



**Clark County Park District  
Regular Monthly Board Meeting  
December 16, 2021  
6:00 p.m.**

**1. Call To Order**

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

**2. Roll Call**

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

**3. Pledge of Allegiance**

**4. Approval of Agenda**

- a. Blankenship motioned to approve the agenda. Williamson second. 7 ayes, 0 nays. Motion carried.

**5. Approval of Minutes**

- a. Regular Monthly Board Meeting 11/18/21.
  - i. Blankenship motioned to approve the Regular Monthly Board Meeting dated 11/18/21. Sweet second. 7 ayes, 0 nays. Motion carried.

**6. Public Comment**

- a. Jeff Tippett commented that he read this at the Finance Meeting. "Per the post of the agenda of the Board, they will be discussing and voting on the tax levy which will include the possible reduction of the annual levy of tax ordinance. This concerns the taxes that the Clark County Park District will submit for the year 2021-2022. I would like to comment on this item. I am a taxpayer within Clark County Park District and live on Mill Creek Lake. I would urge the committee to refrain from lowering taxes and submit the ordinance as presented tonight. I have been told that a promise or commitment has been made by past Board Members in excess of 20 years ago in which they vowed to make the Clark County Park District self-sustaining and not rely on any tax money to help support the park. At the time, this was a goal that could have been reached, if times had been the same, if inflation hadn't driven the prices of needed maintenance, and the employees were paid the wages of that time. This park has grown over the years and the amount of tax paid by taxpayers seems small and meaningless to the taxpayer. I would like the Board of Commissioners to consider, rather than lower the tax, we invest in things like our employees who are without a wage that could be considered to sustain a family, or some sort of medical insurance, life insurance, or medical supplement insurance. It is apparent to me that the progression of this Park District in the past years, is due to the foresight that the Board has had along with employees to constantly improve the park and maintain what they have built. I, as a taxpayer would



never stand here and tell you that he would enjoy his taxes being raised, however, in this circumstance, he is asking for the taxes being paid to the park remain the same and the apparent surplus of monies be applied in another area of improvement. In closing, my opinion and vote would be for the tax ordinance to remain the same as the previous year. Thank you.”

## **7. Director’s Report**

- a. Tippett commented that the OSLAD boat ramp, the concrete part of it has been finished along with the curbs and gutters and drainage and everything that goes along with that. Feutz did a fine job, everything looks good, it drains properly. We had a good rain this morning and we were down there making sure it was draining, and it was perfectly. The only thing that is left is to do the parking bumps and the stripes but that will more than likely be in the Spring and on the next budget.
- b. Tippett commented that they have chosen to put in an additional drain in A Section. From the last drain, going south 74 feet, there will be another drain there also that they are going to install. That will get rid of the water that hangs out by Morecraft and some of those guys down there.
- c. Tippett commented that all of their boats are out of the water and he scheduled the rock boat to come out on Monday or Tuesday.
- d. Tippett commented that they are still working on OHV as the weather and hunting will permit. They are closed until hunting season is over, however they are still working in there when it is dry enough to get in there and work.
- e. Wallace commented that he didn’t even notice, but is the one larger houseboat out of the lake to which Tippett responded no, he just talked to him today and he has made arrangements to have that boat taken out within the next couple of days. He would assume that it is coming out over the weekend.
- f. Ewing commented on the boat ramp, did you say that there was lighting in the grant to which Tippett respond that is correct. There are three streetlights, and Central State contracted with Feutz, the 25-foot poles that are going in, they aren’t getting those. They expect them to be in by January 8<sup>th</sup> or so and then they will put them in. He received an invoice for final payment, but he won’t bring that to them until he knows that they are coming up, it will be the January meeting, he is sure. The electric is in and all of that. Ewing commented so Central State or whoever is going to install the light poles for the middle section. He did talk to the city and he thinks that he talked to Tippett about it too, they have some poles that they took out around town. He believes it was at the North Sub they said we could potentially get from them. It would just be the poles, but we would have to get the head lamps for them which are about \$180 to \$200 for the head lamp section, but the poles are out here if we were wanting more lighting. That may be an option if we need lighting in the overflow or anywhere else in the park. Tippett commented that he would like to get a



couple of those poles. Ewing commented that they are the poles that they took out and replaced with architectural ones. They are aluminum tapered poles, they are not fancy or ornate or anything, but if we could utilize some of them, it would save us. All we would have to buy would be the power connection and the head lamps.

- g.** Sweet commented that while they are on the Director's Report, he would like to ask Tippettt how periodically he checks the roads to see how they are holding up and things. Will there be any more rip rap taken down like you are going to Buechler and on back through the woods to which Tippettt responded that he would like to, but he is going to have to wait until it freezes, it is just too wet right now, they are taking a beating, he knows. Sweet asked if he has taken any consideration of half loads or stock piling it back here and then taking it back there with a lighter truck to which Tippettt responded that it is just a matter of doing it and having the manpower to do it. Yes, you brought this up before, but it is not very feasible for us because the process of taking it down there in half trucks would take us forever to do and none of your trucking companies want to deliver a half a load unless they can jack up the prices. Blankenship asked about waiting until it freezes really good and then stockpile it back there to which Tippettt responded that they could do that and that is what they usually do but he is just trying when it was dry a week or two ago, and it was just too wet. He ended up dumping it down here. Sweet commented so it is possible that you could go ahead and stockpile your rip rap this winter. What he is trying to do is to keep from completely obliterating that road and that is what they are doing. So, it is possible during the freeze to get a projected amount of rip rap back there and then all they have to do is drive over the dirt portion where all you have to do is drag it and they can save that road to which Tippettt responded yes, he could. Sweet asked doesn't he think that would be a good idea to which Tippettt responded that yes, he does.
- h.** Wallace commented that he doesn't know, but he kind of touched on that during the Finance Meeting. They talked about our roads a little bit and he is concerned that they are losing it. He even brought up the fact that he would like to see them bring it in on the other side over by where Hills and Dales is being developed because there is that road back in over there. But then he doesn't know, Edington is probably going to put himself a road back to his house. Tippettt commented that the township road is still a viable township road, but they would have to start with getting that rocked from the end of Hills and Dales down to the shoreline and it would be expensive. Wallace commented yeah, he just something that he really doesn't know about and he thinks that he just doesn't want them to lose this road. He wonders about the cost of the road versus doing what they need to do over there. Sweet commented that these roads were not designed to last forever, no road is, but these roads are not



designed to take heavy loads, over and over. That is why he brought it up and he thinks that they found a solution, at least to help. That is all they can do because eventually the road will have to have some serious work done to it. At the most a salt road or an oil and chip road back there.

- i. Ewing asked if it was the road back to the campground or is it the road from the campground back to Buechler to which Sweet responded that he thinks it is mostly it is from the boat ramp on back to Buechler, that is the one that concerns him the most. There are so many dips where they run and this winter, those will lay in water and when they freeze, that causes more stress on your road. He has just thought about it, probably too much, but it is the road they have, and they need to keep that road viable as long as they can. They see how much that cost to fix the road back in the campground to have the overlay put in back there. So, he thinks that what he and Tippett just talked about, that is their only option. Ewing commented well if it is froze, they can drive on the edge of the hay field just to avoid driving over that section, that would be a call that Tippett would have to make to see if it is viable for a heavy haul road. They can disc up the grass and plant new seed much easier than they can blacktop the road and chip and seal.
- j. Sweet commented that he doesn't mean to drag this on forever, but if you think about it, where you turn to go back to the boat ramp, there really shouldn't be a lot of heavy traffic back there other than just hauling back there. Really there's not going back to the shelters and all that.

#### **8. Payment of Bills – Discussion and Vote**

- a. Wallace motioned to pay the bills in the amount of \$7,228.66. Ewing second. Ewing aye, Wallace aye, Blankenship aye, Sweet aye, Williamson aye, Trefz aye, Richards aye. 0 nays. Motion carried.

#### **9. New Business**

- a. Discussion and Vote Amendment of Appropriation Ordinance and Budget
  - i. Wallace commented that they know that Tippett and Brown went in and they had some items, initially, about 7-8 items that needed to be increased because they were at or nearing that amount we had budgeted for that line item. Then they went in and made further changes based upon the increase in the concrete, changing line items in income and there were some other expense items that they change. That is reflected in what they see here tonight to be more truthful in the budget. It did not affect the total bottom line of the budget numbers or anything. They just moved stuff around.
  - ii. Ewing asked if they received a breakdown of what was moved around, he wasn't at the Board Meeting to which Brown responded that it was discussed at the Special Board Meeting in November. Ewing asked if they were over the 10% to which Wallace commented that they were or were



going to be on several line items. It wasn't big line items. Brown commented that they had budgeted \$100,000 when they actually received more than that for the timber. Wallace commented that of course for the timber buyer, they created a line item for him. He didn't realize that they would have to create a line item for that, but they did. It just cleaned it up. Brown showed Ewing the amended and the actual budget and the amount changed.

- iii. Brown commented that they discussed it at the Special Board Meeting in November, it was approved at the Regular Board Meeting following the Special Board Meeting. This vote is to put it in to affect. Wallace commented that he was aggressive on the fact that he would like to see it done now rather than later.
  - iv. Ewing asked if they could do both the Budget and the Appropriation and Ordinance in one vote to which Tippettt responded that they did it in one vote the last time.
  - v. Wallace commented that they did the vote and then of course we have to put it in the paper, and it has to sit for so long and then have a Public Hearing.
  - vi. Wallace motioned to approve this Amendment of the Budget for April 1, 2021 through March 31, 2022. Williamson second. Wallace aye, Blankenship aye, Sweet aye, Williamson aye, Trefz aye, Richards aye, Ewing aye. 0 nays. Motion carried.
- b. Discussion and Vote of Annual Tax Levy
- i. Wallace commented that last year they were assessing at about \$184,000, then the Board voted to lower the levy by \$7,500. We are assessing now at \$176,536, so we assess at a dollar amount not a percentage. This is going back on some of Tippettt's comments. He presented those comments at them at the Finance Meeting, and he took them to heart. He doesn't really think that it was so much the Board members at the time that proposed this. He really isn't old enough to know how the Park District was set up, but the way it was presented by whomever was at some point this park would be self-sufficient, and he thinks it was proposed sooner rather than later. That is his only reason at times for working to lower the tax levy. This isn't a direct quote from John. F. Kennedy, but it is the fact that we do these things because they are easy, but because they are hard and he thinks that sometimes we as Board Members, or as staff, or as employees, as people, it doesn't matter. Things will never really change in life unless you put some effort into it and do it. With that being said, earlier this year he was thinking about what they could do for the tax levy. He himself personally, and he did not discuss this with any of the other Board Members at all, thought



he would like to lower the taxes as much as \$20,000. With hearing things from Tippet, and not so much concerns on his part, he knows that they are all being fiscally responsible. This Board and this place, they have turned this place around in about 5 years. He would still like to see a reduction of about \$5,000 from the tax levy, that is just what it is, it is just him. He has been on and off this Board now for 20 years and we have only lowered it this one time. He doesn't ever remember it being lowered before that, he remembered it being raised. Williamson commented that it was lowered when David Howard was on. Wallace commented his only thought was to try and work them down. With the money that he mentioned, \$5,000, they can surely find that somewhere. They did it, we did increase our fees by about \$31,000. He does know the realization of inflation this year, the cost of fuel, the cost of propane, and everything. He did see reports today that they expect inflation to drop off. The feds are talking about increasing the interest rates a little bit, but they did say in the same report that this is going to be a short term, it isn't something that were going to last for a while.

- ii. Blankenship commented well they also said that COVID would be over in a couple of months.
- iii. Sweet commented that some of his thoughts were from \$184,000 to \$176,000, we are talking about around \$8,000 to which Wallace commented that is what they did last year. Sweet commented that if he sits there and thought that \$8,000 was going to give everybody health insurance, because he likes the idea, he wishes that they could give everyone health insurance. But then you look at the other hand, there has to be another way that they can sit that money back and generate the revenue for that health insurance. We are at this point, we don't have health insurance, so he doesn't think that what they are proposing to change this year is going to create health insurance. It sounds good, but he doesn't think that it is going to create it. The only people who can create it is us. It would take some involved decision making, they would really have to approach that, and he thinks that this is something as a Board that they can do. They can sit down, put their heads together and think about this. He is pretty sure that there is anyone sitting at that table who wouldn't like to see that happen, but he doesn't think this is the answer.
- iv. Williamson commented that she was wondering if they couldn't start with this and see about working forward with that and coming up with some kind of health insurance that we can offer. At least get it kickstarted and she agrees that is not going to even come close. She remembers what they paid a long time ago per month per employee, and



it wasn't quite but it was sniffing \$1,000 per month for the coverage they paid for back then. They did drop it, she feels like, in her opinion, she would like to see it maintain right where it is at. Let's take a genuine effort and get something done for our employees when it comes to benefits because it has been several years and that all went away and she is not blaming anyone, but when Charity came on board and maybe it even started when Stephanie did it. Wallace commented that he thinks it was because they had employees who didn't need it to which Williamson commented that is when the change came into effect, yes. Wallace commented and right now he doesn't know if staff has said that they would really like to have health insurance or not. Williamson commented that she knows that anything that they get, the deductible will be high, but she will tell them what, they have all been there and when they have needed it, she was just thankful that she was just paying off the deductible. What her husband went through the first time, man that was \$110,000-\$120,000. She was grateful to be paying the deductible that they had, and you never know what is going to happen, it is an uncertainty. She doesn't want to raise taxes, she really doesn't, but she wonders if they make the commitment and start in and just leave it where it is at. Let's go after this and get something going in the right direction and show our employees how much they mean to us. There is not a one of you here that will argue any different. She wants to pay them well, but she really wants them to have benefits that they can hang their hats on.

- v. Wallace commented that Williamson commented on something that they touched on at the Finance meeting as well. It was the level of hourly pay, because Fifi's in Terre Haute shut down because they couldn't get people to work. When your restaurants are paying \$12-13 per hour, and we have people out here working for \$12-13, you do want to reward them.
- vi. Williamson commented that the other part of this is the health of the Park District and you gentlemen have been here and worked on this for a long time. Sweet, Wallace, you have been here a long time and you know that they can actually see everything that it has been through over the years. She was amazed when she came here 28 years ago, and you guys had a park like this. It was just amazing, and then went down the road and there was a state park. She kind of knew about it, but she really didn't know about this. There is a lot of positive to say about our Park District and a lot of it is what it does for, it is hard to understand, but the taxes funnel back into the economy too. It is the way it is set up. She would like to at least like to see it stay right where it is at.



- vii. Wallace commented that he would ever raise it, it won't ever happen with him.
- viii. Ewing asked if this \$176,000, is this our current levy right now? Last year they lowered recreation, they did it by line item didn't we to which Tippet responded that is correct, they split it. Wallace commented that they lowered it exactly by \$7,500 because they knew there was a 5% threshold for the money, it would fall below the 5%, it was like at a 4.89%, but then it came out of the different funds collectively. Ewing commented that he thought that it all came out of one, he thought it all came out of recreation, we didn't take it off of IMRF and we didn't take it off of Paving and Lighting, all that stayed the same. He thought that they took it all out of Recreation or Corporate, one of those two. It gives them the opportunity to take out of one, not across the board. Our current tax is \$176,536, that is what we are at right now with the reduction from last year.
- ix. Wallace commented that also, he is trying to cover the stuff in the Finance committee meeting, but he wants to bring it forward here. Tippet was talking about the things that he wants to do next year or sometime soon like an addition to the gatehouse, there is a lot of stuff happening with NRCS that could involve some cost sharing from us, we would like to have some concrete pads for our garbage dumpsters, equipment, fish cleaning house, an additional cabin, and things like that. The one thing that he commented back on some was the more infrastructure that we add, the more we have, the more we have to take care of. He gets concerned about that a little bit. He sometimes feels like they need to settle on what we have. He knows that they are setting money aside for additional camping spots, which is okay, but there is not a lot, there is overhead in camping but there isn't like a structure or anything like that. Like he said, from where we have come in the last 5 years, we have been spending money, yet we have been increasing our fund balances. He does think of that.
- x. Williamson commented that she has thought about, we have not wasted our money. We have been very prudent in how our park operates. Wallace commented our labor, we are paying our people better than they have in the past, although it is not there. We have been making improvements, literally a half a million total on the boat launch which he knows they have paid half on, we have good equipment, these guys have went in on our structures and they have fixed a lot of things, there has been a lot of work. He doesn't have any complaints on what is getting done around here.



- xi. Sweet commented that he doesn't think that they would have to create a committee, but they could assign the task to find a way to generate revenue for health insurance and that way if they assign that to a committee, he would be more than happy to find a way to get this, it is important to him as well. At least if they have that down, they will continue to work on it. When they get caught up in their lives, it kind of gets pushed back, but if they assign it to a committee, at least it is there and in front of them and it doesn't get kicked down the road.
- xii. Williamson commented that the other thing that they had talked about was security. Wallace commented that is in his notes. They don't not spend very much on security, especially out on the lake and that concerns him greatly. It is one thing to have gas stolen out on the lake, or charge gas to your name, or things like that, but he gets really concerned about safety on the lake. That is something that they are aware of and to find someone who is a good candidate for that type of position. It just can't be anyone. He guesses that the thing that he is having to deal with here is that he has been on this Board for such a long time, and he really tried to get things moving forward, there was a time when things really backslid, but now things are going good again. Somewhere, and he doesn't know how long he will be around, but he really wants to try to attack the taxes. If you guys want to look at it again next year, that's fine. He can't really say that he can get a commitment from folks here, but he would be more than willing to vote for the tax levy the way that it is if he could get more people to say, that they agree with him and they need to start getting the tax levy down some.
- xiii. Blankenship commented that his theory is, they don't know what inflation is going to do. He would like to leave it alone for this year, but he would like to see \$20,000 come off of it next year, if our bank account continues to climb to which Wallace commented that it will, he has faith. Blankenship commented then he would like to hit it hard.
- xiv. Wallace commented that he has faith in the staff right now and he has faith in the Board, he just never knows what is going to happen with the Board. He is scared to death sometimes that things will get reversed.
- xv. Richards commented that as far as the big \$20,000 thing, he doesn't know if that is a great idea. He would rather see small incremental changes than just all at once. Blankenship commented that he could live with that. Wallace commented but they are making \$100,000-\$200,000 a year in profit. Richards commented yeah, but he thinks that what they are doing is taking the tax money and investing it into things that will be future income generating for the park so that eventually they can get off of it. If they leave the tax levy alone, they are essentially taking less of a



percentage of the entire county's budget just by keeping it at the same dollar amount. Every year the assessment gets bigger and bigger, the pie gets bigger. We are taking the same chunk out of it. So essentially, we are kind of lowering the percentage that we are taking by taking the same amount. You could say that is semantics, but that's true.

- xvi. Wallace commented that he doesn't know how many agencies take a dollar amount, probably most of them don't. Richards commented that he doesn't know how that works with everybody. Taxes are going up, there is probably going to be a tax for the ambulance service and things like that coming to the county, but if we keep ours the same and continue to invest that money in revenue generation and we keep showing over and over again that we are coming out in the black on the budget, then that makes it easier to incrementally drop that by \$5,000 every year or more to get more financially independent. If we leave it alone, we are fine. Essentially, we are lowering the percentage of revenue from the county we are receiving by leaving it alone.
- xvii. Sweet commented that he will tell them that the one thing that kind of turned him around on this is because for years in his head he thought that 90% of these people, they don't use this park, and that is how he justified it. But here is what kind of turned me around was when this COVID thing ramped up some time ago, Richards made the comment let's leave the gates open so people can have a place to come and walk. You couldn't walk around Lincoln Trail, the state shut them down. A lot of people need that, and they may need that again. It may seem small to some folks, but to him it is a big deal. This place is here for everybody, they don't have to use it, but it is here for them.
- xviii. Williamson commented that she is thinking that there were a lot of people who came and used the park that wasn't really in their list of things to do and they were like let's go. Sweet commented that it could be bigger in another 6 months to a year as far as an opportunity for folks to which Williamson responded yes.
- xix. Ewing commented that when he first came on the Board there were a lot of people talking about the taxes for the park and how they didn't like the taxes for the park. For one, they didn't see any change. They just kept throwing money at it and throwing money at it and weren't seeing anything change. The last 3 or 4 years now, he hasn't heard a single discussion about the tax dollars for the park, all he is hearing is about is the boat ramp looks nice or the campground looks good. He thinks that people are starting to see the improvements and they are starting to feel that their tax dollars are going toward the positives. They aren't as concerned as before. When he first came on, there was a lot of stuff



happening and a lot of people were standoffish because they thought that well they pay all of this money and this is broke, and nothing works. Now we have the bull by the horns around here and they have got stuff turned around and things are looking good and working better. In the last couple of years, he hasn't had that discussion, the negativity of the taxes saying that nothing is getting done. We are utilizing every dollar that they can get as far as that. With the addition of infrastructure, 10 years down the road, 15 years down the road, eventually that place is going to need a roof, and that place is going to need a roof, and that shelter is going to need a roof, and that cabin is going to need a need a new water heater, furnace, and roof, that is \$10,000-\$12,000, you can't just let it all fall in.

- xx. Williamson commented that they were talking about appliances, just something simple like that.
- xxi. Wallace commented that doesn't know that they understand it when he talks about it, to add additional infrastructure, you have to take care of it. It is just like if you add a mile of additional road, it is one thing to build it. And, of course, with the roads, he fully understands the fact that to fix all of this road, you are talking about hundreds of thousands of dollars, he understands that. Ewing commented and you are going to do it again in 5 years if you don't maintain it. Wallace commented so, he thinks that there has been some good conversation come out of this and he hope that they, next year.
- xxii. Wallace motioned to approve Ordinance 2021-12-16 for the levy of taxes in the amount of \$176,536 which is what they are currently taxing at. Ewing second. Blankenship aye, Sweet aye, Williamson aye, Trefz aye, Richards aye, Ewing aye, Wallace aye. 0 nays. Motion carried.
- xxiii. Ewing commented and with that being said, moving forward into our next budget and that, they need to take an active approach of where they are going to find either health insurance or an increase in wages. He knows that the concrete pad under the trash dumpsters would be nice, but if those dollars can be used towards wages and those trash cans can be put on rock. So, when you take a serious look at it and whether a committee needs to be formed to kind of see what our options are and what decent wages are, the other businesses in town are paying the same thing they are, if not more. It could get harder to get employees because they can go inside and work in a heated environment rather than set out in the rain and snow.
- xxiv. Tippet commented that Hobby Lobby just made their minimum wage \$18.50 an hour.



- xxv. Wallace commented that he thinks that the bulk of this could be discussed in the Finance and Lake Management committees.

## 10. Old Business

### a. Discussion and Vote Online Reservation Systems

- i. Brown commented that at the last Board Meeting, we discussed an online reservation system called MySites. There were a couple of questions that came up in regard to the \$3 per reservation fee. What do they consider a reservation? Down below in the notes, everything would be considered a reservation except docks, rental and leased, boat launches, trail fees, resale, boat rentals and shelters. Basically, the only thing considered a reservation would be the campground and the cabins. We received a demo a couple of days after we had discussed MySites. It was not easy to follow, it opened up multiple windows on the original website itself and it made it very confusing. We looked into two other online reservation systems, Campspot and RMS. You can look down those columns there and we discussed this in a little more detail at the Finance Meeting. Our recommendation would be Campspot. It is very comparable to MySites as far as their fee structure, they do \$2 per reservation. They do define reservations a little differently than MySites. With Campspot, only daily docks, trail fees, and resale would not be considered a reservation. That \$2 fee would apply to campground, cabin, leased and rental docks, boat rentals, etc. However, that \$2 fee is automatically charged to us per reservation, and we decide how we want to charge the customer if we want to charge them at all. So, if we charge the customer \$2 for a cabin reservation or a campground reservation, but not charge them at all for a shelter, or split it with them. It is very easy to use, it has the housekeeping and maintenance option as well, great customer service, we have the ability to customize the software as we would like. It does have the mandatory lease and terms and conditions and electronic signing as well. RMS has a lot of the highlights as well, however it does have a startup cost of \$3,000, there is no annual cost, but it does have a monthly cost of \$3 per site per month. Per site is per campsite, per dock, per cabin. There is an online reservation fee of \$1.05 per online reservation, whereas there is no online fee for the others, it is just per reservation in general. And the ease of use, we did run into some complications such as when credits would come involved, trying to get a credit to an individual, let alone applying it or even finding it was very complicated. Campspot, unlike MySites which had free advertisement and free app to do reservations, however Campspot does not offer a free app. It is more so a marketplace site that wouldn't cost us anything, but they do take 10% of the money made on that reservation. So, if someone



is coming through this area and jumped on the Campspot application, they would make \$2.80 off of that. It would add up if someone wanted to stay for a month, you are looking at \$36.50 that they would get. The plus of having something like that is that we would hopefully get more people coming in Monday through Thursday which is when we have our down time and getting more people coming in on the off season. It is basically free advertising in a sense, but it is completely optional. So, basically what we are asking for is to go ahead and give us the green light to continue on with Campspot. If we put this on the backburner any longer, we won't be able to do it this year, we would really need to put this into effect in January, get everything set up, integrate it, processes changed with gatehouse, training done with myself, Marsi, and gatehouse staff before March.

- ii. Ewing commented that at the last meeting there was a motion to support the MySites, right to which Tippett responded no, it was tabled. Ewing commented no, there was a motion, and it was denied. Was that for MySites or Campspot to which Brown responded that was for MySites.
- iii. Wallace commented that for him, it came down to reservation fees because like for people who were paying for a primitive site or something and having them get stuck, that was bothering him, and then they decided that they could look at some more stuff maybe.
- iv. Ewing commented that the discussion was they didn't know if the \$3 charge was being applied to any transaction whether it was daily launch or camping or whatever. We didn't have enough clarity on that. Campspot, the \$2 reservation and 10%, was this discussed at the camping meeting to which Richards responded no, at the Finance. Ewing commented so in the Finance Meeting they discussed this, and he didn't attend and that is his fault, what would be the recommendation of the Finance Committee after hearing this in that meeting?
- v. Wallace commented that the consensus that he got from the Board Member that were there that night was that the things that they discovered after going through the demo with MySites was that it was very difficult to use, it opened up a lot of different tabs, you click something, and it would open up another one, it would be very difficult to train with, it also had some other downsides. Of course, the RMS has a lot of cost in it that were negated. They found in the information that they went through, in going through the demos and everything, that Campspot was more appealing to them by far than MySites.
- vi. Ewing commented so all of this will integrate with our QuickBooks so we don't have to buy all new software and should be plug and play to which Tippett responded that they shouldn't. Ewing commented and we are



charging the \$2 reservation fee, and if we don't want to charge \$2 for the cabins, we can charge that to us, where the other one was \$3 no matter what. So Campspot seems to be more flexible as far as what we charge and what we don't.

- vii. Wallace commented that he thinks in doing this, if they end up passing or accepting one of these, we can go ahead and get going on that, and then they can make in a further meeting before the season starts up if they want to address the park eating some of the reservation or if they want to pass that along. He doesn't have a problem passing that along to someone with a seasonal site, or getting a cabin, but it bothers him if they are getting something of a smaller value. Brown did mention that Nikki Thomas had offered her service to integrate this through CSV into QuickBooks, is that correct to which Brown responded yes.
- viii. Ewing commented so as far as park personnel, they are on board with the Campspot on a personnel base to which Tippet responded yes.
- ix. Sweet commented that he doesn't see it on here, but if you sign up for Campspot, are we signing up for a year or 5 years to which Tippet responded that he thinks that you can cancel after a year. Brown commented that you can cancel at any point in time.
- x. Wallace commented so there is no commitment to which Brown responded no. Ewing clarified and no cancellation fees to which Brown responded no. Ewing commented that the other one was a one-year commitment to which Brown responded that is correct. Tippet commented that the one we have now is a one-year commitment. Ewing commented so this one has no commitment, we are able to do away with the contract at any time and it's more user friendly.
- xi. Brown commented that this system would allow us to take our main system and our online system and put it into one whole thing versus two different companies.
- xii. Wallace commented that you have, if he recalls correctly, in your dealings with them on the phone, it was a pleasurable experience to which Brown responded yes and they got back to us right away. Wallace asked versus MySites to which Brown responded that MySites took awhile to get back to us with our questions and RMS did not have very good customer service at all.
- xiii. Ewing commented that he is sure that their online tech service is to which Tippet responded 24/7.
- xiv. Williamson commented that she has a question about QuickBooks, is that like here forever? Is there any chance of wanting to change that down the road to which Brown responded that she had thought about that too. She has looked into QuickBooks online, since we are looking into the



cloud-based system, why not look that QuickBooks too. It is a little bit cheaper online, originally, but after discussing that with a consultant even further and they way we integrate things and some of the reports we have, specifically, the reports by class, not necessarily given to the Board but has been requested, we utilize that especially with the Treasurer's Report, it can't run reports like that. It also has a limit of targets that are allowed, which would be like our vendors and our customers, our line items, stuff like that, so in order to do that, it would go up and we didn't go on any further with that, but as far as using another accounting system. Williamson commented or just seeing anything like that changing three years down the road or whatever to which Brown commented that she knows that Campspot does have accounting reports and stuff like that, but it is nowhere near what QuickBooks can give us.

- xv. Ewing asked about the optional 10% on Campspot, what is the 10% to which Brown responded that is the marketplace that she was talking about, it is like an ad site, or like their own app that people can download. Those who travel in their RV's all over the United States. If they were to reserve through that specific site, then Campspot would get 10% of that reservation income.
- xvi. Blankenship asked if that is only through that site, if they come here or our site, then it is not to which Brown responded that's right. That is completely optional, we don't have to do it at all, it is just something that they offer is all. The \$2 reservation fee would not apply to any reservations that were made through their marketplace site.
- xvii. Ewing asked would the fees be automatically deducted, or would they have to approve to pay them monthly? Would the \$2 fee when they reserve the spot, would their \$2 fee be transferred to them or would we have to compile that monthly to which Brown responded that it would be monthly, it would just be like a regular cost every month. Ewing commented so we would have to approve this every month.
- xviii. Wallace commented what they are going to have to do is when they make the budget, they are going to have to do some head scratching.
- xix. Ewing commented that it is going to be like Advanced Reservations, they are going to see the money but then it is going to go away.
- xx. Brown commented that it will be a monthly processing so it will come out every month and then we will make back whatever the Board votes on.
- xxi. Wallace commented so when they do the budget, they are going to have to put some large figures in there because they can't adjust the budget for 6 months, just to get them some head room in there.
- xxii. Brown ran a site report, a sales report by site, if this was to apply this year, we would have paid an annual fee of \$700 right now, she thinks



that for the shelters, it was a total of \$48, it was very minimal, and she thinks for primitive camping it was just under \$200, the rest of that was camping and cabins.

- xxiii. Blankenship commented so they should put like \$10,000 on there.
- xxiv. Sweet commented that he does have one more question, last month when MySites was recommended, was Campspot an option then or was it a product of more research to which Brown responded that Campspot was a product of more research. When we had looked into MySites, we were looking for others that were similar. MySites was the first one that we had seen that offered something like this. Campspot was the closest thing we have seen to MySites that had even better options when compared. MySites was fairly new, when we brought it to the Board it was more so giving the Board an idea of this is route we are wanting to take and get approval for moving forward with that. We hadn't even received a demo to play around with, which came a day or two after that, which obviously would have informed the Board that we are not going to do this, it is way too complicated. There was no contract signing or anything like that which would happen until we knew for sure it was what we want.
- xxv. Ewing asked if we had test drove Campspot yet to which Brown responded yes.
- xxvi. Wallace commented that touching back on the optional 10%, it is optional, and we don't have to get hooked up with that, but like Tippet and Brown were talking about, they think that by having that app on their phone, people traveling through during the week, we can pick up some of that loss that we have on Monday through Thursday if we have vacancy. We would gain money in the long run.
- xxvii. Blankenship commented that it doesn't cost us anything unless someone uses it and that is money we weren't going to pull in anyways.
- xxviii. Brown commented that we aren't looking to pick up a month to month that way, it would be someone coming through the area for a night or two, she is assuming anyway.
- xxix. Wallace commented that they may decide that during the first year, they don't mess with that until they get it up and going or something.
- xxx. Ewing motioned to approve Campspot as our new online reservation system. Richards second. 7 ayes, 0 nays. Motion carried.
- xxxi. Ewing commented that he had a quick question about this, being that they approved this tonight, when would be the earliest they would be able to have available, is this 2 weeks out, months, days? Tippet commented that they will start moving forward with this tomorrow and then they will bring it to them in January to give them a progress report.



Ewing commented that he knows that they have the Indy Boat Show coming up so we probably need something before that so that we can advertise that we are doing it online.

- xxxii. Brown commented that she would think that they would need to meet in January to get the fine details, what reservations you are wanting to charge the \$2, what reservations you don't want to charge part of the fee to, and what reservations you don't want to charge anything to.
- xxxiii. Ewing commented that they can have that discussion in the Camper's Meeting, whenever that is, and then bring that to the Board and make sure that is what the recommendation is.

#### **11. Executive Session 5ILCS 120/2, C-21**

- a. Wallace motioned to go into Executive Session under the rules of 5ILCS 120/2 C-21, the discussion of minutes of meetings lawfully closed under this Act, whether for purposes of approval by the body of the minutes or semi-annual review of the minutes as mandated by Section 2.06. Ewing second. Sweet aye, Williamson aye, Trefz aye, Richards aye, Ewing aye, Wallace aye, Blankenship aye. 0 nays. Motion carried.

**12. Motion to Adjourn Executive Session**, and if minutes are approved in this Executive Session those recordings after 18 months of this approval date can be destroyed.

#### **13. Vote to Approve and Open or Close Executive Session Minutes 03/18/2021**

- a. Wallace motioned to approve and open the Executive Session Minutes dated 03/18/2021. Ewing second. 7 ayes, 0 nays. Motion carried.

#### **14. Committee Reports**

- a. Campers – 12/02/21
  - i. Trefz commented that Campers met, and they went over the drainage in A section that is done other than one additional drain that is being put in now. They also talked about annual monthly reservations, he couldn't tell you what that is with detail. Tippet commented that the new sites coming in are limited to a 2 week stay out of the month, so that would be the maximum that they could stay if we are awarded the OSLAD grant, for the new additions in season. Out of season, they can stay the whole time, they should be year-round if we get it done correctly. Trefz commented that he thinks that they are trying to with the annual campers that leave their sites would become to which Tippet responded that any seasonal campsite that leaves, if they decide to give up their campsite, will then become a monthly seasonal. Ewing clarified if they give up their first right of refusal to which Tippet responded correct. Ewing commented that they discussed the trees, there are some trees that are dead, and they are going to get out of the park. Have we started on that to which Tippet responded yes, 2 of them are down.
  - ii. Lake Management



1. None
- iii. Finance – 12/14/2021
  1. Wallace commented that the Finance Committee met, and they discussed the tax levy. They went over the financials and they have about \$1.2 million in the bank which they are going to drop below \$1 million once they get this last bill from Feutz. Otherwise, as far as financials, if you notice that our debt collection is down really low, it is down to less than \$50, which is great. They had the discussion about the online reservation systems. Tippett talked about the levy about things that he would like to see done. They also talked about the fact that they need to be thinking about and address in this next year's budget, about the wages being competitive, maybe adding benefits, if that would be beneficial, and other things.
- iv. Policy
  1. None
- v. Trails
  1. None

**15. Adjourn**

- a. Ewing motioned to adjourn. Williamson second. 7 ayes, 0 nays. Motion carried.
- b. Meeting was adjourned at 7:11 p.m.