

## June 25, 2020– Park Authority Minutes

Meeting called to order at 6:00 pm at The Washington County Building by Jim Hutton.

Present: Jim Hutton - Chairman, Jennifer Blankenship, Michael Johnson, Ben Castell, Claude Worrell, Keith Owens, Tony Fetty, Keith Bazky

Non-Members: Wayne Stevens, Jonathan McNutt (TVA), Five Campers

TVA Comments: Jonathan McNutt, TVA Representative

The TVA Easement agreement is our guidelines. Any project that needs to be done below the 1747 elevations will fall in the Section 26A permit. Anything above 1747 will fall in the general guidelines.

This is a permeant easement for recreation. TVA still retains the rights. Anything above the 1747 will require a permit, we will do that on a land use permit. Anything from buildings, new structures, new camp sites, will need to be reviewed by TVA. Plans must be approved in advance and all building must be done just as approved. If you build ramps, etc. the Army Core of Engineers must review and approve as well. We will never allow a habitual structure below the 1747. No stick built, trailer, building with apartment with living quarters. We look at property that if flooded will only have minor flooding issues. Under the 1747 elevation there should be no underpinning, tires need to be inflated and the trailer must be able to be removed within a 24-hour time frame.

If you have porches, the structures need to be in the Name of the agreement or name of easement. TVA will allow 200 SQ', 10' X 20'. That is the rule on TVA property. However a resident needs to manage the property, as long as it is 200 SQ'. Extra large porches start to show ownership. When this property was given it was given as a public entity for public recreation for all people and should not show ownership whatsoever.

Any structure that is built on the property needs to have a permit by TVA and by the county. Anything from sidewalks, porches, docks, etc. The land use permit, anything above 1747 is \$250.00. Anything below the 1747 is \$500.00. When it comes from a public agency, TVA can have those fees waves. Create a plan for the next six years and have every project approved at one time. You have 18 months to begin construction once the permit has been approved. The permit is valid at that time and stays valid. Anything in the water has a five-year limit with the Army Core of Engineers.

Will need to check with no wake zone area for boat slips.

You can charge a fair market rate for boat ramp use and slip rentals will be found in the agreement.

If it ever comes to a point where Washington County looks for a third party group to help manage the facility there is a place in the agreement to allow for that option.

Any property that needs to be maintained, as long as they are maintained to the same specifications as they were originally permitted, you will not need to have them re-permitted to TVA, just fix the property to the original specification.

Page 4, Letter E. How are you all handling this? Campers below the 1742 will need to come into a rule change that based on this agreement, the county is at risk and these campers need to be removed between Oct-April. This is something the board needs to have a campground meeting and talk about.

A lot of those campers that got wet last year did not have the people there. Go back to Letter D, the resident, care taker. If there is a plan in place that is submitted in writing that may allow for this to work.

This is the master plan that TVA signed the agreement. The current County Administrator and County Attorney should review the agreement and let us know if anything needs to be changed, etc. Any application submitted to TVA, The Park Authority is designated as a representative from the County Administrator.

Some of our newer agreements we give a percentage where 5% of your campsites must be transient camp spots of 14 days. Creating a temporary section to capture people coming off the interstate or people who will be here to enjoy time with their family is key. It is key to bringing revenue dollars to the area, draw tourism and draw people in the area not only on short term basis.

There is a spot for campgrounds on private land and Washington County is not that spot. This agreement is to host all for recreation. This is public property, not private property. That is why we must keep the property available for everyone and offer more transient camping options.

Our agreement is with Washington County and Washington County has been tasked in making it a public recreation.

I think the Park Authority needs to meet with the campers and talk about how they would like to see things now and moving forward.

The park could expand more campsites as long as there is a design that will fit in the realm of the easement.

Public Comment:

Lot 100: We had the issue with the porch and been instructed those has to come down in thirty days. My question is that over 90% of the park is out of compliance

with the rules on the website. One of the things I've been told by Jennifer Blankenship is the metal could be a hazard to our community. I understand that Covid has taken a huge toll on everything. As a board, as our leaders would you all consider that 80-85% of the park is not in compliance. If one camper is breaking the rules why can't everyone

Wayne Stevens: Every single camper in the park needs a set of the TVA Easement.

#### Park Authority Manager Report:

1. Monte Russel, a camper is the owner of our current washer and dryers and offered them to us for \$150.00. For \$1,200.00 we can have 4 washers and dryers.

A motion was made by Jennifer Berry Blankenship to purchase the used washer and dryers for \$1,200.00 and seconded Ben Castell. Motion passed 7-0-0, 100% of members present.

2. We are purchasing 20 trash cans
3. Wi-Fi- Comcast has created a plan for us to get wifi to all of our campgrounds for \$268.45 month. We can add \$5.00 a month to rent to pay for it.

A motion was made by Jennifer Berry Blankenship to bring Comcast into the entire park for \$268.45 month and for the Park Authority will absorb the cost for the rest of the year and seconded by Claude Worrell. The motion was passed 7-0-0, 100% of members present

4. Found a part time security firm in the tri-cities available to do 8 hours of night security for 4<sup>th</sup> of July.

A motion was made by Michael Johnson and seconded by Claude Worrell to hire part time security for the 4<sup>th</sup> of July weekend and any other weekends Tony feels added security is needed. The motion passed 7-0-0, 100% of members present.

5. Movie Night: Discussion on movie night and fees for yearly rights to show movies. Giving campers more things to do during the week.

A motion was made not to have movie night this year and investigate more for next year by Michael Jonsson and seconded by Claude Worrell. The motion passed 6-0-1, 100% of members present.

5. Website Update: After talking to both the website designer and reservation company it is recommended to renumber some of the current spots to help it flow better. However, after playing with the numbers it is easier just to renumber all the sites to make them flow. This will help to

find the sites better for renters and first responders if ever needed.

A motion was made to renumber the camp sites to flow easier with the online reservation system by Jennifer Berry Blankenship and seconded by Ben Castell. The motion passed 6-0-1, 100% of members present.

Recreation Department Report: Keith Owens. Recreation department is picking up. Whitaker Hollow has had a lot of issues lately. I've placed several signs and contacted the Sheriff's Department and Game Warden.

A motion to approve the June 11, 2020 minutes was made by Ben Castell and seconded by Keith Owens. The motion passed 7-0-0, 100% of members present.

A motion was made to approve the May Financial report was made by Jennifer Berry Blankenship and seconded by Jim Hutton. Motion passed 7-0-0, 100%.

A motion was made by Jennifer Berry Blankenship to pay the June 2020 payroll and bills and seconded by Keith Owens. Motion passed 7-0-0, 100%.

Old Business: By-laws

A motion was made by Keith Owens and seconded by Ben Castell to approve the November 14, 2019 By-Laws that have been revised by the county attorney. The motion passed 7-0-0, 100%

New Business: 2020-2021 Budget

A motion was made by Jennifer Berry Blankenship to go into closed session and seconded by Keith Owens. Motion passed 7-0-0, 100%.

A motion was made by Jennifer Berry Blankenship to end closed session and seconded by Ben Castell. Motion passed 7-0-0, 100%

A motion was made by Jennifer Berry Blankenship to approve the 2020-2021 Operating Budget of \$      and seconded by  
Motion passed 7-0-0, 100%.

Motion to adjourn by Claude Worrell and seconded by Keith Owens. Motion passed 7-0-0, 100% present.

Next scheduled meeting is July 23<sup>rd</sup> at 6:00 pm at the Washington County Building

jbb