

Hill County Park Board Meeting Minutes
Beaver Lodge at Camp Kiwanis
Monday, June 3rd, 2024, 5:30 P.M.

Board Members Present: Sheri Williams, Tony Reum, Larry Kinsella, Lou Hagener, Jake Strissel, Mark Peterson, Chairman Jeff Jensen, Park Superintendent Chad Edgar

Board Members Absent: Ursula Brese, Pam Wilson

Guests: Rose Cloninger, Lowell Alcock, Jack Mattingly, Peggy Reum, Matt Wertheimer, Carmen Roberts, Kyle Roberts, Chris Wendland, Amy Wendland, Christy Bambrough (HWC), Isreal Hale (NMB)

Approval of Minutes: Motion made by Lou to approve the May minutes. Seconded by Tony. Motion Passed.

Approval of Agenda: Motion made by Larry to approve the agenda. Seconded by Jake. Motion Passed.

Public Comment on Agenda Item/Agenda Requests: Rose C. asked the following questions:

What year did we start the concrete outhouses? It was around 2007 or 2008, they started at Dean Hanson.

How many cement outhouses are there? Chad stated he thought we are in the 20's now 20 to 25.

Who was the contractor and were they bonded? Jimmy Brough was under contract.

Is there a warranty on them? Rose passed around pictures she had taken of some outhouses.

Do you plan on repairing them? Yes, it's in the budget.

How much were they originally? \$7,000 to \$10,000.

Do we have to pay again for poor construction, and was there any type of warranty on them? Jeff stated that most construction only has a one-year warranty.

Rose stated she doesn't think we should have to repay for the poor construction of the outhouses.

Cabin Business:

#14 Alkali Springs Lane (transfer)- Motion made by Sheri to approve the transfer from Kyle and Carmen Roberts to Chris and Amy Wendland. Seconded by Jake. Motion Passed.

#34 Mooney Coulee Lane (Improvement request)- Motion made by Sheri to approve the cistern tank to be installed. Seconded by Tony. Motion Passed.

48 Mooney Coulee Lane (Adding Co-Owners)- Motion made by Lou to approve adding Tony and John Christian to their dad Frank Christians' lease. Seconded by Larry. Motion Passed.

#14 Phelps Lane (Adding Co-Owner)- Motion made by Tony to approve the addition of Brian Evans to his parents Bill and Karan Evans lease. Seconded by Larry. Motion Passed.

Old Business:

Lodge: A&E wants to send out (RFP) for contractors to apply to do the work. The form went to the County Attorney's office, and we are waiting to hear back. Jeff stated we are going to send it out so A&E can go ahead and progress with finding contractors.

Park budget: The Board reviewed the drafted budget with soft numbers as we are waiting on the budget sheet from the Courthouse. There are a few major repairs Chad would like to get done that are included with this budget they are: Outhouse, Truck, and Mower for the major budget requests for the general park budget. The goal is to have a surplus of money so if there is a major repair or a cattle/grazing situation and we do not get that revenue for a year we are covered. He referenced the pink eye situation that happened a few years ago. Cattle Revenue should be up three dollars an AUM from last year. The state rate is \$16.53 and last year it was \$13.16 and that's how we set our rates for cattle. The Cabins had a 3% increase this year. Park permits were increased and Chad stated he was conservative on the permits revenue estimate. Reserved sites are pretty steady, \$18,000 is his estimate. Haying he has \$7,000 it looks pretty good this year. The Lodge is going to be

down this year. Remaining Park cash will be transferred into the Capital Improvement fund for future needs, this amount is based on the June 30th report from the Clerk and Records office. Park cash is looking good at the end of April it was at \$186,000 which is \$40,000 more than it's ever been on April 30th. After the budget is approved, we should be able to transfer \$30,000-\$50,000 into that Capital Improvement fund. Land Management fund was left the exact same, we still get \$3 an AUM roughly \$20,000 in revenue. Land Management fund is currently at \$27,000. We plan on repairing a Spring Tank if not two in this coming budget year. For the Capital Improvement budget, Chad has a few budget requests. Currently the cash value is around \$160,000. The requests for the budget include: siding on the house to be redone (\$20,000), the balcony on the house also needs to be replaced its leaking over the office (\$15,000), and outhouse roofs that need repair (\$10,000). He included \$10,000 for insulation of the barn. We will be getting a slab in the barn in the next couple of weeks which is step one in the process to start getting the building heated. Step two is to insulate and step three might be the boiler. A total of \$55,000 in requests for the Capital Improvement fund this next budget year. Trust fund is for donations and is currently at \$13,000. The Park Board has discretionary power to spend the trust fund money without extra needed approval.

Motion made by Lou to send the proposed budget to the commissioners for approval. Seconded by Tony. Motion Passed.

Update fee for Haying: The small committee put together to review the haying fee consisted of Pam, Lou, Leon and Chad. The price for Hay will be 35% of market value per ton for utility grade grass hay as established every five years by an ad-hoc committee by the Park Board Chair and approved by the Board; with the limitation that the fee per ton will not increase more than 25% from the pervious year price and rounded to the nearest \$1.00. The five-year cycle will begin in 2025 and update in 2030; then repeat every year ending in a five (5) or (0). The fee charged will be the lesser of the adjusted from the 35% of the established market value or the 25% limit of increase from the previous year. For the 2024 year \$100.00 per ton is the established market for utility grade grass Hay.

Lou motioned to approve the strategy for the Haying price. Seconded by Jake. Motion Passed.

Employee Mileage: Chad said he doesn't think the employee milage will pass, and stated we might have to look at other options. A small pay raise to attract worker or advertise a step up in the pay matrix to allow for that fuel cost might be the way to go. Chad's summer help is usually kids and with what in town jobs are paying they can beat him with their pay. Mark said the commissioners will have to discuss this and look at the future wage scale to see where it fits.

New Business:

North Fence Issues: We have a situation on the North end of the Park, a landowner who doesn't fix the fence. Therefore, it reverts back to the Right-hand rule for landowners. Same agreement with Jody Manuals fence Chad has a guy go out and fix our half and Jody Manual fixes his half of the fence. In this situation the fence is 100 years old and in disrepair. He can have a contractor come try to lift the fence and patch it in the Eagle Rock area. We need the fence fixed to keep the lamas and cattle from getting on the wrong side. The cost is \$5,505 to replace the fence and funds will come from the Land Management fund. Most of the repairs are on the Parks half. Motion made by Mark to fix the fence. Seconded by Lou. Motion Passed.

Concrete Outhouses: The original installer is no longer in business for outhouses. Not sure what went wrong and why the roofs are crumbling. The worst spots are on the eaves where the freeze thaw take place. It's been too long for a warranty to be valid as most concrete work is only backed for the first year. Chad has \$10,000 on the budget to get them fixed. Lou made a motion to use funds from the Capital Improvement fund to fix as many roofs as they can. Seconded by Larry. Motion Passed.

Committee Reports:

Grazing Committee: Plan to meet at the end of the month.

Group Reports:

Cabin Owner's Report: nothing to report. Cleaned roads.

Friends of Beaver Creek Park: NA

Superintendent Report:

- Park usage, it has been busy lately, not very busy in May.
- Conditions are wet 2" of rain and snow then, 9 1/2" of rain in two day that led to a flood.
- Park Work- last month we were ahead and this month we are behind.
- Trying to get campsites opened up. Cleaning outhouses, Mowing reserved sites.
- Logging the flood has been a timely process.
- Breakdowns have held us up as well.
- Slab for the barn should happen in the next 2 weeks.
- Our first camp is on Monday. Thanks to Danielle for getting it ready.
- Spray day- This Thursday.
- The marathon went great.

Claims: Mark motioned to approve the May claims. Seconded by Jake. Motion Passed.

Public Comment:

Sheri motioned to adjourn. Seconded by Lou. Motion passed the meeting adjourned at 7:35 P.M.

Next meeting: Monday July 1st, 2024, in the Hill County Library the address is 402 3rd St. at 5:30 pm.