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**BREAKS INTERSTATE PARK COMMISSION**

**Minutes of Meeting**

**December 9, 2021**

Breaks Interstate Park Commission held a regularly scheduled meeting on Thursday, December 9, 2021. Chairman David Sanders called the meeting to order at 11:06 a.m.

Commissioner Rick Mullins opened the meeting with prayer.

Commissioners present at this meeting were:

David Sanders, Chairman Kentucky

Rick Mullins Virginia

Eric McPeek Kentucky

Julie Garland Kentucky

Curtis Mullins Virginia

David Collett Virginia

Wanda Beery Virginia

Will Adams, Russ Meyer and Ron Vanover joined the meeting by Zoom.

Commissioner Rick Mullins made a motion and Commissioner Eric McPeek seconded to approve the minutes of the September 16, 2021 meeting. Motion carried unanimously.

Superintendent Austin Bradley had nothing new to report to the Commission regarding the Potter’s Flat inholding. Big Sandy Corporation is in the process of hopefully doing a quick claim deed to the Park for the tract of land.

The Commission received a quote from National Pools for the construction of a new pool as part of the Park’s Strategic Plan. Option #1, 40’ x 80’ pool for a total of $592,300; Option #2, 40’ x 60’ for a total of $456,700. The Park had applied for an Abandoned Mine Land Grant (AML) for around $700,000 but only received a partial award of $300,000. Superintendent Bradley appeared at the Dickenson County IDA to see what kind of help they may be able to offer. The Dickenson County IDA approved the Park for a 0% interest loan up to $500,000. If the IDA and VCEDA board agree, all or some of the loan could be made into a grant. Commissioner McPeek made a motion and Commissioner Wanda Beery seconded to move forward with pursuing the funds from the Dickenson County IDA. Motion carried unanimously.

Superintendent Bradley gave a timeframe of the Motel project.

December 12 – Advertise for construction bids

December 21 – Host Prebid meeting

January 6 – Bid opening

January 10-12 – Committee meets to evaluate Construction bids and draft a  
 recommendation

January 13-14 – Special called meeting of the Commission to award the contract

January 17-21 – Thompson & Litton will Issue Contract and notice to proceed

Commissioner Beery made a motion and Commissioner McPeek seconded to appointed a committee to review and evaluate the proposals for modifications of Catawba lodge consisting of Commissioner Rick Mullins, Chairman David Sanders, Commissioner David Collett and Superintendent Austin Bradley. Motion carried unanimously.

The Commission will have a Special called meeting on Thursday, January 13, 2021 at 11:00 a.m. to award the contract. An alternate date of Friday, January 14, 2021 was set in case of inclement weather.

Superintendent Bradley then discussed the Mullins tract of land in the Breaks community. The Park owns 0.13-acre tract of land in the middle of Mr. Mullins’ backyard. It is completely land locked and has no benefit to the Park. Commissioner Will Adams said that the Park’s Compact states that “The Commission shall have the authority to acquire by gift, purchase or otherwise real estate and other property and to dispose of such real estate and other property”. A long-term lease option was brought up along with selling the land to Mr. Mullins. The repercussions of a private sale of public land to an individual was discussed.

Commissioner McPeek made a motion and Commissioner Rick Mullins seconded to proceed with selling the tract of land to Mr. Mullins as long as it was Fair Market Value and the individual must pay for all appraisals and costs associated with the purchase and is contingent upon legal opinion given to the Park on the matter. There were more discussions and a new motion was made by Commissioner McPeek and seconded by Commissioner Berry to table the discussion until a future meeting. Motion carried unanimously.

Superintendent Bradley provided the Commission with an update on VCEDA Funds. An obligated amount of $203,366.75 and an unobligated amount of $601,600.69. He stated that these funds are very flexible so he suggested the Commission go ahead and apply for the remaining balance in VCEDA funds and lists all of the items that the Park may potentially use that money towards. He also discussed the fact that if the bridge project has experienced an increase in price due to inflation because of the pandemic, that we could potentially be short on funds to build the continents longest swinging bridge. The Commission may need to consider a shorter bridge option. Commissioner Curtis Mullins made a motion and Commissioner David Collett seconded to allow Superintendent Bradley to apply for and execute a VCEDA grant request in the amount of $601,600.69 for the following items: Finish work on pool, finish work on 2 new cabins, Cabin porch roofs for all 5 existing cabins, Potter’s Flat Bridge, HVAC unit for Restaurant, upgrade work on Cottages and an articulated boom. Motion carried unanimously.

It seems that Virginia is going to submit a request for additional appropriations for the Park. It is unclear at this point how much that will be but it is to help offset the impact of the increased minimum wage. Commissioner Adams has also requested an increase in the annual appropriation from Kentucky.

There is a large tract of land near Beaver Pond that is mostly inaccessible to people since the gate has to remain closed because the horse stables are in that area. The Park has $55,000 to remove invasive species, plant it in Elk habitat and open up a driving area to access Beaver Pond. Superintendent Bradley suggested that we rebrand this area as a wildlife viewing area for guests to hike and ride bikes. The Park is going to put in the wildlife habitat but if the horses are not removed there will be less area and guests will have to walk further to get to the area. Commissioner Rick Mullins made a motion and Commissioner Collett seconded to remove horseback riding as a Park activity to improve access to the new wildlife habitat area. Motion carried unanimously.

Superintendent Bradley then discussed the Financial Statements. Commissioner Rick Mullins made a motion and Commissioner Wanda Beery seconded to approve the Financial Statement. Motion carried unanimously.

Employees are replacing all overlook railings and replacing stairwells and steps at the motel units this winter.

Date of the next Special Called Commission meeting is scheduled for Thursday, January 13, 2021. Commissioner McPeek made a motion and Commissioner Rick Mullins seconded to adjourn at 12:50 p.m.