



**Clark County Park District
Board Meeting
October 20, 2022
6:00 p.m.**

1. Call to Order

a) Commissioner Blankenship called the meeting to order.

2) Roll Call

a) Commissioners in attendance were Jeff Trefz, John Richards, Jana Williamson, Roy Sweet, Jeff Wallace, and Randy Blankenship. Also, in attendance Executive Director Jeff Tippett and Office Manager Chatlin Morris.

3) Pledge of Allegiance

4) Approval of Agenda

a) Richards motioned to Approve the Agenda, Williamson second. 6 ayes, 0 nays.

5) Approval of Minutes

a) Regular Board Meeting Minutes August 18, 2022, and Regular Board Meeting Minutes September 15, 2022.

Wallace Motioned to Approve the Meeting Minutes, Trefz Second. 6 ayes, 0 nays.

6) Public Comment

Kent Walts- I'm here for the Appendix A item that's on your agenda. I would be happy to defer that until you get to that discussion and maybe some of my questions will get answered then. Would you let me talk at that point? That's up to you if you say I cannot talk then I will now.

Blankenship, I think we can deal with that Kent, I'm not against that but it will still be the same as the three-minute rule. Ok, moving on. Tony Dawson

Tony Dawson now on what he just said, we would like to hear what you guys have to say. We have heard scuttle about the monthly campers having to move every two months but if you're going to discuss that tonight then I would like to hear that and then make a comment after words or is there no such thing going on?

Blankenship it's in there.

Tippett it is in policy.

Blankenship ok, Clark Piper

Clark Piper, I guess I would say the same exact thing as Tony just said. I would prefer to defer till the end, until you discuss it.

Blankenship ok, we will move on.

7) Directors Report

Tippett, we started remodeling the kitchen in Cabin 1. That would be the top cabin in the new cabins, the little A frame one. We pulled out the old kitchen and replaced the cabinets, the flooring, the refrigerator, the stove, and we are putting it all back in right now and it's turning out pretty nice. Its opening that cabin up, if you remember it had a bar that went across basically the whole front door of the cabin, as soon as you walked in. We took the bar out and



we just made that cabin a little bit bigger and put a smaller table in the kitchen, but it only sleeps two to begin with. Its coming along just fine. The rock boat, we have completed for the year, we just decided we were going to lay down some rock back in Guyer cove next to Marque. She is waiting for some rock to put in there and we have some extra rock so we will take it down there and put it in and pull the rock boat. We have got over 2,000 tons down this year, we basically run ourselves out of money in that line so that's where we are at with it. The Audit begin October 6th and 7th and the auditors were here for those two days going over everything and now they went back to put all the numbers together. They are telling us in the preliminaries that its looking good they are not seeing any huge problems and we should be just fine. The OHV work continues, the track is just about completed, and we are starting to get the trees ready to be placed so they can start planting trees down and we will finish that up pretty quick here. I ordered a new computer server in order to put in the MFA security. We had to put a new server in because ours was so old they just were not compatible. It wouldn't work no matter what he did with it. We had to order another one, it's in and I believe he is going to start tomorrow putting it in because it will take several days to get it loaded with everything that we need. Any Questions?
Blankenship nope.

Payment Discussion of Financials and vote on Payment of Bills

Chatty comments so on our aging summery our actual total that we paid out in bills this month is 69,605.84. the 40-dollar difference is because the department of natural resources has a 40-dollar credit so that's why its showing or reflecting 40 less on our bottom number there. So, that the 69,605.84 is our total for bills. On our profit and loss, all of our expenses are entered in QuickBooks. I'm starting work on getting our income eventually, that my goal is to get that started. So, as you see what some of the line items were close to and being over. Fuel is one of them.

Blankenship, what kind of fuel?

Tippett diesel fuel for park use. It's going to go over, but we knew that. We have discussed that before.

Chatty, same with like our processing fees. They went over and that's just because we ran two credit card processing companies this year. Campspot has their own and we used Campground Master for the beginning of the year, so we had them that we were paying on. Trying to think of other ones too besides the ones we have discussed in the last. Jeff, are there others that you thought?

Tippett yeah there were.

Chatty I can't remember the ones we talked about. Ice we are over on ice.

Tippett, we knew ice was going over. There is about a half a dozen that were in the 90% range that we have spent already with the end of the season approaching quickly we may make



it on a few of them. Looks like for sale propane if you look at it, it looks like its going to go over the budget but its not because we pre-bought the propane earlier so will just start using that now until we get up all the prebuy that we had.

Chatty and we did a lot in prebuy.

Tippett there is not much more then what we have already told you about maybe one or two and they are small.

Blankenship would like the record to show that Joey has shown up. Do you have a packet for Joey?

Chatty yeah

Wallace so I dint know where we were at on our bank balances.

Chatty I can pull our bank balance if you want me to get that for you.

Wallace ok, then also in the Banning there was 21,000 of that that is 90 days out. What was all that work for Banning?

Tippett that was the NRCS grant that we will be reimbursed 24,000 and it should be coming along today. I just got the ok from NRCS on an email today that they are going to submit it for payment to us.

Chatty we kin of held off on paying them but Banning had asked if we could pay them. We had it in the budget to pay, we will just get reimbursed all but a little bit.

Blankenship, any more questions? We will give Joey a min to look them over.

Ewing go ahead, I'm good.

Blankenship, ok, ill take a motion to pay the bills in the amount of 69,605.84.

Blankenship, ill make a motion to pay the bills any one second. Richards second.

Roll call: Sweet I, Williamson I, Trefz I, Richards I, Wallace I, Ewing I, Blankenship I

8) Old Business

Discussion of Timber Management

Tippett timber management, talking about the trees we are going to cut on the North side of the bridge on the West side. We are having problems making entry or getting permission to make entry into that area from a local farmer. One farmer in particular by the name of Lykin and really giving us a hard time. I shouldn't say a hard time, not agreeing to the entrance. I finally just broke down and gave it to Lorna to see what she can do, there are to avenues of approach we can take for this, and one is to bring suit for an easement by necessity or to use emanate domine to take an easement for necessity. Neither option will provide a quick resolution. She said the first option is probably not going to work but the second option emanate domine would work again it's going to take time for that to work. In the meantime, I met with Dave Ewing who is presently the top bidder on the contract, we have awarded a contract too and we went in through Steve Lykins property that Tom Murphy owns the ground,



but the other guy is renting it. We walked all the way back and its quite of a trek. He was going to try and get ahold of the owner through Tom Murphy and see if we could at least make an entrance there. The only stipulation to that is we would have to build a road probably several blocks and go through a holler so he can get his skidders in and out. He can't positively afford to take on that type of expense so I made the offer, if it comes down to that we could possibly do some force labor in there where we are doing some of the labor and some of the Machinery and help out cause it's a means to our end is what it is. That is where we are at. Then this morning Dave Ewing called me back and he said he talked to Ms. Lykin last night via text and he may have a solution to this problem. He is going to get back to me hopefully in the morning maybe and this might be a move point but that's where we are at with this.

Blankenship, have they started on the other side?

Tippett no they have not. And he offered to buy the other contract I guess but they won't part with it.

They are going to come in fast and furious. Tats what they are going to do as soon as it freezes, I bet.

Tippett he can go out through that way also but again he would have to put a road in, and it's not cost efficient for him to do that.

Blankenship, that's where they are going to make a road

Tippett yes

Blankenship, so he talked like he would just wait if we would. Wait till they make their road and after they get done then he could.

Tippett, we haven't gotten that far yet

Blankenship, I talked to him somewhere, the restaurant, I think.

Wallace so, the first the timber on the East side. When is that contract up?

Tippett February

Wallace ok, so mentioned hot and heavy. My concern is that they are going to come in there and they are going to tear it up really quick. That's just a concern I got so.

Blankenship, we have the right to shut it down if they are, am I correct?

Tippett, we do.

Ewing so what are we doing with this as of right now, being he's, I know I suppose to say much but as it stands right now, we don't have access to that side. Now he said he has contacted Lykins and maybe working something out so this maybe a mut point but there could still potentially be some labor, equipment for the park to put a road in or something.

Tippett, if there is I will come back in and ask you officially if I can do it or not. We may have to put our bulldozer or excavator in there and clean some of this out and get a way to bring those skidders in.

Ewing, because we as the park, I guess if we do, mast of the logging is done if it ever does get done and we actually develop that area of the park do we the park have access to get if we do something over there whether its camping or ATV trails or something like that. I mean can we access that?

Tippett over the water we do but not by land.



Ewing, can we access through the county ride away?

Tippett actually right across the street we could access it but if you go in there about 1000 yards or so there is a holler that comes right up to our property line, and we would have to pipe that and put some sort of a crossing there.

Ewing, I'm just saying if it is going to be. You know if we Tiber it and beneficial I mean we are still going to need something with access to that 10-12 years down the road if we ever develop that area into ATV, horse trails, whatever were going to do with that.

Tippett, probably our best would be to cross the street and build a road.

Ewing, put parking on that side jus like we did this side and let that be there. Ok, I just didn't know if we a park are landlocked. According to the map it looks like we could access it along the waters edge if we needed to.

Tippett yeah but we are not landlocked so that's where we can't positively say we are going to take emanate domine on it because we can enter right here its just not feasible as far back as you go. You have to go $\frac{3}{4}$ of a mile back to the trees through several hollers.

Ewing is that an option to skid part of that job on the roadside here?

Tippett we can't get around, there is one holler in particular that we can't get around.

Wallace it's really steep.

Ewing, I know it is pretty rough back there but.

Blankenship, any more discussion?

9) New Business

Discussion of Vote of Miller Gangway

Tippett, I didn't print this all out, the man's name is Denis Miller, and he already owns a dock. I'm sorry, he leases a dock on the lake. The stairs that lead down to his dock rotted out. He simply ordered a 23' gangway to go from where his stairs were down onto his preexisting dock, and he is looking for approval for it. we looked at the site, we looked at the dock and the gangway is here already just asking the board for their approval on it.

Wallace, does he have a rigid dock or is it a floating dock?

Tippett no, he has a floating dock.

Blankenship, what is your opinion?

Tippett, yes.

Commissioner Wallace motions to approve the request for Mr. Millers gangway,
Blankenship seconds

All in favor: 7 Ayes; 0 Nays



Discussion and Vote Kevin Smith Dock

Tippett, Kevin Smith is the dock right next to Huisinga in Hills and Dells. We have already been down there and approved all, he has already cut a few trees and he has a path down to it. He did that with the blessing of the park. We went down there and looked at it and he has followed us every step of the way. What we needed, he did and now again I bring you all the paperwork for it. Its al signed and in place, he is ready to go, and he would like to order his dock because he won't even get it till, I don't even know when. Next year sometime so if I could get a vote in that also. It would be my opinion to yes, give him the dock.

Wallace, is it situated to the East of Huisinga's?

Tippett yes, it would be the next one and we moved it over.

Wallace, it uses the same entrance.

Tippett comes down the same entrance and it splits three ways to Huisinga, to Brangle and now to Kevin Smith.

Richards make a motion to approve Kevin Smith dock, Ewing will second

Ewing discussion real quick. We already have the site plane of everything he is putting in size wise of what he wants so we are all set. That's what we are agreeing on what's submitted tonight.

Tippett yes

Blankenship, one more question. It all fits where everybody is happy?

Tippett yes

Blankenship, we have a motion and a second

All in Favor: 7 Ayes; 0 Nays

Discussion and Vote Policy Change Personnel Policy

Tippett in the personnel policy when you go to Holidays to increase the Holiday to follow the Federal guideline which would give us Columbus Day and Martin Luther Kings Birthday as a paid Holiday.

Wallace, is it Columbus Day or is it Indigenous Day?

Tippett, well when I looked it up, they are still saying Columbus Day.

Richards, my calendar says both.

Ewing so what you're asking for is for these to become paid Holidays?

Tippett yes

Ewing Just those two and that goes along with the State and Federal I mean.

Tippett yeah, the banks are not open, nothing is open that we can do business with and the park we would man that anyway.

Williamson, I know my daughter work through the state, and they are off also.

Commissioner Wallace will motion to approve the policy changes for the addition of Columbus Day/ Indigenous Day and Martin Luther King Holiday, Ewing will second.



All in Favor: 7 Ayes and 0 Nays

Discussion and Vote Policy change Lake Dock, Land Deck Construction, Clearing and Access Permit

Tippett, that in front of you right now, I have added some wording into it. one of them on the front page would be who we are talking to and their address and phone number and the dock number they are eventually be assigned if it passed. Then we go down to prior construction or clearing applicant must and the word F) is provide all vendor information along with compliance from vendor is outlined with Policy manual in section 8.25. that would refer to our manual 8.25. I went so far as I put what it is and it's a vendors and vending lease which we want all the vendor information completed, which you have as part of your board packet. The vendor information will require all insurance be up to date, naming the Clark County Park District as additionally insured on their insurance. Processing fee paid in full and permission to complete work before and along with any documents as required including Julie of its an underground application because boring is actually becoming a more, everybody is liking it a lot more so we need a copy of the Julie because they can include us on it. We will get the numbers and just put it right on here. Then if you go to the second page under construction rules, I took out in a no build, limited improvement area, said improvement area exist at the time of applying for the permit fee. I'm taking that out unless compliance with resolution establishing lake shore zoning number 2021-R-02. That is what you passed. Then we come to the next sentence, and we insert or cluster docks that may be allowed in any small coves. They don't have to be allowed but they may be allowed.

Wallace, can I ask a question about that? So, we are saying in that statement that unless with compliance with the resolution establishing lake shore zoning and it gives the resolution number. This area will include the areas along the main body of water and the boating coves however docks and or land deck or cluster docks may be allowed in any small coves where the dock or deck does not extend out of these locations. So, are you saying that I mean to me it sounds like as long as you're in compliance with this resolution this area will include the main body of water, ok I guess I was maybe reading it a little bit wrong here.

Tippett Cluster docks may be allowed and then we come down to L about riprap that is including permits that must be approved by the district and the district shall be the sole source of riprap guild lines to installation unless agreed upon by the district at the property owners expense with proper permits filled and received as needed from the army core of engineering including current fees for applying riprap. There are some places where you just can't get riprap in, and the homeowner is going to have to take responsibility for it. Pay to have their own riprap put in place. You come down to N, all contractors hired by a leasee are required to and then that sentence is then, construct and comply with policy 8.25, vendors and vending. All vendors will meet with CCPD designees regarding installation on all Clark County Park District



property. We go to number 4, and we start talking about trees and b. If we have any trees cut without Park district approval will result in a fine of 1000 dollars per tree.

Blankenship, what about size restriction?

Tippett its in the next one.

Wallace up on c there where you talked about any tree being replaced, is it kind of specified who purchases the tree there? It says in the location specified by the district conversationist.

Tippett conversationist.

Wallace, yeah who?

Chatty I did not.

Tippett no, that's been in there forever.

Wallace but I don't know if it actually says who purchases the tree or who is responsible for purchasing it. Does it lay that out there in that sentence? I just didn't know if it should say at the expense of the.

Tippett no, it really doesn't say that. It was always take one, leave one that what I have always done to it. I guess I will have to put that in there.

Wallace because I didn't know if that would have to be purchased by the park district and billed towards.

Tippett we can do that if we wanted too. Any tree over 2", this is C that we are talking about that has been approved by the Executive Director for a new one, must be replaced by a tree 2-3" in diameter in a location specified by the conversationist, executive director, or his/her designee. So, any tree over 2" that has been approved must be replaced with a bigger tree. Cause we allow anything under two inches now we consider it scrub and they can cut it and take it, but they are going to have to replace it.

Wallace right but it doesn't really say who is paying for it.

Tippett ill just add that, at the homeowners' expense.

Wallace ok, yeah if we can add that after a tree 2-3" in diameter replaced at owner's expense.

Tippett, we go down to F and I have added failure to comply with construction plan shall be in default of your terms of lake dock or land deck lease and this park will be all remedies available to it, including fines of 1,000 dollars per violation. The Park District will issue a stop order until all violations are corrected, and fines paid. We go down to number 5 use and access. A I lined out areas other than approved path is prohibited and subject to a fine of \$20 per vehicle and added on the park district property on an approved path is prohibited and subject to fines.

Richards I have a question about that. So, a side x side driving down the path and bought a park sticker for my side by side to be able to do that but under this that would be no longer.

Tippett no parking of vehicle.

Richards so we can't do that anymore.

Tippett no parking of vehicles like trucks and cars.

Richards well that not what it says. A sxs is a vehicle, it's an all-terrain vehicle.



Wallace but I think though again in the same context if you had somebody that rode over from point g wherever that was at and didn't have a sticker and rode over and parked it on park district property because they went out on a boat with somebody.

Richards so this came about because there was like a truck parked down by the lake, right?

Tippett, yeah

Richards ok, so do we need to change the policy or do we just need to

Tippett so why don't we say instead of vehicles say cars and trucks put it in there.

Ewing but like Mr. Richards says if you have a golf cart with approved park sticker does that allow them, being it's not, a vehicle and they have paid their sticker same as the campground and everybody else, are they allowed to drive there. We need to make that distinction between a vehicle unless approved by the park with a Sticker.

Richards Highway vehicle, passenger vehicle, I don't know what you want.

Ewing but that doesn't compass an OHV.

Tippett apart from another vehicle other than approved by the park district.

Wallace yeah but think that there might be times there is maintenance going on or something that they had to haul down there to get closer to it as in a pickup truck or whatever then they could ask you. Hey, can we go down there and do this, you would be ok with that, but I think its just these people that go down there and just park their stuff and off load everything and leave there vehicles down there. That's not a cool thing.

Richards no, but do we change the whole policy because one or two things happened or we just say hey, don't do that again.

Tippett well we have tried the don't do that again.

Richards ok, well that's fair enough.

Tippett but we should probably change vehicles to highway specific

Ewing, can we change t to parking vehicles not approved by CCPD. Can we leave that so if they do come in and get their sticker.

Wallace parking of vehicles without an approved park district sticker.

Richards I was just concerned by the language in that one because that technically means that what I'm doing there is illegal even though I'm going to go to the office and pay my sticker fee and everything else.

Tippett ok, ill change it to not approved by CCPD or proper notification.

Richards just change it for me if you would. Except if your John Richards its fine.

Tippett B docks, land decks and access paths will be expected at least annually for safety and maintenance and compliance. Access to the paths shall be granted to by the leasee for inspection. C-electrical installation and or Water Installation shall be approved by the Executive Director or his/her designee at no cost to the park district a complete inspection should be submitted to the park district in vendor compliance applicable with policy section 8.25. Another words we didn't do very well at Making it mandatory to get an electoral inspection so now we are telling them to get it and submit it to us and if the vendor is coming around, they have to tell us who is coming on the grounds. Get down to number 6 construction permit and



compliance. In A must approve the original construction permit and all changes deviate from the original construction permit, the board of commissioners must approve it. And the A, B, C, I just re lettered them because the letters were off from the alphabet.

Ewing when it goes back to C under the installation of electrical and inspections. When you say inspections by license electricians and no cost to the park. I know we tried this before, you know once we have a set parameter of what is accepted to put in. how do we enforce?

Tippett that is what we try to enforce and sorely inadequate at it so. We just put it in there that they have to get an electrical inspection and the homeowner is just going to have to do it now. I suppose we could go from year to year. You know we do not see it when Mr. Smith puts in his dock if he has electric on it and next year, I don't see an inspection for him in there well then, we should probably take some action. That one is a hard one to force compliance with.

Richards it's a hard one to comply with. I mean as a person who is expected to comply with that it is impossible to find someone who is qualified to perform that inspection because nobody is qualified to inspection so how do you get an inspection when nobody does it. so, I have always been a fan of striking that. I understand that electricity and water don't mix, I understand it needs to be done responsibly but you can't ask people to do the impossible. Nobody does those inspections.

Ewing would it be better off to change that a little bit and put-upon completion of project that final inspection be done by CCPD.

Tippett no because we are not qualified.

Blankenship if something happens and we inspect it.

Ewing make a check list and go down it. I know we have had this discussion before, and they want the inspection like it says but there isn't anyone that's going to sign off on this and that's the problem that we had out there when we set it out to get it inspected and not a electrical contractor was willing to sign off on it. for one, they didn't do the work and two, they are not going to be liable for it if something does go wrong. We either strike this all together because this is a unattainable requirement. That's why I just don't know if it would be better for us to just have a park check list that its conduit, its grounded, its this, its that. That way at least they made the effort. I mean I don't know how else to go about it.

Wallace so the electrician putting it in can they not sign off as a responsible party

Ewing what if the homeowner puts it in? There is nothing that says you have to be a licensed electrician. I mean that's the problem I mean. Well, they should because I don't think we should assume the responsibility for anybody's electricity on their dock. So, if they get signed off, I mean if they sign it off their self, I'm fine with that but I'm not fine with a blanket policy that you can just go down there and put electricity by the water without somebody signing off and protecting us. I don't care who that is, if it's the landowner if he is confident. Hey, I did this and its up to code then sign it just absolve us from this liability.

Richards I believe I have seen a check list of some kind floating around and if the homeowner signs off on that I think that's about as good as you can do or on new dock, on new



construction we could say hey if you have electric install, we need to have your electrician say it was done according to these specs.

Wallace, I can live with something like that. I just want to protect us.

Richards absolutely

Wallace no reason a person can't have that but let's just cover ourselves.

Richards I just can't expect the impossible from people and to me it drives me nuts cause I'm like how I am going to get this done and I don't like to be out of compliance, but I can't be in compliance because there is no way to be in compliance.

Wallace and that's why I said even the homeowner or whoever installs it.

Richards I think that is fine, I like that. Ultimately who is it going to come down on anyway.

Tippett I would like to leave this as is and if the homeowner calls me and says I can't get the electrician to do it I'm going to do it myself then you are going to have to sign off on form.

Richards ok

Tippett is that ok?

Richards yep

Wallace so, 5C will stay as it is.

Tippett if we go to 7 dock structure aluminum, I had 2 companies come to me this year wanting to put docks on our lake and they were all fine docks they just didn't quite fit with the specifications so what have done is all docks shall be evaluated for equivalency to these minimum standards to be submitted to their permit applications. You will see in several spots that I have placed the words or equivalent so that if we, what is it lake shore docks or somebody makes a wonderful free-floating dock and put in the water the same as the docks that are being put in the water. Its basically the same thing, these specs are out of date anyway we have already increased these specifications. So that's why I have put that in there. Start changing or the equivalent so maybe we can start seeing some more docks out here. Then we go down to the pathway where stairway systems using composite lumber, I added large landscape flagstone minimum of 6" height or aluminum. Concrete pathway is not allowed unless approved by the board of commissioners.

Richards 6 feet height is what it says. So, you're going to want to change that.

Tippett well I like the height I mean.

Richards well that's a pretty big standard to set maybe unattainable.

Tippett erosion control using the riprap material with underlayment or a shore wall. I added underlayment because it wasn't in there. That's all for lake dock and land construction clearing and access permit.

Commissioner Wallace will make a motion to approve the changes in the lake dock, land deck construction clearing, and access permit as presented except for on item 4C where we included that the tree is to be paid for by the person that destroys that tree and then on item 5C leave that as is not as it has been presented to us tonight and then change the flagstone to 6" height. That's my motion. Sweet seconds



All in favor: 7 Ayes: 0 Nays

Discussion and Vote on the Policy Change Lake Dock and Land Deck Lease

Tippett its on the last page, it's the only change that I made. You have the annual number, the State registration number, the slip fee in one amount and then you have launch, erosion and total of both. I would like to have when people come into pay their slip fee, they pay their annual launch fee and their erosion control all at the same time. Otherwise, we end up chasing them all throughout the year to get those two items taken care of.

Wallace also on this on number 4, where it talks about the survey and it says and this is in bold, if survey markers are not staked and visible marked within 10 days of notification the fine shall be imposed in the dock or land deck lease. Shall be in default under the terms of this lease. Once the survey marker has been staked, does anybody permanently mark that and if we don't, should we not?

Tippett, you mean a pin?

Wallace, a pin, or some type of marker.

Tippett, we don't

Wallace, we don't but we don't lose it. I'm just thinking of that because this can benefit us in the future. Not only us but the property. Because then you lose, when the steak is gone you lose oh, we cut this tree off, no its on the park districts side, no it on our side. I don't care what you put there if its not just a wooden steak if it's a pin or rebar or something. I don't know but I just thought.

Tippett, you want between the homeowner and the park district property because those stakes that you're talking about are on the shoreline.

Wallace, The ones that boundary us as far as like the lots. You know if its up like the front of the lots I don't care about that, that's not us. Back along our property because our property lines are so jacked up. I know we can go by the Satellites and stuff

Tippett that's what we have been doing is going by that OnX.

Wallace I'm not asking for that to be changed any here but I'm just thinking through as we start doing that in the future.

Richards and in this one that electrical thing comes up again with Appendix A that we could amend that or something. Appendix A of the checklist for dock leasee schedule to complete electrical inspection at the park office.

Tippett how about just a complete electrical inspection or take it out all together?

Blankenship well we already have it in one place, do we need it in two?

Richards well it depends on what you end up wanting to do with it. I mean, we just have a checklist or liability thing or something like that then. Change it in the future. Before those go out again it would be nice to have it fixed if not kicked down the road for another year.

Richards makes a motion to accept the changes to the lake dock and Land deck lease as presented. Trefz seconds



All in favor: 7 Ayes: 0 Nays

Discussion and Vote Policy Changes in Appendix A

Tippett in appendix a there are a few small policy changes. In campsites the monthly/seasonals are non-refundable. Your deposit in seasonals is non-refundable. When you get too monthly, at the time of the reservation a deposit is required to hold your site. A valid credit card is to be held on file for CCPD along with a signed and acknowledged lease agreement. Payments for the month will be due on the first of each month effective this date 10/20/2022. Any reservations longer than a two-month stay will be required to move your site for the term of one month throughout the season. And there is an asterisk to that that says the executive director or his/her designee may modify this monthly move as needed for the park. Existing campsites which are paid in full using the monthly rate will remain until by attrition these campsites become daily, weekly. See the attached list. These are the people who have, who are involved in this that will keep in our master and if they change their minds, we will change them as needed.

Welsh will you say that again please.

Tippett ok, there are 20 campsites right now that pay 7 months out of the year. Monthly and they are not monthly/seasonals they are actually dailies or weekly's however you want to put it. as they leave the park as we do, we seasonal sites, we will strike that, and it just goes back to what we have right here. But, for the time being Mr. Bright was right when he came in here and he has too much invested in his site to be moving around so. Stay where you're at but when you leave, we are going to change it back to the way we want it.

Welsh, so are we right in the affect of people that have it now, they are kind of grandfathered in.

Tippett kind of yeah, without using the word grandfathered. These 20 sites which we will keep, and we will like I said if Mr. Bright should move out, I'm going to strike him off the list and now that becomes just a daily, just like it's supposed to be.

Blankenship, does that answer everybody's public comment? Kent, do you want to Waltz well I do have one question as to why you are making the change?

Tippett this is coming from the board. They are wanting to open up some more spots and we are starting to move forward with what we are going to need to open up those spots and one of them was to move people around so they can see more then one site so we don't have people going around something that you waited for which is a monthly/seasonal site or a seasonal site by somehow we got away from that where a person could just pay seven months and he didn't have to wait on the list, he doesn't have to come in compliance with anything, he just pays seven months and he's in. something that you may have waited for I'm trying to change that up a little bit so we can have a little more diversity on our sites.

Blankenship and there is a waiting list. A real waiting list that you can't get around.

Tippett yeah, I get to that a little bit later.



Dawson, I have a question. So, like our site is not on this but I believe we are monthly/seasonal site does that mean that we are locked into that site.

Tippett you're not affected.

Dawson doesn't affect it, its just that these are considered weekly, but they are rented monthly. So, our site is locked.

Tippett we are not going to try and tell you now what's a monthly/seasonal and what isn't but we certainly can send you that information and I know most of you folks are seasonals anyway.

Piper hey jeff, my question is there has been a bunch of talk about you guys going in A section, taking the field, and making twenty-seven new sites, when is that going to happen and if it does happen, doesn't that alleviate a lot of this issue anyway because you will have 27 new sites or whatever.

Tippett, I have been instructed by the board to start making some sites more available within the campground itself without those 32 sites. They will have their own set of rules and its 32 sites that we are going to put back there, and we are waiting on the money to start. Right now, we have been awarded a grant regarding it. We are waiting on the money to come in and we will start that probably after the first of the year I would think if we had the money.

Piper I'm assuming that would alleviate some of this issue as soon as it is done.

Tippett there are more even specific rules for those 32 sites coming in such as you can only stay 2 weeks out of the month,

Piper that's the same as the state parks but you guys don't have to follow the two-week rule, correct?

Tippett yes, we do, it's part of the grant. There is a whole regiment of rules and regulations that come with the grant.

Piper ok, I mean I was just going to tell a little story so, Sharron and I drove to Lincoln Trail at the end of August. Lincoln Trail has probably got 250 campsites; it's a beautiful Wednesday and we are going through Lincoln Trail. There are 5 campers in 250 sites and 2 of those were camp host so, the moving every two weeks I mean really doesn't work too well, I mean yeah, they had several slips on campsite for the weekend campers coming on the weekend, but they are not making a whole lot of money through the week at all. I mean I looked at that and I was almost flabbergasted. 5 campers in 250 sites.

Wallace state parks are hemorrhaging money. They don't charge you to get on the lake, they don't charge you to fish, now those are things that are nice. People from Indiana come there because of that very rule. Their rules there at the state parks are more conducive to the visitor. You know, the person that travels that comes through.

Piper no, I would agree I was just thinking if you look at doing certain things like that ok, I mean I think the economy is kind of tanking and we might have seen the bulk of campers. There are more campers for sale now then what there is people buying campers, so I mean I'm just looking at it down the road where the two-week thing hasn't worked great for them. Honestly, money wise, if you guys make money that's great. Maybe the state throws a lot of money away, I worked for them for a lot of years, and I know they do. They don't look at the



money aspect until its too late and they are losing total parks but anyway that's all I was wanting to say we just need to look at what maybe more feasible.

Tippett anything else

Blankenship Discussion and vote, do we have any more discussion?

Tippett, I have a few other things can I go through?

Blankenship no.

Tippett number 5 on dailies, a signed and acknowledged lease agreement is required. Number 6 on dailies a signed and acknowledged lease agreement is required and number 7 on Holiday reservations a signed and acknowledged lease agreement is required. You go to the next page for reservations during normal business hours, it gives you the phone numbers that we have. We have waiting list beginning April 1st, 2023, all waiting list will be deleted and a new list will be started with the following instructions. The list will be in the order of first come, first serve. A numerical list will be places into effect. All request for specific camping sites or moving from a site to a monthly/seasonal site will be established. Should the camper be called, texted, or emailed regarding a site that is available they will have one working day to respond. If no response is received the assumption of a no will be assumed and the camper will move to the bottom of the list and the next guest will be contacted. If any camper has been contacted twice while being on the list and they have refused the request their name will be removed from the list. The waiting list will be expunged and deleted on April 1st of every odd numbered year and a new list will be placed into effect. All request for placement will be discussed with the Administrative Assistant only who will be the keeper of the list. Camping sites not presently designated as monthly/seasonal will not be allowed to change to a monthly/seasonal unless approved by the Executive Director and his/her designee. We have three waiting list that we are going to try and combine. In order to do that at time people are going to get displaced. We have people on the waiting list from 2018 and they are all nope, I don't want that site and now we have to wait and go to the next person it is ridiculous. The amount of the waiting list. Every other year we are just going to start a new waiting list that's all. Same thing applies.

Sharron Piper, can I ask a question. I thought that pertained to every year you have a waiting list but then come January that list started over.

Tippett it just has never gotten done and now we have a monthly/seasonal waiting list, we have a seasonal waiting list, we have a want this particular spot in the shade waiting list and I'm just going to bring them all together. One waiting list, every other year we expunge it and start again. That way everybody gets a chance.

Unknown you said you have a seasonal waiting list but there are no more seasonal sites, correct?

Tippett that's correct but I still have a seasonal waiting list so what do I do with them.

Blankenship put them in monthly/seasonals.

Tippett but where do I put them, in what order and what number. It's a nightmare.

Blankenship wait till you start over.

Tippett that's what I'm going to do, I'm going to combine them and put them all together.



Chatty and what a lot of people would do is I want to be put on the seasonal list but I also want to be put on the monthly/seasonal so the same person would be on both waiting list because whatever one came up first.

Blankenship, ok, is that all you have?

Tippett that's it all I have sir.

Blankenship, ok, I need a motion.

Commissioner Wallace makes a motion to approve Appendix A as presented.

Blankenship seconds

All in Favor: 7 Ayes, 0 Nays

10) Executive Session

Blankenship, are we going into Executive Session?

Tippett no sir.

Blankenship, I need a motion to table Executive Session

Sweet motions, Richards seconds.

All in Favor: 7 Ayes, 0 Nays

11) Committee Reports

Ewing nobody met

Wallace policy did but you just went through it. We took care of it.

Blankenship no trails

12) Motion to adjourn

Commissioner Wallace makes motion to adjourn

Williamson seconds

All in Favor: 7 ayes, 0 nays

