

Special Trustees Meeting Minutes  
Village of Indian Point, Missouri  
Monday, Feb. 1, 2010 - 6:00 pm  
Treehouse Conference Room

The meeting was called to order by Tim Stout (vice chair) at 6 pm, followed by the pledge of allegiance.

Trustees in attendance – Tim Stout (vice chair) Dave Rawson (chair) Dave Canaday (treasurer) Larry Stenzel. Greg Fier was absent.

1. Hearing with the Village Task Force to discuss presentation from IP Welcome Center LLC re: Proposal to Have Access to Village Center – The trustees met with the Village Task Force and the IP Welcome Center LLC to discuss the proposal for the IP Welcome Center to have access to the Village Center. (Proposal attached) The Village Task force also presented their suggestions for the Information Office (attached) After much discussion it was agreed that Allen Murray will write a Proposal Contract. Diana Brazeale will review the contract and make any recommendations she feels necessary and it will then be presented to the trustees to be voted on.

Mike Kugler asked the trustees about the request to host a fundraising event at the new building on May 20,2010. He was told to submit his plans for the event and the trustees would vote based on the rules set up for the use of the new building.

2.) CAAD & Membership – At the January 19, 2010 trustee meeting the motion was made by Tim to dissolve CAAD. Larry seconded to open it for discussion. Dave C recommended that the subject be tabled until the next meeting and Greg seconded, motion carried. The subject was again discussed at tonight’s meeting. The following resolutions were reviewed and discussed to determine whether CAAD still existed as it was originally intended. Resolution number 97-1, Resolution Number 97-3 and Resolutions Number 98-1. Dave R stated that the motion had been made by Tim and seconded by Larry at the previous meeting and asked that it now be voted on. Dave R. – yes, Dave C. – yes, Tim – yes. Larry was not present for the vote. Motion carried to proceed with the proper procedures to dissolve CAAD.

Tim moved to adjourn the meeting at 8:00 pm. Dave C. seconded. Motion carried.

Respectfully, Rhonda Stout – interim village clerk

## INDIAN POINT WELCOME CENTER, INC.

### PROPOSED PLAN FOR INDIAN POINT WELCOME CENTER ROOM (Last updated January 6, 2009)

#### Overview

There is a room located in the Village of Indian Point Center that has a separate entrance as well as a bathroom.

#### Proposed Purpose of the Room

The Indian Point Welcome Center, Inc. would like the room to be an information center for the tens of thousands of guests coming to Indian Point each year to vacation. We also believe this room could be used as a continual fund raiser for the Indian Point Welcome Center, Inc. Money raised would be used for projects that benefit the community of Indian Point.

#### Prerequisites

In order to move forward, the Village of Indian Point would have to enter into a written arrangement with Indian Point Welcome Center, Inc. in a term of not less than 5 years providing access and use of this room. The arrangement would have to provide significant protections so that Board of Directors would be able to enter into written arrangements with third party entities interested in providing donations for access in the room. The dollar amount paid for the use of the room would be agreed upon by both parties.

#### Proposed Plan

- (1) The room would be called the Indian Point Welcome Center. Appropriate signage would be acquired and placed on the exterior of the building preferably with a matching sign clearly stating which door was the Welcome Center and which door was the Village Office.
- (2) The Indian Point Welcome Center, Inc. will purchase liability insurance with the Village of Indian Point as an additional insured.
- (3) Initially, the inside of the room will contain
  - (A) An interactive map of Indian Point;
  - (B) A specific section to contain information brochures for all Indian Point businesses who want to participate (the donation request will be \$.50/day or \$180/year per brochure slot;
  - (C) A designated area for other Branson businesses would be made available for an annual donation at rates set by the Board of Directors. The only general exclusion that would be suggested is that non-Indian Point hotels/resorts would not be allowed to advertise in these areas.
  - (D) Initially, staffing will be done primarily by volunteers, if paid employees are necessary work comp insurance will be procured. The Welcome Center would have set hours that would be decided as we move forward.

#### Timeline

The room will be ready and open no later than April 15, 2010.

### Information Office

- Approximately \$1000.00 per month for rent/ up to \$400 if provide public restroom for tank pumping
- Must be bonded. Must have their own insurance with the Village being designated as beneficiary.
- No third party clause. All third party contracts (brochures, business agreements) must be approved by the Trustees and shall not exceed lease terms with any lessee of the Information office of the Village of Indian Point.
- 1 year trial contract. If all is well possibly multi-year contract. Village reserves the right to terminate any contract with due cause.
- No welcome center implies restroom and timeshare. Should be Information office.
- No public restroom due to cost of tank pumping unless it is added in the rent for the cost of pumping the tank.
- No phone, mail or headquarters for insurance purposes the mail and phone calls should be received at the lessees headquarters.
- No cost to legitimate Indian Point businesses for placement of brochures. (double taxing of business)
- Brochures or persons or any ads or marketing shall not be allowed which compete with Indian Point businesses i.e. marina, restaurant, hotels and resorts, campgrounds.
- Who ever is contracted for the room shall provide a written plan for the funds raised.

