



Clark County Park District
Regular Monthly Board Meeting
August 19, 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 Randy Blankenship, Jana Williamson, Roy Sweet, Jeff Trefz and Roy Sweet. 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. Sweet second. 5 ayes, 0 nays. Motion carried.

5. Approval of Minutes

- a. Public Hearing Minutes 5/20/21
- b. Regular Monthly Board Meeting Minutes 07/15/21
- c. Blankenship motioned to approve the Public Hearing Minutes dated 5/20/21 and the Regular Monthly Board Meeting Minutes dated 07/15/21. Williamson second. 5 ayes, 0 nays. Motion carried.

6. Public Comment

- a. Liz Brunson commented that she doesn't want to be here, and she knows that they don't want to hear from her. She knows that they don't care about her dock. Her neighbors have installed their dock and she is not getting much response from the Park District Office about it. Their dock is not where they were permitted to have their dock. Their dock is pointed all the way in here to Adam's cove. The dock was never intended for it to go there, you can see from the drawn picture that it doesn't even match up with their rip rap. They took full advantage while placing their dock and perhaps you should have an inspection process before you let them seat, and she means in general, not just her neighbors. She really isn't getting a lot of response. Her last email was to Mr. Tippett on July 15th. As soon as they placed their dock, she emailed Mr. Tippett her objections asking why they are placing their dock where it is not permitted because they want their plywood swing held down with 5-gallon buckets of concrete to have an obstructed view of the lake which you can see is right here. Why do they think it is ok to put their dock where it is not permitted because they haven't had a rule enforced on them yet and there is not going to be any consequences to them just putting their dock anywhere they want it? Even her neighbor said, well I can just get a dock permit and put a dock wherever I want it. Whenever you approve a dock that has a significant negative affect on another



dock, then the placement of the dock is important. Every inch counts. They need to move their dock up to where it should be. Mr. Tippett said that she wouldn't like it if one of the pictures on there that she photoshopped to show where the dock would be if they just moved it around, and she would disagree that she wouldn't like it. She would like their dock as far away as possible from her dock. Everyone down on her end of the lake agrees that the dock is not where they put the pvc pipe that they put in was. Even Adam Ogle, who is decidedly not on her side of this argument. Everyone at the meeting thought that the pvc pipe was so clever, but she is here to tell them that it turned into a big mess over the winter. Frozen, broken, turned upside down, definitely not in its original position. She had to look at that mess all winter and all spring and there is probably still in the lake. As a government body you are charged with enforcing your own rules. Currently what she is hearing in the park office is that it is not that bad. It does not matter if it is bad or not, it is that the park is not enforcing its permits. The dock is directly in front of her boat slip. Mr. Tippett said that he would consider taking action if ogle would come in and voice his objection. How is Adam's objection more important than her objection, he doesn't even have a dock permit. When she goes into the office, she is treated as a joke, she pointed out in the meeting that you voted to give them a dock permit that Deke had said that their dock would be 150' away from hers. Her drone pilot did measurements, and their dock is only 111' feet away from hers plus the 8 or 9 feet that you can see their pontoon boat parked on the outside. Mr. Tippett said to Deke, you were only 40' feet off and Deke said that is just a 9 iron, so now she has some serious golfers in her family, but they do not base their construction projects on golf shots. She doesn't see any evidence where any measurements were made when they asked for this permit, just a bunch of eyeballing. From what she can see on the lake, there is going to be a lot more docks out there and you probably need to step up your procedure because she doesn't think that those people are going to put up with the way that they are treated. When she objected, another joke, to how close their dock/boat was to her boat slip, she is afraid to pull her boat out, Mr. Tippett said that is what insurance is for. Which she has found kind of ludacris since she can't tell you how many Board Meetings she has sat at and heard the board, especially Mr. Wallace talk about how important safety is to them. A couple of weeks ago, she was treated to the sight of one of their kids trying to dock that pontoon boat that you can see in the picture. It took him, literally, at least 15 tries to get the boat into position, slamming the throttle back and forth the whole time and using plenty of colorful language at top volume. She photographs high school athletes for a living, so she hears plenty of cussing, so it is not like she has hear it before. That didn't look safe at all, if you look at the picture, she was on the dam and they were parking, they have to wrap their boat all the way around to there,



that is them going in, not the kid that was cussing. Their dock is at an angle that makes it difficult to park their boats, and whatever happened to policy that boats should point out towards the lake? Their dock sits at a very awkward position for docking boats in any slip, especially since they put the backs in when docking their boats. So that's a site, let me tell you. Can I also tell you, it is highly inappropriate for an employee of the park to come to a Board Meeting and advocate for another family's dock. She is a homeowner and a taxpayer in this Park District, she doesn't know what his, Deke's, relationship is with these people, but that should never had happened. This is definitely an example of different rules for different people not allowed by the local government body. She jumped through every hoop to get her dock including following every rule including using an approved contractor. Usually, an approved contractor is in place for a timely, neat, and competent execution of the job. She is not saying anything about the competence, she doesn't know, but the timely and the neat have certainly not happened. She was also told that she could not place any furniture, that was a long time ago and obviously the policy must have changed because she sees furniture all over the place. There use to be some standards because the 5-gallon buckets on the lakeshore shouldn't be allowed, but that is her opinion, she likes for things to look nice. A reasonable person realizes that construction equipment will be there until construction is finished, but they have had miscellaneous junk piled up there all winter, and that was her view. Like she said, they are out here all winter, all spring, no leaves on the trees so they can see it all. She is pretty disappointed how this whole situation has been handled. They have been out here going on 8 years, and they have learned that as bad as it gets out here, they can always get worse. What she would ask for is the Board review the permit and the position of the dock and come up with a solution because this just isn't right, this isn't where the dock is supposed to be. Thank you very much for your time and attention. They can keep those pictures and they can contact her if they have any questions.

- b.** Richards asked if there are boats in any of those slips to which Brunson responded yes and there is usually another pontoon boat over here. Anyway, it is tight, she doesn't even have a big boat, it is 20'. She described how she use to back out of her slip, but now, she doesn't know.
- c.** Davin Ewing commented that he would just like to thank them for letting him have the side-by-side ride August 7th. The were able to have 204 buggies in the park and ride. There were a little over 500 people, give or take here that day. They raised, \$3,800 went to the Marshall Booster Club for the food preparation and the manpower, they still have stuff coming in and they are at a little over \$7,000 that they will be handing to the shop with a cop program hopefully next week. He asked the Board if they had any questions or comments to which Blankenship commented good job and Richards asked if there any issue having



the two events in the same day to which Ewing responded no. No one addressed anything with him, everything went good and they helped them pick stuff up. They were over about 10:30-11 and they really didn't even get started until noon. That is when their flood came in and they left out at 1:30 so they were out of there by the time they had left. Thank you, guys. Lisa Thomas asked if they partnered with the Booster Club to which Ewing responded yes and it was completely non-profit.

- d. Chris Miller commented that he brought copies of that LOI for them from their attorney and the park's attorney.

7. Director's Report

- a. Tippett commented that the work on the overlay completed by the Clark County Highway Department, this would be the overlay over the pipes here, they put the asphalt over it. Clark County came to him and said we needed to chip and seal the overlay in B Section. He can do it for around \$4,000 so he told him to go ahead and do it if it is going to save us our road for a while, it is not a bad thing he doesn't think. We have another abandoned boat in the storage lot, and we do not have a conservation officer assigned to Clark County right now. He is going to reach out to the guy in Edgar County and see if he will help us get rid of the abandoned boat. The people literally just backed it in, unhooked it, and went on their merry ways. It's about a 23' boat.
- b. Blankenship clarified out here to which Tippett responded that it is all the way in the back. Miller asked with an engine and stuff to which Tippett responded that it has everything in it. It is not a bad, you would have to do a lot of clean up to it. Miller asked if the park had pulled its registration to see who it is registered to to which Tippett responded not yet because he can't get ahold of the conservation officer to run the numbers. Thomas commented that it is a pain, the whole process is, whether it is a vehicle or a boat.
- c. Tippett commented that he went to see down there at Northlake Subdivision, they really had a mess down there that was left by the excavators, but he came back and leveled it out and pushed all of the silt up to toward the trees and in the tree line. It is still on our property but there is no chance for it to roll back into the lake right now. His intent is to send our groomer over there, we have a groomer attachment for one of our machines and have them go over it and make it nice for folks like it was at one time.
- d. We had a Mercury 20 Horsepower motor stolen off of one of our jon boats about 2 weeks ago. it was at our fuel dock. Someone came down and unhooked it and carried it off. They did stop to steal the camera that was pointed at them. Blankenship clarified that they didn't to which Tippett responded they did. Blankenship clarified that they stole the camera too to which Tippett responded they had SD cards in them, and they took that with them. Then about a week or so later, they had a trolley motor stolen, they literally unbolted it and took it, off



a boat at the rental docks. We had nothing on our cameras so they can assume that they came in from the water and he is figuring that by now their boat is well outfitted and hopefully they will stay away from us. There are police reports on it all.

- e. Blankenship asked did we have the serial number off of that motor to which Tippet responded yes. Williamson asked if we turned any of that into insurance to which Tippet responded no, the motor is only worth \$725. Williamson commented that is what she figured.

8. Financials – Discussion of July 2021 Financials

- a. Brown commented that July had a gross profit of \$101,006.42, the total expenses for July was \$71, 087.59. The total amount in our bank account as of 7/31/21 is \$1,260,454.48. The total AP is \$20,797.24. Moving on to the balance sheet, the remaining AR as of 7/31/21, \$6,399.00. The total advance reservations or deposits yet to be applied, \$50,080.50. Profit and loss for July on page 2, Third of July, our total donations received this year for the Third of July was \$6,714.11 in comparison to 2019 where it was \$5,291.66, so we received \$1,400 more in donations this year. Gross profit for the month of July was \$101,006.42. Again, she is going to compare this to 2019 at \$98,000 and 2018 at \$81,000. Moving on to page 3, our net income for July was \$29,918.83, again compared to 2019 at \$10,000 and 2018 at almost \$18,000. Profit and Loss for July, year to date comparison, for last year, just a few things. Over in comparison to last year you will see that we are in the plus, which is to be expected. The only areas that we are down is pontoon rental boats, we are down \$4,600. If you remember, we had a couple of pontoons that were down at the beginning of the season, but we have all of them up and running right now. Campground electric, we are down \$4,700 in campground electric. She looked up 2019 and 2018 rates, this year we are at almost \$12,000 in campground electric income, 2019 we made \$11,000 and 2018 we made \$11,650, so we are right around typical. Gas and oil receipts, we are down \$2,600 from last year in 2019, we made \$14,000 in income and in 2018, \$29,000 in income. Moving on, maintenance insurance claim reimbursement, we are down in that area but obviously we haven't had any insurance claim reimbursements this year, and we have yet to receive our check from PDRMA for our safety reward. Moving on to page 2, total income this year is \$665,000 in comparison to last year, we are \$92,000 ahead. Compared to 2019, we are up \$106,000 and compared to 2018 we are up \$43,000. Let's take a look at page 4, the expenses, we are also up in expenses this year compared to previous years. We are up \$80,000 in expenses compared to 2019, and we are up \$129,000 in expenses compared to 2018, which gives us the difference in the net income. Net Income, we are up from 2019 by \$14,000 and the income compared to 2018 we are down \$88,000. We do have to take into consideration that we have expenses this year that we didn't



have in 2018 such as \$55,000 in grants and of course our salaries have gone up roughly between \$30,000 - \$40,000 compared to 2018 and our Capital Outlay is up a little over \$10,000 as well. Profit and loss, budget vs. actual, this time of the year our seasonal income and expenses we would like to see between 58-72%, annual line items between 34-42%, so if you look in the % of budget column we are doing pretty well in the majority of our line items. A couple of line items to pay attention to is the DNR Licensing receipts, that is our fishing licenses, we are only at 48%, our fishing license machine, we have had a lot of issues with keeping that up. The state of Illinois updated their system, it is not working very well with our printer, so we have been up and down there. On page 2, total grants, we have not seen any grant money so far this year. We are expecting to receive OHV grant money in September. We should see the first check and hopefully some more after. We received the OSLAD seed money last fiscal year, so once we spend that seed money, we will receive the next check. In Miscellaneous, we are just at 6.5% because of the amount budgeted in the miscellaneous income in regard to the timber. Miscellaneous for resale, concession income, we are up at 146.6%, we have sold a lot more pop and chips than expected, in regard to that we have spent more, and they will go over that in a few minutes. In regard to OHV, the \$11 OHV we are at 107.5%, we have sold a lot of In-state OHV stickers, however out of state OHV stickers we are down in comparison of what we expected to bring so they are at 56.1%. Cost of goods sold, we are doing pretty good as far as resale fuel, and OHV decals, it is the concessions on page 3 that she would like to bring up. We are over in that line item, we have previously discussed this in the finance meeting with Jeff Wallace. We have spent \$703 compared to the amount we have budgeted for at \$500, but again, we have sold a lot more than we originally had expected. Moving on to the remaining expenses, OSLAD grant, obviously we are jumping into that as we get further into September. One of the line items that she would like to go over on page 4, Pest Control. We have pest control coming in every two months, and as you see we are getting close to the amount that we budgeted for. We will probably discuss this further with the Board when making adjustments. We might want to cushion this a little bit more that way we are able to call him and have him come in on the off season if we are needing him to.

- b.** Lisa Thomas asked how much money is in the bank to which Blankenship responded \$1.2 million dollars. Thomas commented do you realize that in 2014 this park district was going to have to borrow money just to get through a month, which she thinks is around \$30,000, so that is amazing.
- c.** Richards asked about the AR, what's going on with that, it seems to have blossomed a bit. Brown commented that we had a couple of issues with collecting for camping, but our AR is down to \$92.04 right now, one individual and he is coming in Saturday to pay.



- d. Brown commented that she does want to make a statement that the AP is not \$20,797.24, as you can see there is a credit of \$14.15. So, the actual amount that the Board will be approving to pay is \$20,811.39.

9. Payment of the Bills – Discussion and Vote

- a. Blankenship motioned to pay the bills in the amount of \$20,797.24. Trefz second. Williamson aye, Sweet aye, Trefz aye, Richards aye, Blankenship aye. 0 nays. Motion carried.

10. New Business

- a. Discussion OSLAD Grant for New Campground Sites
 - i. Tippett commented that he just wanted to mention that we are putting in for an OSLAD grant to increase our campground of 32 sites of all full hook ups.

11. Old Business

- a. Discussion and Vote to enter into contract with Hill and Dales Subdivision
 - i. Tippett commented that we received a letter from Mr. Goldstein, that would be the attorney for the Hills & Dales. It is a letter of intent regarding silt pond dam for the Hills & Dales Estates and the Clark County Park District. Within the letter, if you read it, there is a commitment made that we will have a silt dam built on 3 acres of property, at this time at no expense to the park but would benefit the park greatly but at the same time the Hills & Dales will donate the land to the Clark County Park District to maintain from there on after. He has been out with Mr. Miller several times on the property and looked it over. Everything that the Hills & Dales said they would do, they have done, they have control over their subdivision, and they have gone the extra mile. They are going to put in a silt pond for us that we desperately need back in that area. It should catch about 60% of the silt and several years down the road, he expects NRCS, who we have entered into grand proceedings, to help put in a second silt pond.
 - ii. Miller commented that Boyer told him that he disagrees with Robinson, he thinks that we will catch 95% of it. He said he is not going to argue with the engineer, but he is going to argue with the engineer. We are going to catch 187 acres right here. He thinks that they will catch 85-90% of it at this dam. Time will tell but that is a positive. He really doesn't think they will have to put in a secondary, he really doesn't. He thinks that problem will be solved back in that cove. Short of any dredging back in that cove for the damage that has already been done, but as far as any additional silt, we get this thing built, it is going to put an end to it.
 - iii. Richards commented so it is really not a pond, it is more of a basin to collect storm surge. Miller commented that as far as he understood, when he was back there with Robinson, and when he was back there



with Tippett and Haws, let's assume that the dam is done, we get a 4" flash flood rain on a Saturday afternoon and that water is coming off of that 187 acres and going under that road, that is going to fill up with water. If you drive by there, it is going to look like a giant pond. In 72 hours, that water will filter out the water and go on down. It goes to the example that Robinson used with the garden hose and the pressure washer. If we have a month of no rain, you won't see perhaps water sitting in it. It is not necessarily a silt pond design to hold a body of water for an extended period of time, it is when that millions of gallons of water is coming off of those fields at a high rate of speed, it is to slow it down and stop the problem at hand that has been there for years. That is the purpose of it. The positive that they discussed the last time that they were there, they weren't quite sure that it could all quite get done on property that was solely owned by the Hills & Dales, 100% it can. It is a long way from touching the other property owner the way the dam goes in there. That is a positive that they don't have to worry about getting permission from other property owners or their approval, it is all on us, or soon to be you.

- iv. Richards commented that the best way to do this is by donation to which Tippett responded well they never heard back from Leuken. Miller commented that he did, and he was talking to him about it last night. He told him that he understands that he is the Clark County tax guy and I told him here is what we got. We are going to donate \$15,000-\$20,000 to the park at least plus we are going to build a \$100,000 silt pond. It is a tax advantage for us obviously to donate this to the park, they can have it appraised on the north end of \$100,000 most likely. He said he wants to double check though that the park doesn't have a tax liability by receiving a donation of \$100,000 plus of property. He said absolutely not, they are a governmental entity, no. His attorney and their accountant said the same thing. Both parties will have to sign an IRS form for them gifting and the park receiving. Their attorney will draw up those forms and Leuken will review them of course, but the Park District will have zero tax liability for the gift.
- v. Tippett commented that they will have to vote for them to enter into a contract and for him to sign the letter of intent.
- vi. Sweet asked if our attorney had any feedback to which Tippett responded that she gave him to her real estate attorney who went over the letter and he thinks it is fine. He has one other thing, and it may sound small or trivial, he doesn't know how official this document is, look at your last name, it is not even close. At least we will put it on the record, it is not his name. Miller commented that they will do an



amendment to it, the attorney didn't have the correct spelling of his last name. They won't sign that one, they will get an amended one with the correct spelling because they need to match up. Sweet asked Tippet other than that, he is all good with everything to which Tippet responded yes.

- vii.** Richards motioned to enter into the contract with Hills & Dales Subdivision in building this silt retention pond. Blankenship second. Sweet aye, Trefz aye, Richards aye, Blankenship aye, Williamson aye. 0 nays. Motion carried.
- b.** Discussion and Vote lift provisional status Mill Creek Cove
 - i.** Richards commented that this is in effect so that docks can begin being built on the Mil Creek Cove side of the subdivision. We have asked those property owners to do some things to control the erosion coming off of their property. If seems as if they have been fulfilled, he thinks that they have fulfilled their end of the bargain for being able to build docks there.
 - ii.** Sweet commented that since they are talking about building docks, we had a lady come in here and say we aren't doing this right. He doesn't know if they are or not, but if we are going to keep doing this than they need to do it right. Some of the stuff that she is saying in here is troubling, if it in fact happened, very troubling. He doesn't know.
 - iii.** Tippet commented that he didn't speak because it was a public comment. He thinks that they know him by now and that what happened was not what happened. Those people actually pulled their poles and moved that dock again at his request. He didn't like where it was, and he had them move it around and turn it in some more so it would be more out of her way. If that wasn't enough at that point, then he doesn't know where to go with this.
 - iv.** Richards commented that they can put that on the agenda for the next Lake Management meeting and discuss that in more detail.
 - v.** Richards motioned to lift the provisional status from the Mill Creek Cove portion of the Hills & Dales subdivision. Blankenship second. 5 ayes, 0 nays. Motion carried.
- c.** Discussion Forest Management Progress
 - i.** Tippet commented that the bid is out, and they have to be in by 5pm tomorrow. He will put it in a spreadsheet and send it out to him immediately, who bid and what they bid along with his recommendation. Blankenship asked if he would be sending that out by email to which Tippet responded that he wouldn't be here at 5 on Friday but he could come in and do it on Saturday. Blankenship commented that he could just do it on Monday.



Army Corps of Engineers sets the standards for it and that will be up in the next couple of years and then it will be all just ours.

- iv. Blankenship asked what everybody wants to do to which Tippett asked if he could get the evaluation back first and bring it to a meeting and talk about it. Richards commented bring that to lake management and they will talk about it and see what they feel the best thing to do is.
- e. Discussion ATV Shop with a Cop Ride
 - i. Richards commented that is what Mr. Ewing was here for, but he already took off.
 - ii. Tippett commented that went quite well. They had a few small problems. One was that somewhere an email was sent out that Friday night was free camping as well as Saturday night. We had a bunch of campers back in the horse trails and this lady had a reservation and of course that started a rift. As soon as Ewing got to it, he removed those people and put her in there and they made sure she was taken care of. A little thing that happened was that Bob Tague was doing circles in the hay field and they had to go tell him to stop. Little things like that but overall, it was a big success.
 - iii. Richards commented that he came out and it was pretty nice.

12. Executive Session 5ILCS 120/2-C21

- a. Tabled

13. Motion to Adjourn Executive Session

- a. Tabled

14. Vote to Approve, Open/Close Executive Session Meeting Minutes 3/18/21

- a. Tabled

15. Committee Reports

- a. Campers – 08/05/21
 - i. Trefz commented that the Campers Committee met on the 5th. They had one noise complaint that he believes has been taken care of to which Tippett responded that it starts tomorrow, the letters will go out. Trefz commented that they checked on the septic tank, there was a complaint about it, he believes it is all functional, it has been dumped. Tippett commented that they closed it. They also talked about clearing some trails and possible golf cart signage on some of the other trails.
 - ii. Blankenship asked if we have golf cart trails to which Tippett responded no, we have walking trails and people are using their golf carts on them. Some of our campers would like to use them for what they are purposed for, walking on, and they would like to see them cleaned up. We just simply don't have the manpower to do it.
 - iii. Miller asked if it was just a bunch of tree limbs to which Tippett responded yeah, tree limbs, gargabe, etc.



- b.** Lake Management 08/05/21
 - i.** Richards commented that the Lake Management meeting was the same night and they basically discussed what they talked about this evening with the silt pond and the allowance of the docks.
- c.** Finance
 - i.** Cancelled
- d.** Policy
 - i.** None
- e.** Trails
 - i.** None

16. Adjourn

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