



**Clark County Park District
Monthly Board Meeting
June 15, 2023
6:00 p.m.**

1. Call to Order

- a. Commissioner Ewing called the meeting to order.

2. Roll Call

- a. Commissioners in attendance were Anne Smith, Garry Norton, Roy Sweet, Jeff Wallace, John Richards, and Joe Ewing. Also in attendance is Executive Director Jeff Tippett.

3. Pledge of Allegiance

4. Approval of Agenda

- a. Wallace motioned to Approve the Agenda striking bullet 3 under New Business and Table 11 and 12 the executive session and discussion. Smith second. 6 ayes, 0 nays.

5. Approval of Minutes May 18, 2023

Wallace approves of the minutes.

Richards Seconds

All in Favor: 6 Ayes, 0 Nays

Wallace, can I ask Jeff that it has in here commissioners in attendance, and then it has me via phone. I just want to know if we can rectify and put something in there that I did listen in but of course, I did not vote or anything like that. I just want to make that clear.

Tippett, speaker phone?

Wallace, basically and Jeff Wallace attended as guests or something.

Smith, Listener only.

Wallace, yes.

6. Public Comment – None

7. Directors Report-

Tippett discusses the tree management bids, the OHV grant, the fiber optic installation, the NRCS Grant, Roof on the shelter, and soccer post removal.

8. Payment – Payment and Discussion of Financials and Vote Payment of Bills

Wallace, really you don't have any financial report per se because of what is going on with CampSpot so all that you will see here tonight is the AP and Ben will be talking later about what is going on with the financials and everything.



Commissioner Wallace will move to pay the bills presented to us in the amount of 10,267.09.

Richards second.

Roll call: Smith I, Norton I, Sweet I, Wallace I, Richards I, Ewing I

Motion Passes.

9. Old Business-

Discussion and Vote of Chip and Seal Projects in the Rear of the Park

Tippett discusses the overlay of the back one mile of the park and chip and seal in the fall.

Commissioner Wallace will move to allow an expenditure of up to 45,000 dollars for a chip and seal project at the rear of the park.

Sweet seconds.

Roll Call: Norton I, Sweet I, Wallace I, Richards I, Ewing I, Smith I.

Motion Passes

10. Discussion and vote of Easement for Evan Tingley Project

Ewing, I know that we discussed it at Lake Management.

Richards, at the Lake Management we had a back-and-forth discussion on that and we kind of came to a tentative agreement that not a permanent easement but potentially a lease of ground so that it would remain in the park's ownership, but that person would lease the ground and be able to use it for a period of maybe 10 years. We should come up with some figures and maybe some opportunities for payment for that sort of lease. At the end of that meeting, we tentatively agreed on 4,000 dollars a year for a lease for a road connecting the property where the gas station is going to be somewhere North of the gatehouse.

Ewing, does that still include the 4 acres?

Richards, no, it's just a straight payment. Now that is something that probably something that could be addressed in the future, but I don't know what the park is going to do with that as far as development or what the future plans were.

Sweet, our offer was 8,000 and the counter was 4,000.

Wallace, and Jeff had mentioned before somebody came in that you had reached out to legal counsel and PDRMA.

Tippett, PDRMA who is going to their corporate council and will get back to me that we may be increasing our exposure too much. I asked her in doing this project and creating an easement even if it's under a lease be more exposure for us and she said that's a really good question and I think the corporate council should be involved in it.



Ewing, do you have a copy of that proposal?

Tippett, I would have it written up.

Ewing, the one that was in the lake management meeting?

Tippett, no I didn't bring it with me.

Norton and we have kind of changed out that proposal, correct? To the counter, one of the things I would like if we are going to put it in there, is to work with the owner on if it's him and he sells it that this is null and void. A first right of refusal may be if you decide to sell some of the ground because I don't want a trailer park setting over there. Just some stuff like that if we are going to do something.

Tingley, and the four acres that you guys are wanting I mean if you want it later on, what are you wanting to do with that?

Tippett, well right now I would be looking to get a Parcs grant and build a very big recreation building with a venue in it where we can host things, a workout room, maybe a basketball court inside of it. Real easy to get.

Tingley, well that would be good for the park, and last time you didn't really talk about that. You thought about expanding your camping and things like that.

Ewing, no.

Richards, we have plenty of room for campgrounds. I mean something like that, if that comes in and operates year-round, that would be good for your business too.

Tingley, yeah, I mean, we both ought to be good for each other's business. I really do not see that I'm going to take revenue from you guys on your fuel and your ice and stuff like that. I mean, yeah maybe a little bit but look what I'm going to be giving back to you guys. I mean the gambling machines are going to be giving back 30 percent. Dolson Township is getting 30 percent out of that. I mean you guys are going to get a lot out of it, I don't know what all you are going to get but my biggest thing is I'm worried about the safety. I don't want somebody to get killed on a golf cart up there with three little kids no matter who it is. I mean, I just feel like for everybody's better interest that it would be a good idea to have that road. I will maintain it to your specs and take care of it and I don't want anybody going out of that road back and forth to the Clarksville blacktop and there shouldn't be any reason. They should all go South or down to the boat slip.

Norton how long is that road, not wide but where they started that property today, it can't be that long.

Tingley, it's not very long.

Tippet, I think we measured 140 feet.

Ewing, well I guess I will go back to what was brought up just a minute ago with our PDRMA insurance and they said that we would be exposed to more risk. Does that and I don't know what that does to us with this easement and this road?

Richards, well it could make our premiums go up. PDRMA is our insurance company, and they take care of insurance and if we are taking an increase in exposure then you can expect our rates to go up. So, you are probably right and there are a lot of things about the park, and I don't expect you to recoup all our money from lost sales and fuel and all that, but we may have



a bigger exposure and more risk from people traversing back and forth and things like that. Increased insurance premium, increased road maintenance cost, I mean just headaches that are going to come up with this that we don't have now. There are going to be expenses that we are going to incur by allowing that road and we need you to play ball and offset some of those costs. We are not asking for an arm and a leg, and it would really be a big step in the right direction I think, and we have compromised on our end and cut the price in half. I mean we tried to meet you halfway and you agreed to it in principle at the committee meeting so I'm just trying to find out a way. Now, if you are saying 4,000 then I'm not certain that we should vote on that tonight until you find out what the ramification to the insurance is going to be. It could change our premiums astronomically and if we are going to be liable for that then that's something we are going to have to take into consideration. However, I would be in favor of you having your road there with some of the stipulations that Garry put in. It's only used for the gas station and any future development is not going to be using that road, it's just stuff that we are not kind of losing all control over and if it's not if you sell the gas station then we may or may not renew the lease to the person that buys it.

Tingley, well I don't plan on doing that.

Richards, well I know you don't plan to but there are a lot of things that can happen.

Tippet, what about the 4 acres, is it back on the table?

Tingley, I don't know about that. Not right now, I feel like that 9 will do you guys some good. I mean that much, I think that later on we will talk about it but for now, let's see how this works and go from there. The traffic that's going to be going on you guys, it was going to you anyway.

Ewing, well with what you just said with the not knowing of our exposure, I guess I would entertain a motion to table this again until we figure out our insurance and where we stand to make sure we don't end up with something that we can't control on our end.

Richards, right. I hate to drag this out but.

Tingley, that's probably not a bad idea.

Ewing, so at this point, I would entertain a motion to table the easement with Evan Tingley Project and we will kick it back to lake management once again for a finalization and back to the next board meeting.

Norton, I'm assuming back to the next board meeting with a full proposal worked out and everything in writing that we have agreed on.

Richards, that will be like July 13 at 6:00 and we should be able to hammer something out.

Tingley, I ought to be able to find all the legal stuff that I brought in.

Unknown, is that something that will be public knowledge? So, if the insurance company comes back and says hey, expect a 4,000 dollar-a-year premium increase because of that, is that something that will be public knowledge?

Tippet, that's all public, yes.

Ewing, ok I will entertain a motion to table the Tingley project at this time.

Richards makes a motion to table discussion and vote on the Tingley project.



Norton seconds.
All in favor: 6 Ayes; 0 Nays

11. Discussion and Vote on Moving from Full Accrual to Modified Accrual Accounting

Anne Smith and Ben Lueken discuss everything that was previously discussed in the Finance Committee meeting.

Richards, at the recommendation of our accountant Richards will move to change our financial account to a modified accrual basis until such time as Campspot could support full accrual basis.

Norton seconds.

Roll Call: Sweet I, Wallace I, Richards I, Ewing I, Smith I, Norton I.

12. Discussion and Vote of Past Due Invoices

Tippett discusses an action plan for evection.

Smith Motions for approval of evection number 1

Norton seconds

All in Favor: 6 Ayes, 0 Nays

Discussion and Vote of Evection Number 2

Tabled

13. Discussion and Vote of Solorbrate Committee

Tippett discusses the Solorbrate and getting a committee.

Richards, I will make a motion to discuss preparations for Solorbrate 2024 and put that under the umbrella of the camping committee.

Smith second

All in Favor: 6 Ayes, 0 Nays

14. Discussion of Insurance Quote for Buechler Shelter

Tippett discusses the adjuster's quote and figure for repair.

Commissioner Wallace will make a motion to accept the insurance adjuster quote for the destroyed Buechler Shelter in the amount of 32,909.19.

Richards second

Roll call: Wallace I, Richards I, Ewing I, Smith I, Norton I, Sweet I.



OSLAD Pipe Bid Quote

Tippett discusses the bids and quotes.

Richards will make a motion to accept the pipe bid for the OSLAD project from MCo for 55,558.96.

Sweet second.

Roll Call: Richards I, Ewing I, Smith I, Norton I, Sweet I, Wallace I

OSLAD Septic Bid Quote

Worded Wrong *

Tippett discusses the septic bid quote and process of planning.

Commissioner Wallace moves to accept the Pipe bid quote from M&K in the amount of 64,688.1.

Richards second

Roll Call: Ewing I, Smith I, Norton I, Sweet I, Wallace I, Richards I.

Timber Management Bid Quote

Tippett discusses Timber Management and quotes.

Commissioner Richards motioned to table the Timber Management bid quote and put it on the Lake Management agenda.

Wallace will second

All in Favor: 6 Ayes, 0 Nays

Committee Reports

Campers- Did meet and discussed motorbikes.

Lake Management- Met and discussed the road with Tingley.

Finance- Did meet and discussed Campspot.

Policy- Did not meet.

Trails- Did not meet.

Smith makes a motion to adjourn.

Richards seconds

All in Favor: 6 Ayes, 0 Nays

The meeting adjourns at 6:55 pm.

