



Clark County Park District
Regular Monthly Board Meeting

May 17, 2018

6:00p.m.

1. Call To Order

- a. The meeting was called to order by Board President Randy Blankenship.

2. Roll Call

- a. Commissioners in attendance were Lisa Thomas, Jeff Wallace, Roy Sweet, Steve Turpin, Randy Blankenship, and Don Pine. Also in attendance were Executive Director Jeff Tippett and Administrative Assistant Danielle Kiger. Absent was Joey Ewing.

3. Pledge of Allegiance

4. Approval of the Agenda

- a. Sweet asked to add the discussion of the park property lines after the Discussion with Mark Straight.
- b. Blankenship asked to move the Discussion with Mark Straight up to right before Old Business and the Discussion of the park property lines will be placed where Mark Straight was originally.
- c. Thomas motioned to approve the agenda with the noted changes. Pine second. 6 ayes, 0 nays. Motion carried.

5. Approval of Minutes

- a. Regular Board Meeting Minutes 04/19/2018
 - i. Wallace motioned to approve the Regular Board Meeting Minutes 04/19/2018. Thomas second. 6 ayes, 0 nays. Motion carried.

6. Public Comment

- a. Clifford Turner stated that the park needs to put in a budget for rock. He stated that he has hauled 100 tons of rock due to people calling and needing rock. These people do not want to wait for rock and are willing to pay for the rock themselves in order to have it laid now to keep the mud out of their expensive campers.
- b. Carl Ogle added to this that Joey Ewing said that the park would supply rock. He commented that people are pulling weeds from their supposed rocked parking area. He also mentioned that the A section takes care of their sites and that many of them have added rock to their sites themselves and doesn't need to be addressed. He also commented that the park may lose camping income if we



make them move out because they may not come back. The park is taking away the annual rate which was originally discounted because these sites were without shade and now they are going to have to start paying seasonal rates and move all of their stuff out. They may not come back. He urged the board to reconsider their decision to discontinue annual camping. Lisa Thomas reminded Carl that we cannot allow people to stay after we shut down the water in the campground. He commented that they do not stay in the campground, they come down to check their campers because we did not have any security in the park after November 1st. These campers were paying year round rates for security. He once again stated that the Board should reconsider doing away with the annual camping because we are not going to improve their lots after they leave because they already have them the way they want them and they are proud of their lots.

- c. Veda Rankin commented that she asked all year last year for more rock on her site and again this year for rock because her camper would have sunk in the mud. She paid for the rock for her site herself because it was not done.

7. Director's Report

- a. Tippett stated that there was a leak in the water system located right off of the launch pit bathroom and the park ran 36,000 gallons over what we normally use in the month of April. They located the valve that was partially open, and open and shut it multiple times until it finally shut which stopped the leak. He stated that he applied to Clark-Edgar Water and they are going to give us some relief on the water.
- b. Tippett also stated that he talked to Hank Sutton, the gentleman who built the rock barge. Sutton asked if he could lease the barge for the month of June. He told Sutton yes, and Sutton will have the boat until right after the Fourth of July. He and park attorney Lorna went through the lease and added an appendix to it that when he brings it back everything has to be freshly serviced including engine oil and filters as well as other stuff. He is hoping that the income from the rental would go into the erosion fund, and stated that as soon as the barge is brought back we will start dealing with our own erosion.
- c. Tippett reported that we are having a little bit of confusion in reference to the cabin rentals. These customers seem to think that they have a first right or refusal, and it just is not working out. He would like to send this issue to the camping committee for further discussion. He stated that it will probably come down to first come first serve on April 1st.
- d. Tippett updated that as of that morning, maintenance had filled and capped the well back at Beuchler Shelter. Chris Jackson from the Health Department was here and certified it and all that is left to do is send her some pictures. Now, he



would like to start laying the 2" pipe over to the horse camp and the Beuchler bathroom.

8. Discussion of Financials

- a. Turpin reported that the finance meeting was Monday night and that everything looked good.
- b. Pine commented that we have got a good start for the first month and that they are getting use to the new accrual accounting method on the income side.
- c. Turpin commented that the new method is an actual reflection of the finances. He stated that we need to get the treasurer's report filed for the last budget period. He reported that we reflected a positive \$14,000 budget rather than the negative \$104,000 that was anticipated. He commented that was due to some expenses that were not used due to wrong materials, etc.

9. Discussion and Vote Payment of Bills

Turpin motioned to pay the payables summary with the exception of Marshall Pool until the proper vendor documentation is received but to also include the payment of the Caterpillar Loan. Wallace second.

Pine, aye, Thomas, aye, Wallace aye, Sweet aye, Turpin aye, Blankenship aye. No nays. Motion carried.

a. Discussion with Mark Straight, logging of park district property

- i. Straight stated that he purchased some timber from Harold and Donna Smith whose property meets up with the park's property. He stated that it would give him the access to cut timber on the park through their property if the park decides to do that. He stated that in the past that the park has looked at selling timber from time to time and that in the past the money from selling timber had went to the erosion fund. He submitted a proposal. He also commented that he and Deke walked the property and looked at the trees he would cut. He offered to place stakes for the park as long as the park provided them and stated that the park has good timber because there is no access to it. His best guess is that it's approximately 100 acres and that the return would be between \$50,000 - \$70,000. He wouldn't be able to start until next year, unless a dry spell allows, then he could start this winter. He stated that if he could get in there before the end of the year he would pay the park for the timber cut by the end of the year, the remainder would be paid to the park when the job was finished.



- b. Discussion and Vote: York Township Karen Young and Paul Wilson in regards to Township Recreational Assistance
 - i. Tippet reported that Karen Young had contacted him stating that there was some sort of emergency and that she could not talk right now and that he would assume that is why she couldn't come to the meeting.

10. Old Business

- a. Discussion of property lines
 - i. Sweet commented that in reference to the Vince Connerton property line: the same thing that was on an employees phoned was also used to locate the property line with Mark Straight was used to locate the property line for Connerton's property line and we were off by 100 feet. If we are off by 100 feet, we are open to a liability. In his opinion, we need to have an additional method to locate property lines.
 - ii. Turpin explained that the difficulty that you have, and gps is really plus or minus 6 inches based on whatever legal description that they have in the original deeds, when you look back at the original deeds from 40 – 50 years ago is that they did not have the technology and they used the best measurements that they could use. Getting the actual latitude and longitude was somewhat prohibitive to do. To actually say that you could come through here and actually reestablish all of the lines for the park would be a nightmare. His recommendation is that there are some very good hand held devices that are significantly more accurate than the phone application that cost around \$1,200. You work with whatever deeds you have. That is the cheapest and quickest way and it is only as good as the legal description on file with the county records.
 - iii. Wallace commented that the one thing that the park should do is that when the known points are established, that we make sure that they are documented and marked well for future reference.
 - iv. It was suggested that Tippet look into a hand held gps device to help better locate our property lines.
- b. Discussion of status of dock repairs
 - i. Tippet stated that the starter planks are all wrong on the aluminum planks that we received from Deaton's Waterfront Service. Per the attorney, we have sent them a certified letter through the mail that they are supposed to pick up their planks. Paul Deaton's email to Tippet said if we can't use them, outsource them somewhere else we will pick up what we got. He hasn't heard back from him since we sent the certified letter out or if he's even going to pick them up. He would obviously have



to coordinate with the park and bring his own flatbed. Tippet stated that he has not received confirmation that Deaton has received the certified letter, but once he receives that he would move forward from there. He reported that he and Commissioner Wallace have been calling around to different extruders as to what it would cost. He has a new bid on his computer for a new dock planking system. So now if we go out to bid again, we would just be bidding the planking because the hardware part is good.

- ii. It was recommended to send out a second letter with a 30 day cap to respond. With the understanding that the starting plank would have to be modified as well as the one that fits into it, it was suggested that we find out the labor cost to do so,
 - iii. Tippet stated that we have not done anything to repair the C-docks as of yet, however maintenance was able to repair the cabin dock that was hung up and twisted for now.
- c. Discussion of status of house boat
- i. Tippet reported that he spoke to Bernadoni again today who has two plans of attack on this situation. One is to serve the owner of the boat using a private process server. Bernadoni is undecided as to whether to have the courts demand that the owner remove the boat or for the owner to give us possession of the boat. However in the event of giving us the boat, getting a title would be a nightmare. If the court assigns the money to the park for back money owed, we would not need a title to dispose of it.
- d. Discussion of status of well cap
- i. This was completed today for a total cost of \$600.00.
- e. Discussion of status of fuel dock move
- i. Tippet got prices from BEI for the above ground fuel storage tank, sump, and lines. Also got a quote from another company which is looking to be a little cheaper. He stated that the tank would need to be ordered by August so that work could begin in November.
- f. Discussion of status of SOP for water level maintenance
- i. Tippet stated that we are at normal pool and the handle was found.
- g. Discussion of status of erosion control project
- i. Tippet commented that Hank Sutton contacted him and would like to lease the barge from June 1st through the week of July 4th at the rate of \$5,000 per month. We will start our project as soon as the barge is returned.



- ii. The board inquired about getting Pine-Mattas' land ripped up as soon as possible as she paid to have it done approximately three years ago.

11. New Business

- a. Discussion and vote paying off Caterpillar
 - i. Voted with the payment of bills to strike out this discussion/vote
- b. Discussion to seek another Board Attorney
 - i. Keep the current attorney and have her at the board meetings when requested

12. Committee Reports

- a. Campers
 - i. Cancelled
- b. Community Parks
 - i. None
- c. Dock
 - i. None
- d. Finance 5-14-18
 - i. Already discussed
- e. Fishing
 - i. None
- f. Master Plan
 - i. None
- g. Policy 04/30/18
 - i. Almost finished with the personnel manual and anticipate having it finished for the next board meeting
- h. Trails (cancelled)
 - i. Wallace reported that the Hammerfest race went well. He stated that he believes there was a \$660 profit, however we still haven't received a check for the credit card sales yet.

Thomas motioned to recess before going into Executive Session. Sweet second. No vote needed. Meeting went into recess.

13. Executive Session- Opened session

- a. Discussion of Consult/Correspondence with PDRMA on membership status
 - i. Tippett stated that we are not going to be expelled from PDRMA as originally expected but we are on probation. We received their loss runs or improvements list. To fix these will be costly of time, material, and labor. For example, inspections of the park need to be done once a month, Marsi Fowler was sent out and it took her an entire day. The playground has been stripped, piping, pea gravel and wood chips will



follow. Pine questioned where comparable bids were for other insurance options we previously investigated. Tippet stated IPARKS was the closest in cost however they did not offer workman comp. Discussion proceeding regarding the Loss Run report.

14. Executive Session- Closed Session

Pine Motioned to go into executive session in accordance to section 2/C-1 of the open meetings act. Wallace aye, Sweet aye, Turpin aye, Blankenship aye, Thomas aye; motion carries.

a. Discussion of Director's Evaluation

Turpin motioned to come out of executive session. Blankenship second, all ayes no nays.

15. Adjourn

- a. Turpin motioned to adjourn the meeting. Wallace second. 6 ayes, 0 nays.
Meeting adjourned at 8:10pm