for hay bailing and HVAC/electrical/plumbing, we only had one submission. The Ice Contract is Home City Ice Company, it's the same as last year. The fishing bait, Kelly's Bait, there was a slight increase. He doesn't know if they want him to go through each price.
 - ii. Thomas commented tell us the one's that we only have one on. Wallace commented all of them except the one for HVAC and Hay Bailing.
 - iii. Turpin asked if all of them meet the budget numbers that we put in for the 2018-2019 budget. Tippett responded yes for the 2019-2020 budget. There is a slight increase but it is negligent.
 - iv. Wallace asked Tippett with the ones that we have only received one bid on, did he see anything that was concerning to him to which Tippett responded no. Thomas asked if we requested from other people to which Tippett stated that we did.
 - v. Tippett stated with the attorney we sent that to several people, the accountant, he sent three of those out although he could not tell them who they went out to. They went out and we got Ben's back and that's who we got back. Thomas asked if we put it in the paper, also and Tippett responded that we did. He commented that they also called Bernadoni and Wieck.
 - vi. Wallace motioned to accept the bid on the Ice, Bait, Cabin Cleaning, Attorney, Pest Control, Sanitation, Trash, and Accountant as they have been presented to us. Turpin second. Sweet aye, Turpin aye, Blankenship aye, Thomas no, Wallace aye. Motion carried.



- vii. Blankenship commented that we have two left, to which Tippet responded yes. The first one is HVAC. Let me explain it first. If something goes wrong in the campground and we can't get a maintenance crew out to take care of it or it's on a Sunday night at 8:00 at night and it's a serious thing rather than let it go. We will try and get somebody out here. If it's a serious, whatever's wrong, it is a serious, it needs to be fixed right then and there, at least mitigate it a little bit. There were two bids in on it. The first was Central State Construction who had the lowest bid last year, and the other one was from Morgan's Plumbing and Heating. It comes down to the hourly pricing and as it turns out Central State Construction came in with a slightly lower bid than Morgan's Plumbing did. Both reputable companies, one was just lower than the other.
- viii. Turpin asked if there were any ancillary services mentioned that would actually change the hourly rates or anything. Tippet stated that we have regular hourly rate, overtime, Saturday, Sunday, and Holidays. We have a percentage over cost of materials on each one. Turpin asked if the percentage over cost was close on each one, to which Tippet responded not even close. Turpin asked which one was cheapest, to which Tippet responded Central State. Thomas commented that is why it would have been nice to see these in advance to which Turpin agreed.
- ix. Turpin asked what Tippet's recommendation would be to which Tippet responded Central State Construction. Sweet asked what the dollar difference was. Tippet responded in a regular working hour, there is a \$5 difference, overtime and Saturdays it is a \$15.50 difference per hour, Sundays and holidays it is a \$34 per hour and there is minimums out of Morgan's and not out of Central State, the materials cost markup is 12% out of Central State Construction and 30% for Morgan's Heating and Plumbing. Thomas commented that it is a big difference.
- x. Sweet motioned to table the HVAC/Plumbing/Electrical Facility Service Contract until they have a minute to think about it. Are we putting ourselves in jeopardy by doing that to which Turpin stated no because the director still has the authority to do the repairs that he needs to do and whoever he thinks he needs to do them with. Thomas stated that she remembers when it was started and it was just to keep from getting overcharged. Turpin second. 5 ayes, 0 nays. Motion carried.
- xi. Blankenship asked about the hay bailing. Tippet stated that the two hay bailing bids were from Mitch Morgan and Roger Williams. Mitch called me and said that he is not going to sell the hay, he wants the hay for his livestock. So he is just going to give us a per hay bale price of \$8. Roger Williams is 25%, we get 25% of his sale, he averaged 192 bales which



comes out to \$8. They are both the same. Turpin asked who has been doing it the past 3 years to which Tippett responded Roger Williams did it last year and Mitch Morgan did it the preceding years. Thomas asked if we have settled up with Roger for the year, to which Tippett responded yes it was \$1,500, she asked are we expecting any more, to which Tippett responded no. Sweet asked if Tippett had any recommendations to which Tippett responded for this year, Mitch Morgan.

xii. Sweet motioned to accept Mitch Morgan's Hay Baling bid. Wallace second. 4 ayes, Thomas no. Motion carried.

b. Discussion and Vote Fee for Electrical Inspection

i. Turpin stated that he understands that we are trying to recover costs. What's the anticipated cost for the inspections of the docks now that we have an electrician to which Tippett responded \$8,800. Turpin then asked how many docks to which Tippett responded 89 or 90. Turpin stated so that's about \$100 per dock to which Tippett responded it is about 2 hours per dock, that's an estimate. Turpin asked how much we are charging this year for a dock to which Tippett responded \$350 and Thomas commented per slip. Turpin commented that some of the docks have more than one slip obviously, so if they only have one slip we are increasing their costs by 30%. If we charge the full \$100 per dock. Wallace commented so when you say there is 89 docks, is that 89 electrical docks to which Tippett responded no there are 89 leases out. Wallace commented that we don't know how many of them have electric to which Tippett responded no. Turpin stated that to him that's an increase in the docks that, yeah he knows that we need to recover costs, but he doesn't support passing it on without everyone knowing it for a year and everyone deciding if they want electric on their docks or not on their docks. Thomas asked if this proposed income built into the proposed budget to which Tippett responded no and we have already sent out the leases. Turpin commented that he proposed that we don't do anything this year, if you want to do something next year, you will have a Board that can make that decision next year. At least they can have some time to hear about it and discuss it.

ii. Turpin motioned no pass through on the electrical inspections this year. Thomas second. 4 ayes, Sweet no. Motion carried.

12. Committee Reports

- a. Campers
 - i. None
- b. Community Parks
 - i. None
- c. Dock – 3/14/19



- i. Blankenship stated that they discussed the ballast boats and how we might be able to change the boating to be better for the lake and actually writing tickets for speeding and enforcing the rules of the lake.
 - ii. Wallace asked Tippettt where he sits on the security side as far as how much they will be on the lake. Tippettt responded that he is trying for 3 to for days. Wallace asked how many hours, to which Tippettt responded up to 32 hours in those four days.
 - d. Finance 3/18/19
 - i. Turpin stated that they have basically already discussed this. We have a budget in place for next year. There was a public hearing for this and it passed so we are good to go.
 - ii. Tippettt asked if they could set a meeting for either next Tuesday or Thursday for a Special Board Meeting. Thomas asked if this was for the budget, to which Tippettt responded yes.
 - iii. Tippettt suggested Tuesday, at 6:00p.m.
 - iv. Blankenship clarified that the Special Board Meeting is set for March 26, 2019 at 6:00p.m.
 - e. Master Plan
 - i. None
 - f. Policy 3/07/19
 - i. Thomas stated that they discussed to the Charge Policy and the Mandatory Insurance Policy and the leases.
 - ii. Thomas then commented that the Boat Lease was in the packet and they didn't vote on it, they only voted on the multi lease, but not for boat rentals. Tippettt stated that they voted for multiple leases, it is just on a different form, that is what he meant by that. Thomas stated that the same thing will have to go for this. The different boats will have to be split up into different agreements, she just wanted everyone to be aware of that.
 - g. Trails
 - i. None

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

- a. Thomas motioned to go into Executive Session for the purpose to discuss executive session minutes under 5ILCS 120/2 C-21. Turpin Second. Turpin aye, Blankenship aye, Thomas aye, Wallace aye, Sweet aye.

14. Adjourn

- a. Wallace motioned to adjourn the meeting. Turpin second. 5 ayes, 0 nays. Motion carried.
- b. Meeting was adjourned at 6:44p.m.