

# **FINAL REPORT**

## **SPECIAL TASK FORCE ON FISHTRAP LAKE**



**RESEARCH MEMORANDUM NO. 487**

**LEGISLATIVE RESEARCH COMMISSION  
FRANKFORT, KENTUCKY**

**October, 1999**

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Representative Ira Branham, Co-chair  
Senator Gary Johnson, Co-chair  
Senator Charlie Borders  
Judge Executive Karen Gibson  
Secretary Ann Latta  
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This report was prepared by the Legislative Research Commission and paid for from state funds.

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**MEMORANDUM**

**TO:** Senator Glenn Freeman, Co-Chair  
Representative Tom Kerr, Co-Chair  
Interim Joint Committee on Economic Development and Tourism

**FROM:** Representative Ira Branham, Co-Chair  
Senator Gary Johnson, Co-Chair  
Task Force on Fishtrap Lake

**SUBJECT:** Fishtrap Lake Task Force Report

**DATE:** October 21, 1999

House Concurrent Resolution 125 (HCR 125) of the 1998 General Assembly created a task force "to determine the feasibility and cost of establishing Fishtrap Lake as a Kentucky State Park." Task Force members were appointed in March of 1999 by the Legislative Research Commission. The Task Force met in March, April, June, August, and October of 1999. Pursuant to HCR 125, this report of the findings and recommendations of the Task Force is being provided to the Interim Joint Committee on Economic Development and Tourism.

The Task Force could not have successfully concluded its effort without the assistance of the Department of Parks and the U.S. Army Corps of Engineers (Huntington District), which responded to several information requests and provided testimony before the Task Force. Valuable information was also received from the offices of the Pike County Judge Executive, the Kentucky Department of Fish and Wildlife Resources, private consultants and citizens of Pike County.

The final report of the Task Force was prepared by H. G. Marks, LRC Staff. Formatting and word processing of the report was done by Wilda Bond, Committee Secretary.



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# **SUMMARY OF TASK FORCE FINDINGS AND RECOMMENDATIONS**

## **Background and Description**

House Concurrent Resolution 125 (HCR 125) of the 1998 General Assembly created a Fishtrap Lake Task Force, in order "to determine the feasibility and cost of establishing Fishtrap Lake as a Kentucky State Park." The Task Force was appointed in March, 1999 and met five times. Testimony and documents were received from private consulting firms, the Kentucky Tourism Cabinet and Department of Parks, the Department of Fish and Wildlife Resources, the Army Corps of Engineers, public officials and private citizens of Pike County.

Fishtrap Lake is one of five recreational lakes in Eastern Kentucky, which are under the jurisdiction of the Army Corps of Engineers (Huntington District). It was created in 1968 by the impoundment of the Levisa Fork of the Big Sandy River. It is the only one of the five Huntington District lakes in Kentucky which is not leased by the Army Corps of Engineers (COE) to the Kentucky Department of Parks (Parks) for use as a state park. Most of the 15,429 acres of the project site is leased by the COE to the Kentucky Department of Fish and Wildlife Resources for use as a wildlife management area. The rest (under 200 acres) is used for recreational purposes and is managed by the COE, Pike County, and a private marina operator.

Over the thirty-one years of its existence there have been several proposed designs for state parks and recreational facilities development at Fishtrap. The Task Force reviewed proposals and designs from:

- The Kentucky Department of Parks (1973 for \$6,000,000, 1990 for an \$8 million lodge)
- Summit Engineering (1991; 1997 for \$5,603,400; 1998 for \$1,000,000)
- Environmental Design Consultants (EDC) (1999 for \$5,458,115)
- Parsons Brinkerhoff (1997 trail design for \$1,000,000)
- The COE (1968 Master Plan and Supplements)
- Pike County Fiscal Court (1998 for \$1,000,000)
- Fishtrap Lake advocacy organizations (1999 horse park and swimming pool)

The Task Force reviewed the above designs and cost estimates, along with an assessment of current recreational facilities and available utilities at Fishtrap.

## **Findings**

Testimony was received from public officials and private citizens regarding their priorities and concerns regarding Fishtrap Lake. Below is a summary list of concerns and priorities expressed to the Task Force on April 19, 1999 and June 3, 1999:

- A lodge

- A state park, which was promised, and is deserved, and would enable young citizens to remain in Pike County rather than seeking work elsewhere, and which could be a catalyst for economic development through tourism, crafts, and industry
- Improvements to the marina, including a restaurant
- Development of one or two trail systems
- A horse center at the Biggs area
- A swimming pool at the Grapevine mini-park
- Relating the new I-66 to Fishtrap Lake and a Fishtrap Lake State Park
- Funding and obtaining support, and solving the problems which must be addressed before a park can be developed
- Roads and access; an environmental impact study and road from the dam site to Grapevine Creek
- Compensation through the development of a tourist economy for businesses that lost income when the lake was created
- Removal of trash; a gate above the lake to prevent trash
- A park at the Lick Creek ramp
- Development of camping facilities at the Millard end of the lake, a beach, and a fishing pier
- A beach at Grapevine
- Development of camp sites at Becky Bottom, Happy Hollow, Joe's Branch, and Hurricane
- Keeping the level of lake at summer pool until November
- Removal of the gates at Elkfoot
- Returning the land around the lake to the COE and putting the 20 cents per ton royalty in a fund to pay for improvements
- Promoting the lake as a tourist attraction
- Returning the artifacts removed from the dam area and displaying them appropriately

The Task Force received testimony and documents from the COE indicating two basic approaches to park and recreational facilities development at Fishtrap: official Kentucky State Park designation and development, or individual recreational project construction. The first would require the following:

- Submission by Parks of a park development plan to the COE
- Initial review by the COE
- COE Master Plan Revision
- Environmental Assessments and Environmental Impact Statements
- Negotiation of a lease for acreage and construction
- Purchase of mineral rights if any mining areas would be affected
- Funding for marina purchase, facilities construction and operation

Alternatively, COE personnel stated that most of the recreational facilities identified in the reviewed design proposals would not require the above procedure if undertaken as individual projects.



The Task Force reviewed individual recreational facilities costs and comprehensive recreational and resort park design costs. A recreational park would cost about \$6 million to build and would require a subsidy of from \$0 to \$200,000 annually to operate. Some representative individual recreational facilities are as follows:

- Marina (\$.8 million to \$1.25 million)
- Community pool (\$1.5 million)
- Horse park (\$150,000)
- Trail system (\$1 million)
- Lodge (\$9.7 million)

The Task Force found that constraints on park and recreational development at Fishtrap are as follows:

- Drift and debris on the lake
- Pollution and siltation
- Mining and mineral rights issues in the project area
- Difficulty of access to the lake and lake recreational sites

On the other hand, the Task Force found that the following factors create potential for development at Fishtrap:

- A high level of community support and commitment
- Improving access to the lake
- The availability of plans, cost estimates and utilities
- The growth of tourism and recreational lake use
- Improvement of the recreational water quality of the lake
- The location of the lake

### **Task Force Recommendation**

The Task Force considered three options:

#### **Option 1**

Defer state-level decisions regarding both state park designation status and recreational facilities development to another biennium.

## **Option 2**

Enact legislation directing the Department of Parks to immediately pursue designation of Fishtrap Lake as a "Kentucky State Park" location, by designing and securing approval for all required state park development plans, COE Master Plan revisions, environmental assessments, environmental impact statements, lease agreements, and budgeted funds for any required mineral rights purchases, the marina purchase and for infrastructure and recreational facilities construction, and subsequent operational costs.

## **Option 3**

Use the existing plans, proposals, cost estimates, and testimony presented to the Task Force as the basis for identifying a priority list of recreational facility designs for immediate funding and construction through the next two biennial budgets of the General Assembly. These facilities would not be identified as, nor would they be a part of, a state park development plan. However, their construction, in and of itself, would not preclude any subsequent consideration of "state park" designation and development at Fishtrap.

On October 1, 1999, the Task Force discussed the options presented in this report and by unanimous vote of the members present the Task Force selected Option 3 as its recommendation.



# **BACKGROUND**

## **Task Force Authority and Purpose**

The Task Force was created by House Concurrent Resolution 125 (HCR 125) of the 1998 General Assembly. The Resolution (Appendix 2) established the membership as follows:

- The secretary of the Tourism Cabinet or her designee;
- The commissioner of the Department of Parks or his designee;
- The Pike County Judge/Executive or her designee;
- Two (2) members of the House of Representatives appointed by the Speaker of the House, one(1) of whom the Speaker shall designate as co-chair of the Task Force; and
- Two (2) members of the Senate appointed by the President of the Senate, one (1) of whom the President shall designate as co-chair of the Task Force.

The Task Force membership was appointed at the March, 1999 meeting of the Legislative Research Commission. The appointments to the Task Force were as follows:

- Representative Ira Branham, Co-chairman
- Senator Gary Johnson, Co-chairman
- Senator Charlie Borders
- Pike County Judge Executive Karen Gibson
- Secretary of the Tourism Cabinet Ann Latta
- Commissioner of Parks Kenny Rapier
- Representative Chris Ratliff

HCR 125 specifies that the purpose of the Task Force is ". . . to determine the feasibility and cost of establishing Fishtrap Lake as a Kentucky State Park." HCR 125 also specified that the Task Force's findings and recommendations were to be reported to the Interim Joint Committee on Economic Development and Tourism at its regularly scheduled meeting in September, 1999. An extension was granted by the Legislative Research Commission and the report of the Task Force was provided to the Interim Joint Committee on Economic Development and Tourism on October 21, 1999.

# **Description and History of Fishtrap Lake and Watershed**

## **Location and Geographic Description**

Fishtrap Lake is one of 1,782 federally-managed man-made lakes, 175 of which are managed by the Army Corps of Engineers (COE). It is one of 18 lakes in Kentucky under COE jurisdiction and identified by the COE for recreational use. The Huntington District Corps of Engineers manages five of these recreational lakes in Eastern Kentucky: Dewey, Fishtrap, Grayson, Paintsville, and Yatesville.

Fishtrap Lake is located near the borders of Virginia, West Virginia and Kentucky, entirely within Pike County, Kentucky. However 80 percent of its 392-square-mile drainage basin is located in Virginia. Within a 50-mile radius of the lake there are six counties in Virginia, fourteen in Kentucky, and six in West Virginia, with a combined population of about one million. To get to the project office, located at the dam site, one would take U.S. Route 23 to U.S. Routes 460 E/80 to State Route 1441/1789. Pikeville, the county seat, is located 15 miles downstream from the dam and the lake provides its municipal water supply.

## **Physical Description**

Fishtrap Lake is formed from the Levisa Fork of the Big Sandy River and is contained by the highest dam in Eastern Kentucky (195 feet). At its maximum flood storage level the lake could contain more than 54 billion gallons of water. During the summer recreational season the lake contains about 12 billion gallons, is 16.5 miles long, and is 84 feet deep at the intake structure. The surface area is 1,131 acres; similar to nearby Dewey Lake (Jenny Wiley State Park), at 1,100 acres, and Paintsville Lake, at 1,140 acres.

The Fishtrap Lake project area covers 15,429 acres, with an additional 203 acres of flowage easement. The land surrounding Fishtrap lake is a rugged plateau (Central Cumberland) made up of steep-sided ridges and a maze of narrow, twisting stream valleys. Flat areas may be found in narrow flood plains along the river and some of its tributaries and also on upland benches created by coal mining. The land is stable, although subsidence from underground mines can occur. Mining activity has reshaped many hillsides and hilltop contours and considerable vegetation has been cleared away at such sites.

## **History of Fishtrap Lake**

Fishtrap Lake traces its name to a pioneer community, Fishtrap, which was so named by settlers who found a Fishtrap built by Native Americans in the river. Later, the first post office in the area adopted the name.

The lake itself is in Pike County, which was formed from Floyd County in 1822. The county seat, Pikeville, was incorporated in 1824. Both are named for General Zebulon Pike, hero of the War of 1812. Much of the infamous conflict between the Hatfield and McCoy families took place in Pike County.

By the 1920's, the extreme isolation of the region was greatly reduced with the growth of the coal industry. Even today, Pike County remains the largest underground coal-producing county in the nation and coal mining impacts the Fishtrap project area in several ways, to be discussed later in this report.

In 1957, Pikeville, Pike County, and the Levisa Fork Valley experienced much misery and many millions of dollars in flood damage. To protect the land and citizens from future floods, a dam was requested and authorized. Construction began in 1961. The dam took six years and \$56 million to complete. President Lyndon Johnson was present at the dedication ceremonies on October 26, 1968. The lake created by the dam was named, according to a custom of the Corps of Engineers, for the nearest local post office: Fishtrap. A map of Fishtrap Lake is provided in Appendix 1.

### **Management of Fishtrap Project Area by the Army Corps of Engineers (COE)**

All of the Fishtrap Lake project site is under the jurisdiction of the Huntington District Corps of Engineers. It is controlled by the COE in accordance with a "Master Plan" for the project site and seven "Supplements" to that plan created over the past 31 years. The most recent Master Plan Supplement is for a comprehensive managed trail system. The direct management of acreage and facilities is divided between the COE and those to whom it has made more than 90 "Outgrants" (leases, licenses, consents and permits); for example Pike County, the Kentucky Department of Fish and Wildlife Resources, a private marina operator, and coal and gas mining companies.

#### **COE Management**

The COE directly manages 97 acres of the project area, 60 acres of which are recreation areas. The balance of acreage not directly managed by the COE is leased or licensed to other agencies. The recreational facilities managed by the COE, and Pike County, and others (who have been granted a license or lease) are identified in the map in Appendix 1.

#### **Kentucky Department of Fish and Wildlife Resources Wildlife Management Area**

A use and occupancy license for 15,299 acres (currently 15,296.21) was granted on July 18, 1985 by the COE to the Kentucky Department of Fish and Wildlife Resources for a wildlife management area. The license is for 25 years, ending on December 31, 2010.

The Department of Fish and Wildlife Resources is required to develop five-year project statements covering need, objectives, results and benefits, approach, costs, maintenance and operations of the Wildlife Management Area. The 1998-2002 grant budget is \$202,890, needed to:

- maintain 95 miles of boundaries and 20 miles of unimproved roads;
- develop a forest management plan;
- plant 30 acres per year of small grains and legumes for wildlife food and cover;

- plant 5 miles per year of linear openings in a mixture of clover, grass, or native shrubs;
- seed 100 acres per year of wildlife opening and mud flats with winter wheat; and
- conduct research, perform surveillance and general cleanup, and manage the hunt areas.

**COE Outgrants at Fishtrap**

In addition to the license granted to the Kentucky Department of Fish and Wildlife Resources, the COE has also leased other acreage at the Fishtrap Lake project area for recreational purposes. These leases are identified in Table I below.

**TABLE I**

**Corps of Engineers Recreation Leases at Fishtrap Lake**

<b>LESSEE</b>	<b>EXPIRATION DATE</b>	<b>ACREAGE</b>	<b>PURPOSE</b>
Pike County	3/10/2013	46.03	Public Park and Recreation
Mastin's Fishtrap Marina	12/31/2008	15.28	Marina
Millard's Little League	12/31/2001	4.0	Recreation; Baseball Fields

**Source:** Army Corps of Engineers

Along with the recreational leases identified above, the COE also has eighty-seven other so-called "outgrants" (licenses, leases, easements, consents, permits) with coal and gas companies, utilities, and others (see Appendix 3).

## Kentucky Department of Parks State Park Leases at Huntington District Lakes

### Kentucky State Park Leases in the Huntington District

In addition to Fishtrap, the Huntington District COE has jurisdiction over four other recreational lakes in eastern Kentucky. Each of these lakes has acreage leased by the Kentucky Department of Parks (Parks) for state park and recreational use (see Table II below). They are:

- Dewey Lake (Jenny Wiley Resort State Park)
- Grayson Lake (Grayson Lake State Park)
- Paintsville Lake (Paintsville Lake State Park)
- Yatesville Lake (Yatesville Lake State Park)

**TABLE II**

**Parks Leases with COE for Huntington District Project Properties**

LAKE/PARK	LEASE DATE*	PURPOSE
Dewey (Jenny Wiley)	September 1, 1975	Creation of resort state park
Dewey (Jenny Wiley)	July 8, 1995	Removal of unneeded acreage from lease
Dewey (Jenny Wiley)	October 19, 1995	Removal of unneeded acreage from lease
Grayson Lake	December 1, 1970	Creation of recreational state park
Paintsville Lake	May 1, 1984	Use and occupation of 240 acres (effective creation of state park)
Yatesville Lake	May 1, 1992	Development of marina (effective creation of state park)
Yatesville Lake	June 1, 1993	Public park and recreational purposes
Yatesville Lake	February 1, 1994	Supplement to 1993 agreement
Yatesville Lake	May 1, 1997	Extending lease with corps to 2022

\*Except for Yatesville these are 50-year leases.

**SOURCE:** Compiled by LRC staff from information provided by the Kentucky Department of Parks

A comparison of recreational facilities at each of these lakes with those at Fishtrap is provided in Table III. An analysis of these comparisons suggests that the availability (quantity) of recreational facilities is roughly similar between Fishtrap and the other Huntington District lakes, with the exception of Dewey Lake at Jenny Wiley State Park. However, there are significant differences in the quality of facilities and experiences, especially with respect to access, marinas, and golf courses. For example, Fishtrap has no golf course, the marina is in need of repair or replacement, access to recreational sites is difficult, and trails are unmanaged.





**TABLE III**

## Park and Recreational Development Plans and Proposals for Fishtrap Lake

### State Park and Resort Lodge Plans of the Kentucky Department of Parks

Since its creation in 1968, numerous plans for recreational use and park development have been drafted for Fishtrap. The earliest was a master plan for a resort state park, begun by the Kentucky Department of Parks in 1971, while Parks was negotiating lease agreements with the COE for recreational sites at Fishtrap. Lease negotiations ceased in 1973, just after completion of the "Masterplan for Fishtrap Lake State Park". The Department of Parks master plan for Fishtrap Lake proposed a unique park design, in response to the challenging topography of the project area. Sixteen recreational sites were proposed for development, at a projected cost of just over \$6 million. This figure did not include the cost of a lodge, which was to be financed privately. A listing of sites, facilities, and projected costs is provided in Appendix 4.

The 1990-96 Department of Parks "Six-year Capital Plan" (priority #39) called for "Fishtrap acquisition and lodge complex development", at an estimated cost of \$8 million. The lodge was projected to be 35,000 square feet. This priority was not funded.

### Summit Engineering Plans for State Park and Recreational Facilities Development

Summit Engineering has been asked by Pike County officials and others on at least three occasions to create design proposals for recreational and park development. In 1991, Summit Engineering created a "Development Plan for the Proposed Fishtrap Lake State Park", consisting of a proposed lodge, road access to the lodge, and acreage for a state park.

Another Summit Engineering plan, dated December 15, 1997, projected a total construction estimate of \$5.6 million for several recreational sites. The proposed facilities and the estimated cost for each were identified as follows:

• Marina (100 slips)	\$1,000,000
• General Store (2,400 sf)	220,000
• Floating Pad for Restaurant (5,000 sf)	165,000
• Road to Upper Pompey (7,500 lf X 60)	450,000
• Fill for Park Area (37,500 cy X 3.00)	112,500
• Park Development	150,000
• RV Sites (20X 15,000)	300,000
• Beach Development	130,000
• Bath House and Restrooms (1200 sf)	180,000
• Multi-purpose Pavilion	100,000
• Picnic Shelters (14 @8,000)	112,000
• Rental Cabins (20 @ 55,000)	1,100,000
• Additional Parking (150 cars)	150,000
• Utilities	500,000
• <b>Subtotal</b>	<b>\$4,669,500</b>

- 20 % Contingency & Soft Costs                    933,900
- **Total Construction Estimate                    \$5,603,400**

In conjunction with the 1997 development plan described above, Summit Engineering also designed a concept map (dated 10-31-97), titled "Fish Trap Dam Development Proposal", which listed and located the following proposed structures:

- Rental cottages
- New road
- Nature center
- Picnic shelters
- Amphitheater with pavilion
- Basketball, tennis, volleyball courts
- Parking areas (4)
- Concessions and rentals
- Restrooms
- Beach
- Boat launch
- General store and restaurant
- Dry storage and servicing
- Marina

In 1998, a \$1 million State Surplus Spending Project proposal (also developed by Summit Engineering for Pike County) was submitted to the Kentucky Department for Local Government. Pike County was subsequently funded with coal severance tax funds for \$1,000,000. To date, these funds have not been expended. The Surplus Spending Project proposal listed the following:

- Fill for park area                    (\$110,000)
- Park development                    (\$150,000)
- RV sites                    (\$100,000)
- Beach developments                    (\$130,000)
- Barn house & restrooms                    (\$100,000)
- Multi-purpose pavilion                    (\$100,000)
- Picnic shelter                    (\$110,000)
- Utilities                    (\$200,000)
- **Total                    (\$1,000,000)**

**Environmental Design Consultants (EDC) Proposal for Recreational Facilities Development**

In July, 1999 the Task Force was provided with a proposal developed by EDC which identifies six areas for facilities development:

- Dam Site                    (\$1,741,100)
- Spillway                    (\$ 185,522)
- Upper Pompey                    (\$ 594,809)
- Livisa Flats                    (\$ 194,947)
- Grapevine                    (\$2,546,790)
- Becky Flats                    (\$ 194,947)
- **Total                    (\$5,458,115)**

The specific facilities proposed by EDC and their associated costs are identified in Appendix 5.

### **Recreational Trail Development Plans**

The most significant trail design proposal is a 1997 "Master Plan Supplement" to the COE Master Plan for Fishtrap Lake, done at the request of the COE by the Lexington office of Parsons Brinkerhoff (formerly Booker Associates). This Master Plan Supplement is for recreation trail development to provide trails for hikers, bikers, and horseback riders (see Appendix 6). Seven managed trail areas (totaling 70 miles) are proposed, each providing a different type of experience and/or level of challenge. Another trail plan, developed by local citizens, proposes a hiking trail around the lake. This would be a primitive 32-mile nature trail, having negligible impact on the environment or topography.

### **Horse Park and Swimming Pool Proposals**

Local government officials and citizens are promoting proposals for a community pool and a horse park. The horse park is proposed as a 12.6 acre lease for the Biggs area of the lake (see Appendix 7). It is envisioned that this area would also serve as a trail head for the trail system described above. Finally, a community swimming pool is being proposed for the Grapevine Creek area.

## **Present Status of Recreational Facilities Development at Fishtrap Lake**

### **Recreational Facilities**

There are currently four locations within the Fishtrap Lake project site which have some recreational facilities:

- the Dam Site/Tailwater area at the west end of the lake
- the Grapevine Creek area (Grapevine County Park) on the north side
- the Lick Creek area (Lick Creek County Park) on the south side
- the Fedscreek area on the west end of the lake (Lundy Rowe Memorial Park).

Below, in Table IV, is a list of recreational facilities and areas identified on the Army Corps of Engineers tourist map of the project area (see Appendix 1).

**TABLE IV****Recreational Facilities at Fishtrap Lake**

<b>NUMBER</b>	<b>FACILITIES</b>	<b>LOCATION(S)</b>
1	Marina	Dam Site
1	Visitor Information Office	Tailwater Area
1	Ranger Station	Tailwater Area
3	Boat Launches	Dam Site/Grapevine Creek/Lick Creek
5	Parking Areas	Tailwater/Dam/Grapevine/Feds creek/Lick Creek
6	Picnic Areas	Tailwater/Dam/Grapevine/Feds creek/Lick Creek
5	Restrooms	Tailwater/Dam/Grapevine/Feds creek/Lick Creek
4	Playground Areas	Tailwater/Grapevine Creek /Feds creek/Lick Creek
1	Campground Area	Grapevine Creek
1	Viewing Area	Dam Site
3	Hiking Areas	Grapevine Creek/Feds creek/Lick Creek
3	Fishing Areas	Tailwater/Grapevine Creek/Lick Creek

**Source:** Army Corps of Engineers

**Utilities and Infrastructure**

Table V below provides a list of utilities in place at each developed area within the Fishtrap Project Site:

**TABLE V****Infrastructure and Utilities at Fishtrap**

<b>LOCATION</b>	<b>WATER</b>	<b>PHONE</b>	<b>SEWAGE</b>	<b>ELECTRIC</b>	<b>TV CABLE</b>
Dam Site	Yes	Yes	Yes, Corps-operated treatment facility	Yes	Yes
Feds creek Mini-park	No public system, (ground wells and coal banks)	Yes	No treatment facility (septic tanks)	Yes	Yes
Grapevine Recreation Area	Yes	Yes	Yes, Corps-operated treatment facility	Yes	Yes
Lick Creek Mini-park	Yes	Yes	No treatment facility (septic tanks)	Yes	Yes

**Source:** Army Corps of Engineers

## FINDINGS

### Citizen Priorities for Park and Recreational Development at Fishtrap

Below is a list summarizing the recreational facilities development priorities and the related positions and statements provided by citizens at the June 3, 1999 Task Force meeting.

- A lodge
- A state park, which was promised, and is deserved, and would enable young citizens to remain in Pike County, rather than seeking work elsewhere, and that could be a catalyst for economic development through tourism, crafts, and industry
- Improvements to the marina, including a restaurant
- Development of one or two trail systems
- A horse center at the Biggs area
- A swimming pool at the Grapevine mini-park
- Relating the new I-66 to Fishtrap Lake and a Fishtrap Lake State Park
- Funding and obtaining support as a first priority, and solving the several problems which must be addressed before a park can be developed
- Obtaining signatures on a petition for a state park
- Roads and access; an environmental impact study and road from the dam site to Grapevine Creek
- Compensation through the development of a tourist economy for business that lost income when the lake was created
- Horse trails
- Removal of trash; a gate above lake to prevent trash
- The priorities stated in the Task Force testimony of April 19, 1999 by the Co-Chair of the Friends of Fishtrap (see below)

Prior to the June 3 public testimony, at the April 19, 1999 Task Force meeting, priorities for Fishtrap were expressed by the Co-Chair of a local advocacy group called the Friends of Fishtrap Lake. They were as follows:

- Clean up the lake
- Build the park at Lick Creek
- Develop camping facilities at the Millard end of the lake, a beach, and a fishing pier
- Create a beach at Grapevine
- Develop camp sites at Becky Bottom, Happy Hollow, Joe's Branch, and Hurricane
- Keep the level of lake at summer pool until November
- Remove gates at Elkfoot
- Return land around lake to the COE and put the 20 cents per ton royalty in a fund to pay for improvements
- Promote the lake as a tourist attraction
- Return the artifacts removed from dam area and display them appropriately

## **Procedures and Costs Related to State Park Development and Operations**

### **Procedures and Requirements for State Park Designation**

Department of Parks (Parks) officials state that properties have been designated as state parks in the following ways:

- Property donated and accepted by the Commonwealth as a state park
- Purchase of property by the Commonwealth as a state park
- Lease of federal property, such as Corps of Engineers property, with development appropriations from future General Assemblies
- Appropriation for operation or development of a state park by the General Assembly before any property is leased or acquired by the Commonwealth

Fishtrap Lake and the project site are under COE jurisdiction, thus a lease of acreage to Parks by the COE would be required in order to designate and build a state park. One of several requirements would be a lease contract (see Appendix 8 for COE contract language) and an associated park development plan submitted to, and approved by, the COE.

Concurrent with lease negotiations and the drafting of a park development plan, the COE would, according to testimony by the Huntington District Chief of Planning:

- Revise the COE Master Plan for Fishtrap
- Conduct Environmental Assessments (EA)
- Conduct an Environmental Impact Statement (EIS)

COE Real Estate and Planning Division personnel also stated before the Task Force that, although recreation is one of the major purposes of the lake, the Master Plan did not include (provide for) development of a state park. Because of the extensive mining, the topography, the wildlife management lease and other factors unique to Fishtrap (e.g., mineral rights, subsidence and sedimentation), significant planning and analysis would be required to secure the approval and creation of a state park on the project site.

Any state park acreage inside of, or within 300 feet of mine property would require the purchase of mineral rights or a negotiated settlement. Any significant road construction or change in land use would require an Environmental Impact Study (EIS) and a "Finding of No Significant Impact" (FONSI).

COE personnel also stated that the Corps has a bias against "piecemeal development". The Corps prefers either comprehensive plans for project site development, or individual (i.e., separate) facilities projects having the following characteristics:

- they are not a new site development
- they do not involve extensive infrastructure development
- they do not affect water quality



- they do not affect flood control
- they do not require road construction
- they do not involve significant land conversion
- they do not cause a significant financial impact on the COE
- they do not significantly increase the overall number of visitors to, and use of, the project site

With regard to the above, COE personnel stated that if (if taken individually) most of the recreational facilities projects under review by the Task Force would not require revision of the COE Master Plan for Fishtrap or significant environmental impact statements. That is, most could be done (as individual projects) requiring only "supplements" to the existing COE Master Plan.

### **Cost Analysis for State Park and/or Recreational Facilities Development**

The costs of creating a state park at Fishtrap would be driven by the following factors:

- Department of Parks design and development plan costs. Historically, these costs have been negligible. However, in the event a "Master Plan" design for a state park were required of Parks by the COE, the costs could be significant.
- COE Master Plan revision and environmental analysis and impact statement costs. These are not costs to the Commonwealth but could conceivably reduce COE matching funds available for facility construction.
- Availability of federal "congressional add on" funds for a COE 50% funding match for eligible recreational projects. Because Fishtrap is a designated recreational lake, the Army Corps of Engineers can provide a 50% match of funds with any non federal funds of a state agency of government. It can also fund 100% of the costs of its own recreational facilities. For example, the trail system, which is now a COE Master Plan Supplement, could be funded at 100%. However, there are restrictions on the type of facilities eligible for matching funds; lodges, swimming pools, golf courses, cabins, equestrian facilities, marinas, shooting ranges, tennis courts, sports courts and fields are not eligible.
- Mineral rights purchase costs (if any). These costs could likely be avoided but, if not, they could be significant.
- Repayment to the federal government of any funds paid to the Department of Fish and Wildlife Resources (if such funds granted were for the management of acreage removed from the Fish and Wildlife Management Area for Fishtrap State Park use). These costs would be negligible.

- The purchase cost of the present marina. The private marina at Fishtrap does not meet standards required by Parks. The lease expires in 2008 and would need to be purchased prior to constructing a new marina.
- The cost of infrastructure and facilities construction.
- Annual operating and maintenance costs.

Absent commitment to a precise park design and to a specified list of facilities, it is not possible to accurately project the "cost of a state park". However, some cost estimates are instructive.

The original Parks "Master Plan for Fishtrap Lake" would cost between \$16 and \$18 million today. However, that plan is obsolete and its cost estimate is moot. More recently, Summit Engineering estimates the cost of a recreational park design at approximately \$5 to \$6 million. Similarly, Environmental Design Consultants (EDC) has also designed a comprehensive plan for recreational facility construction in the \$5 to \$6 million range. The itemized cost estimates for these development proposals are provided in this report on page 7 (Summit Engineering) and in Appendix 5 (EDC).

The Department of Parks has also provided the Task Force with recent facility costs and cost estimates. Table VII displays facilities costs as they have been estimated by Parks, Summit Engineering, and EDC. Caution is required when interpreting these cost estimates. Summit costs do not include a 20% estimate for "soft costs and contingency". The EDC estimates do not include 33% for "contingencies", "engineering and design", or "supervision and administration". Additionally, these estimates do not fully reflect varying degrees of related site preparation, utility, and infrastructure costs. Finally, the facilities vary widely in size and quality; hence, they are not comparable to each other.

**TABLE VII****Recreational Facilities Cost Estimates**

<b>FACILITY</b>	<b>PARKS</b>	<b>SUMMIT</b>	<b>EDC</b>	<b>OTHER</b>
Marina	\$1,245,000	\$1,000,000	\$ 800,000	
Resort Lodge Pool	506,000			
Community Pool	1,600,000		1,560,000	
Cottage/Cabin	130,000	55,000		
Floating Pad for Restaurant		165,000		
Road to Upper Pompey		450,000		
Stable/Corral			100,000	
Trail System				\$1,000,000
Beach Development		130,000	103,000	
Picnic Shelters	150,000	110,000/81,000		
Restrooms	150,000		40,000	
Bath House/Restrooms		180,000		
Campground	2,200,000		43,000	
Lodge (60 rooms)	9,700,000			
18-Hole Golf Course	7,000,000			
Maintenance Building	100,000			
Conference Center	2,300,000			
Waste Water Treatment	1,000,000			
General Store		220,000		
RV Sites (20)		300,000		
Multi-Purpose Pavilion		100,000		
Parking Lot		150,000	88,000	
Barrier Free Walkway			63,000	

**Source:** Compiled by LRC staff from information provided by the Department of Parks, Summit Engineering, and EDC

**Annual Operational Costs**

Again, in the absence of a specific state park design, estimating annual maintenance and operation costs is difficult. However, the figures for four nearby Kentucky State Parks offer some guidance. Table VIII provides recent income and expense data for these four Huntington District Kentucky state parks.

Kentucky's state parks operate at an annual "net loss", which is subsidized by tax revenue. For Grayson Lake State Park the average annual "net loss" for the three-year period 1996 to 1998 was \$169,718; for Paintsville it was \$14,479. Yatesville Lake is the most recent addition to the Kentucky State Park system and had no income/sales for 1996 and 1997, when its average net loss was \$35,005. There was a net income of \$24,393 for Yatesville in 1998.

However, the Department of Parks projects a net loss for FY 1999-2000 of \$65,500. The three-year average annual net loss at Jenny Wiley State Resort Park (1996-1998) was \$789,711.

In summary, a modest recreational state park would cost about \$6 million to design and construct. The analysis of operational costs suggests that the annual maintenance and operational costs (i.e., subsidy) for such a park could range between \$0 and \$200,000.

Adding a lodge to create a "resort" park would cost an additional \$10 million, if built and owned by the state. Based on experience at Jenny Wiley and other comparable resort parks, annual operational costs (i.e., subsidy) would then range between \$600,000 and \$1 million.

**TABLE VIII**

**Huntington District Kentucky State Park Fiscal Year Operating Costs**

<b>Jenny Wiley</b>	<b>1998</b>	<b>1997</b>	<b>1996</b>
Net Sales	\$ 2,077,334.32	\$ 1,825,623.11	\$ 2,208,335.00
Total Expenses	\$ 2,824,314.68	\$ 2,673,781.80	\$ 2,769,525.85
Net Income - Normal Operations	\$ (746,980.36)	\$ (848,158.69)	\$ (561,190.85)
Capital Outlay	\$ 18,612.60	\$ 79,971.57	\$ 48,835.48
Prior Year Claims	\$ 12,636.84	\$ 29,250.09	\$ 23,497.04
Net Income (or loss)	\$ (778,229.80)	\$ (957,380.35)	\$ (633,523.37)
<b>Grayson Lake</b>	<b>1998</b>	<b>1997</b>	<b>1996</b>
Net Sales	\$ 97,348.50	\$ 76,749.68	\$ 71,128.75
Total Expenses	\$ 268,738.04	\$ 248,765.15	\$ 211,300.49
Net Income - Normal Operations	\$ (171,389.54)	\$ (172,015.47)	\$ (140,161.74)
Capital Outlay	\$ 960.77	\$ 9,743.99	\$ 3,500.05
Prior Year Claims	\$ 3,642.04	\$ 4,643.60	\$ 3,096.93
Net Income (or loss)	\$ (175,992.35)	\$ (186,403.06)	\$ (146,758.72)
<b>Yatesville Lake</b>	<b>1998</b>	<b>1997</b>	<b>1996</b>
Net Sales	\$ 126,656.88	\$ -	\$ -
Total Expenses	\$ 101,321.06	\$ 36,050.42	\$ 33,302.28
Net Income - Normal Operations	\$ 25,335.82	\$ (36,050.42)	\$ (33,302.28)
Capital Outlay	\$ 761.97	\$ -	\$ -
Prior Year Claims	\$ 180.50	\$ 397.70	\$ 260.00
Net Income (or loss)	\$ 24,393.35	\$ (36,448.12)	\$ (33,562.28)
<b>Paintsville Lake</b>	<b>1998</b>	<b>1997</b>	<b>1996</b>
Net Sales	\$ 11,651.33	\$ 10,889.21	\$ 9,716.69
Total Expenses	\$ 24,600.00	\$ 26,396.31	\$ 24,700.00
Net Income - Normal Operations	\$ (12,948.67)	\$ (15,507.10)	\$ (14,983.31)
Capital Outlay	\$ -	\$ -	\$ -
Prior Year Claims	\$ -	\$ -	\$ -
Net Income (or loss)	\$ (12,948.67)	\$ (15,507.10)	\$ (14,983.31)

**Source:** Kentucky Department of Parks

## **Constraints on Park and Recreational Development at Fishtrap Lake**

### **Drift and Debris**

The amount of drift and debris at Fishtrap is significant, due to the large watershed area, the steepness of the land surrounding the lake, the large number of tributary creeks, and the high level of mining, logging and other activities in the watershed. Sources of this trash and debris range from individual dumping in Kentucky and Virginia, to trees from road, highway and utility construction/maintenance, to railroad ties. The amount and size of this debris creates occasional safety problems for swimming and boating generally, especially ski-boating and water-skiing. It presents an esthetic problem as well.

### **Pollution and Siltation**

The rate and amount of siltation at Fishtrap is greater than that of most impounded lakes. This is due to the steep elevations and the high level of coal and gas mining, and the roads associated with it. There is also a degree of pollution created by "black water" from mining plants. The siltation and black water create occasional problems for swimming and fishing, and on a long-term basis, a high rate of siltation will affect spawning areas for fish. The effects of siltation and occasional pollution at Fishtrap are mitigated somewhat by faster than average flow of the lake, which moves silt and other pollutants downstream relatively quickly.

### **Mining and Mineral Rights**

Since the creation of Fishtrap Lake in 1968, the Army Corps of Engineers has been disinclined to accept jurisdiction over project land without obtaining the mineral rights. Recreational facilities or activities may not be located within 100 yards of mining operations, and any state park (or other recreational) acreage would need to be located away from mine company areas. Any intrusion would require purchase of the mineral rights or some other negotiated agreement.

In addition to the siltation and pollution issues presented by active mining, there are problems of subsidence and mine fires. There is currently an on-going mine fire which already presents hazards and has the potential to grow into a larger and more intractable problem. Subsidence along coal mining benches, on roads, and elsewhere can create serious hazards, especially for motorized vehicles or horse riders.

### **Access**

The rugged mountainous topography which provides Fishtrap Lake's scenic beauty also presents problems for developing and providing access to recreational sites. There is no road connecting development sites (current or proposed) to one another within the project area. For example, the Grapevine site is a one-hour drive (on county, state, and federal highways) away from the dam site. Roads within the project site have been proposed, but to date, none has been approved or moved into the environmental assessment/impact statement phase.

## **Factors Creating Potential for Park and Recreational Development at Fishtrap Lake**

### **Organized Local Support**

Kentucky's state parks both serve, and are supported by, the local communities in which they are situated. In a fundamental way, many are local parks, used by local citizens, and created from their land. Fishtrap stands out with respect to the level of organized support provided by local citizen groups. At least five groups are organized specifically in support of Fishtrap Lake:

- The Fishtrap Lake Commission
- The Friends of Fishtrap Lake
- The Grapevine Horse Park Club
- The Grapevine Park Committee
- The Fishtrap Lake Trail Committee

### **Improving Lake Access**

Completion of extensions, road improvements, and widening on Routes 23 (the "Country Music Highway"), 460, and 119 will make the lake and lake areas more accessible. Additionally, a proposed new Interstate 66 route could make Fishtrap more accessible nationally. Finally, conducting a proposed environmental impact statement (EIS) for a road around the entire lake (within the project area) may move this idea further along toward realization.

### **Availability of Plans and Cost Estimates**

Although a significant amount of time, expense, and effort would be required to create a "state park", the basic designs, costs and requirements of several priority recreational facilities are well understood. They are identified in this report and have been proposed on numerous occasions. State government agencies and private engineering companies are very familiar with their design, associated costs, and construction requirements.

### **Growth of Tourism and Recreational Lake Use**

The current annual visitor count for Fishtrap is 243,000 vehicles, relatively high for a project site with little development. Although the lake is relatively small, the absence of development and competing facilities suggests that several recreational facility developments could be self-sustaining at Fishtrap. The present marina has a waiting list each year and state-owned marinas (e.g., Yatesville) return a net income operating balance annually.

Nationally, visitation at federal lakes is expected to grow at 2% annually, and tourism and recreation is a growth industry, comprising more than 10% of all consumer spending. National employment associated with America's 1,782 federal lakes is estimated at 600,000, and the total

economic impact is estimated at \$44 billion. Fishtrap may be expected to participate in this growth.

A vigorous tourism industry is developing in Pike County and in the tri-state Kentucky, Virginia, West Virginia region. The Hatfield-McCoy trail system in next-door West Virginia has been designed, and the 300-mile demonstration trail is ready for use. The economic benefits for the seven West Virginia counties included in the trail system has been estimated by Booker Associates of Lexington, Kentucky as high as \$50 million and 1,500 jobs . This trail system could be tied in with adjacent Pike County and Fishtrap Lake trails, and with Hatfield-McCoy tourist sites.

Pikeville and Pike County have an aggressive commitment to tourism development. The recreational and historic resources of the area are being actively promoted as a necessary economic development strategy. In addition to the attractions offered by Fishtrap, the Breaks Interstate Park and other sites, recent tourism initiatives include:

- Plans for the restoration of historical buildings, such as the Rockefeller home in Stone, Kentucky, and other structures associated with the coal industry and Rockefeller
- A coal museum in the renovated Pike County Court House
- The restoration of six key sites of the Hatfield-McCoy Feud

### **Improvement of Recreational Water Quality**

Recent efforts to reduce the drift and debris which have caused the lake to be referred to as "Trashtrap" have met with success. An annual Fishtrap clean-up day is becoming a local tradition. \$50,000 has been funded for a "THV" (Trash Hunting Vehicle) boat, which collects drift and debris. The elevation of the annual drawdown of the lake for the winter pool has been raised by ten feet, thus increasing the available surface and attractiveness of the lake in autumn and winter.

### **Infrastructure and Utilities in Place**

Fishtrap is not an undeveloped site. As documented earlier in this report, some utilities and infrastructure are in place and would reduce (comparatively) the costs of recreational facility construction at certain locations.

### **Location**

Fishtrap is located within a constellation of six impounded recreational lakes and parks: Grayson, Yatesville, Paintsville, Dewey, Fishtrap, and the Breaks Interstate Park. Pike County and Fishtrap may be considered as a "gateway to the Breaks". However, Fishtrap is the only one of these six locations not designated as a state park, or accorded similar attention for funding and development. While there are understandable reasons for its uniqueness in this regard, its potential for contributing to the park and lake system of this region could be significant.

# **OPTIONS AND ALTERNATIVES FOR FISHTRAP RECREATIONAL DEVELOPMENT**

## **Option 1**

Defer state-level decisions regarding both state park designation status and recreational facilities development to another biennium.

## **Option 2**

Enact legislation directing the Department of Parks to immediately pursue designation of Fishtrap Lake as a "Kentucky State Park" location, by designing and securing approval for all required state park development plans, COE Master Plan revisions, environmental assessments, environmental impact statements, lease agreements, and budgeted funds for any required mineral rights purchases, the marina purchase and for infrastructure and recreational facilities construction, and subsequent operational costs.

## **Option 3**

Use the existing plans, proposals, cost estimates, and testimony presented to the Task Force as the basis for identifying a priority list of recreational facility designs for immediate funding and construction through the next two biennial budgets of the General Assembly. These facilities would not be identified as, nor would they be a part of, a state park development plan. However, their construction, in and of itself, would not preclude any subsequent consideration of "state park" designation and development at Fishtrap.





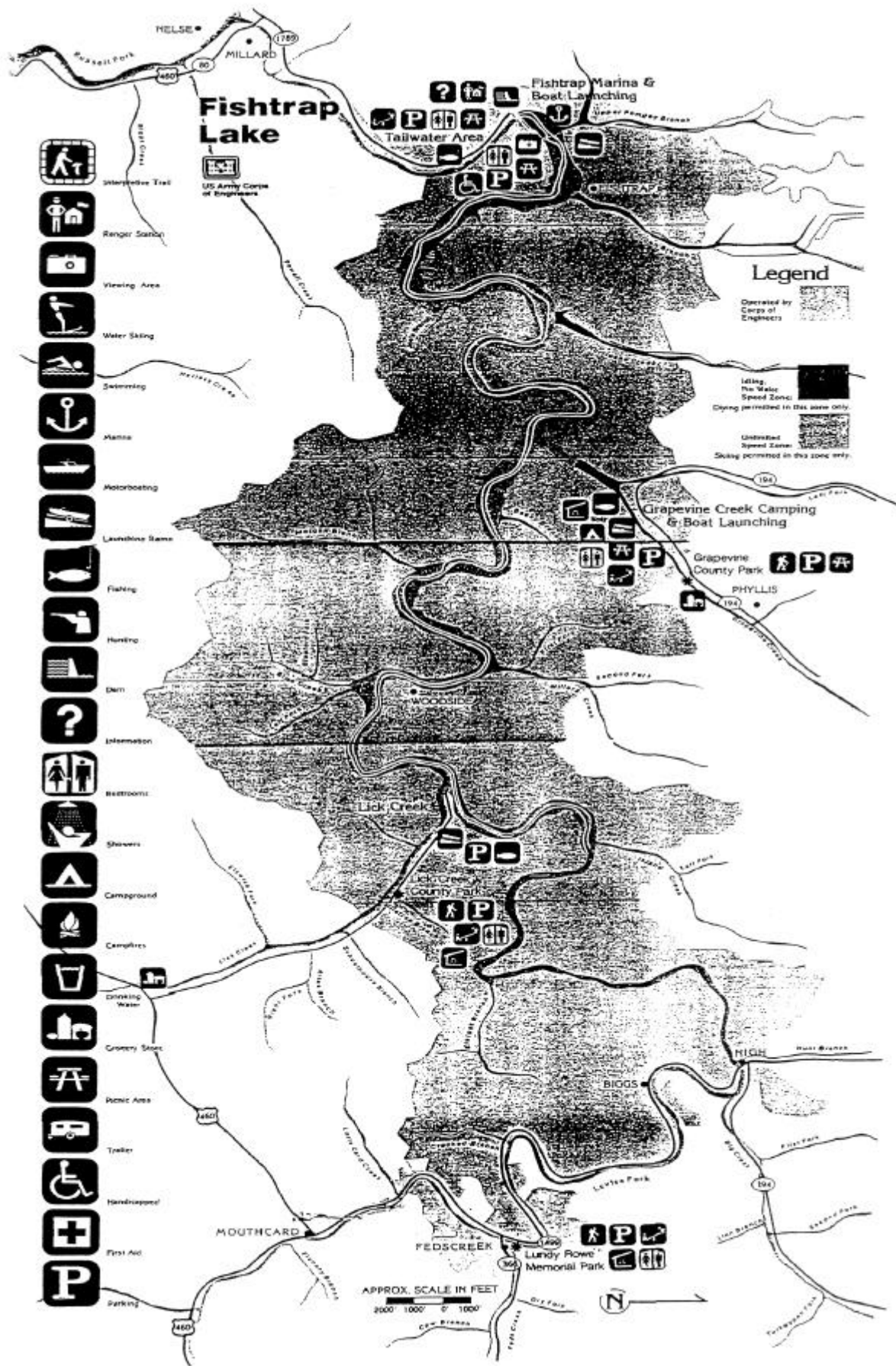
## **RECOMMENDATIONS OF THE TASK FORCE**

On October 1, 1999, the Task Force discussed the three options presented by this Report. By unanimous vote of the members present the Task Force selected Option 3 as its recommendation.



# **APPENDIX 1**

## **Corps of Engineers Map of Fishtrap Lake**



# **APPENDIX 2**

## **HCR 125**



# **GENERAL ASSEMBLY COMMONWEALTH OF KENTUCKY**

## **1998 REGULAR SESSION**

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HOUSE CONCURRENT RESOLUTION NO. 125

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MONDAY, MARCH 16, 1998

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The following concurrent resolution was reported to the Senate from the House and ordered to be printed.

and cost of establishing Fishtrap Lake as a Kentucky State Park.

WHEREAS, Fishtrap Lake, located at the Levisa Fork of the Big Sandy River, was designated in 1968 as a flood control area; and

WHEREAS, Fishtrap Lake is an outstanding and untapped natural resource in the state of Kentucky; and

WHEREAS, the natural resources and beauty found in the Big Sandy area are unique treasures in the Commonwealth and should be shared and celebrated by all citizens of the state; and

WHEREAS, the General Assembly needs information on the feasibility and cost of establishing Fishtrap Lake as a Kentucky State Park in order to objectively and responsibly determine whether to proceed with this designation;

NOW, THEREFORE,

*Be it resolved by the House of Representatives of the General Assembly of the Commonwealth of Kentucky, the Senate concurring therein:*

1 Section 1. There is created a Task Force on Fishtrap Lake of the Legislative  
2 Research Commission to study the feasibility and cost of establishing Fishtrap Lake as a  
3 Kentucky State Park. The Task Force shall consist of:

4 (a) The secretary of the Tourism Cabinet or her designee;

5 (b) The commissioner of the Department of Parks or his designee;

6 (c) The Pike County Judge/Executive or her designee;

7 (d) Two (2) members of the House of Representatives appointed by the Speaker  
8 of the House, one (1) of whom the Speaker shall designate as co-chair of the Task Force;

9 and

10 (e) Two (2) members of the Senate appointed by the President of the Senate, one  
11 (1) of whom the President shall designate as co-chair of the Task Force.

12 Section 2. The Task Force on Fishtrap Lake shall report its findings and



1 recommendations to the Interim Joint Committee on Economic Development and Tourism  
2 not later than the interim committee's regularly scheduled meeting in September, 1999.

3 Section 3. Staff services shall be provided by the Legislative Research Commission  
4 and are estimated to cost \$15,000. These staff services shall be provided from the regular  
5 Commission budget and are subject to the limitations and other research responsibilities of  
6 the Commission.

7 Section 4. The Clerk of the House of Representatives is hereby directed to transmit  
8 copies of this Resolution to Governor Paul E. Patton, 700 Capitol Avenue, Frankfort,  
9 Kentucky 40601; Representative Chris Ratliff, P.O. Box 1306, Pikeville, Kentucky 41502;  
10 Commissioner Kenny Rapier, Kentucky Department of Parks, Capital Plaza Tower, 10th  
11 Floor, 500 Mero Street, Frankfort, Kentucky 40601; Steven D. Combs, Mayor of  
12 Pikeville, P.O. Box 1228, Pikeville, Kentucky 41502; and Donna Damron, Pike County  
13 Judge Executive, 324 Main Street, Pikeville, Kentucky 41501.

# **APPENDIX 3**

## **COE Outgrant List**

TYPE OF INSTRUMENT	OUTGRANT NUMBER	GRANTEE	PURPOSE	EXPIRATION DATE	ACREAGE
EASEMENT	DACW69-2-71-0282	SOUTH CENTRAL BELL TELEPHONE COMPANY	RELOCATED TELEPHONE AND		0
EASEMENT	DACW69-2-71-0318	EQUITABLE RESOURCES EXPLORATION	ACCESS ROAD TO WELLS NO. KWV		0.33
EASEMENT	DACW69-2-72-0229	PIKE COUNTY, KENTUCKY	ROAD RIGHT-OF-WAY, PURSUANT		1
EASEMENT	DACW69-2-75-0218	SOUTH CENTRAL BELL TELEPHONE COMPANY	TELEPHONE COMMUNICATION LINE	11/19/99	0
EASEMENT	DACW69-2-81-0061	COLUMBIA GAS TRANSMISSION CORPORATION	GAS PIPELINE PURSUANT TO RC		0
EASEMENT	DACW69-2-81-0062	COLUMBIA GAS TRANSMISSION CORPORATION	ACCESS ROAD PURSUANT TO RC		0
EASEMENT	DACW69-2-85-0042	KENTUCKY DEPARTMENT OF HIGHWAYS	ROAD RIGHT-OF-WAY		3.61
EASEMENT	DACW69-2-86-0101	KENTUCKY POWER COMPANY	ELECTRICAL POLES AND LINES FOR	3/9/11	0
EASEMENT	DACW69-2-87-0231	MOUNTAIN WATER DISTRICT	BURIED WATER PIPELINE 15' WIDE	6/30/07	0
EASEMENT	DACW69-2-91-0242	ASHLAND EXPLORATION, INCORPORATED	NATURAL GAS PIPELINE	8/12/11	0.25
EASEMENT	DACW69-2-95-0198	MOUNTAIN WATER DISTRICT	WATERLINE	5/14/45	0
EASEMENT	DACW69-2-96-0008	NORFOLK SOUTHERN CORPORATION	SPUR LINE, REPLACES	11/22/21	7
EASEMENT	DACW69-2-96-0017	EQUITABLE RESOURCES EXPLORATION	ROAD ROW		0
EASEMENT	DACW69-2-97-0049	NORFOLK SOUTHERN CORPORATION	RAILROAD TRACKS	11/22/21	0
EASEMENT	DACW69-2-99-1000	EASTERN STATES OIL AND GAS, INC.	NATURAL GAS PIPELINE		0
CONSENT	DACW69-3-75-0219	SOUTH CENTRAL BELL TELEPHONE COMPANY	TELEPHONE COMMUNICATION LINE	11/19/99	0.78
CONSENT	DACW69-3-75-0219	SOUTH CENTRAL BELL TELEPHONE COMPANY	TELEPHONE COMMUNICATION LINE	11/19/99	1.19
CONSENT	DACW69-3-83-0181	UPPER LEVISA HEALTH CON., INC.	PLACEMENT OF FILL MATERIAL AND		0
LICENSE	DACW69-3-85-0198	KENTUCKY DEPARTMENT OF FISH AND WILDLIFE	FOREST, FISH AND WILDLIFE	12/21/10	15296.21
CONSENT	DACW69-3-89-0034	CLINTWOOD-ELKHORN MINING	SURFACE MINING PERMIT		0
CONSENT	DACW69-3-89-0035	CLINTWOOD-ELKHORN MINING	SURFACE MINING PERMIT		0
CONSENT	DACW69-3-89-0054	COLUMBIA GAS TRANSMISSION CORPORATION	DRILL AN OIL AND GAS WELL AND		168.96
CONSENT	DACW69-3-89-0055	UNITED FUEL GAS COMPANY	CONSTRUCT & UTILIZE ACCESS		12.7
CONSENT	DACW69-3-89-0412	UNITED STATES DEPARTMENT OF INTERIOR	REVISE PERMIT TO ALLOW FOR AN		0
CONSENT	DACW69-3-89-0414	POTTER MINING COMPANY	SURFACE MINING - MINE NO. 8C		0

TYPE OF INSTRUMENT	OUTGRANT NUMBER	GRANTEE	PURPOSE	EXPIRATION DATE	ACREAGE
LEASE	DACW69-1-68-0032	COLUMBIA NATURAL RESOURCES	BLM NO. 36919-LAND ACQUIRED		149.5
LEASE	DACW69-1-68-0108	EASTERN KENTUCKY PRODUCTION COMPANY	BLM NO. 36923-OIL AND GAS		0.3
LEASE	DACW69-1-68-0146	COLUMBIA NATURAL RESOURCES	BLM NO. 36916-OIL AND GAS		2.6
LEASE	DACW69-1-68-0147	COLUMBIA NATURAL RESOURCES	BLM NO. 36942-OIL AND GAS		1
LEASE	DACW69-1-68-0161	OXY, USA, INCORPORATED	BLM NO. 36917-OIL AND GAS		0.4
LEASE	DACW69-1-71-0168	EASTERN KENTUCKY PRODUCTION COMPANY	BLM NO. ES-36922; LAND		0.5
LEASE	DACW69-1-71-0407	ASHLAND OIL, INCORPORATED	BLM NO. 36943-OIL AND GAS		25.7
LEASE	DACW69-1-73-0034	COLUMBIA NATURAL RESOURCES	BLM NO. 36913; LAND ACQUIRED		10
LEASE	DACW69-1-73-0318	COLUMBIA NATURAL RESOURCES	BLM NO. 36933-OIL AND GAS		5
LEASE	DACW69-1-73-0319	COLUMBIA NATURAL RESOURCES	BLM NO. 36918-OIL AND GAS		0.0
LEASE	DACW69-1-73-0325	COLUMBIA NATURAL RESOURCES	BLM NO. 36914-OIL AND GAS		30
LEASE	DACW69-1-73-0326	COLUMBIA NATURAL RESOURCES	BLM NO. 36920-OIL AND GAS		
LEASE	DACW69-1-73-0327	COLUMBIA NATURAL RESOURCES	BLM NO. 36921-OIL AND GAS		46.1
LEASE	DACW69-1-73-0333	COLUMBIA NATURAL RESOURCES	BLM NO. 36915-LAND ACQUIRED		
LEASE	DACW69-1-73-0334	COLUMBIA NATURAL RESOURCES	BLM NO. 036913-ACQUIRED		
LEASE	DACW69-1-73-0335	COLUMBIA NATURAL RESOURCES	BLM NO. 36928-OIL AND GAS		
LEASE	DACW69-1-88-0156	PIKE COUNTY FISCAL COURT	PUBLIC PARK AND RECREATIONAL OIL AND GAS LEASE	3/10/13	1.9
LEASE	DACW69-1-88-0198	COLUMBIA NATURAL RESOURCES	OIL AND GAS LEASE		1.0
CONSENT	DACW69-1-91-0042	WELLMORE COAL CORPORATION	OPERATIONS PERMIT/ COAL		
LEASE	DACW69-1-95-0233	MASTIN'S FISHTRAP MARINA	FISHTRAP MARINA	12/31/08	
LEASE	DACW69-1-97-0135	MILLARD LITTLE LEAGUE	BASEBALL FIELD	12/31/01	
LEASE	DACW69-1-98-0105	COMMONWEALTH OF KENTUCKY	STORAGE BLDG.	8/31/03	
EASEMENT	DACW69-2-69-0393	KENTUCKY POWER COMPANY	OVERHEAD ELECTRIC TRANSMISSION	3/31/99	
EASEMENT	DACW69-2-70-0002	KENTUCKY POWER COMPANY	OVERHEAD ELECTRIC TRANSMISSION	4/30/99	2.
EASEMENT	DACW69-2-71-0097	KENTUCKY POWER COMPANY	RELOCATED POWERLINE		
EASEMENT	DACW69-2-71-0253	SOUTH CENTRAL BELL TELEPHONE COMPANY	RELOCATED TELEPHONE AND		1.5

TYPE OF INSTRUMENT	OUTGRANT NUMBER	GRANTEE	PURPOSE	EXPIRATION DATE	ACREAGE
CONSENT	DACW69-3-89-0415	COLUMBIA GAS TRANSMISSION CORPORATION	OIL AND GAS WELL NO. 9698		
CONSENT	DACW69-3-89-0511	APPLETON AND RATLIFF COAL CORPORATION	FERC; OSME NO. K053, POWELL		
CONSENT	DACW69-3-90-0018	D & A COAL COMPANY, INC.	UNDERGROUND COAL MINE PERMIT		
CONSENT	DACW69-3-90-0163	APACHE COAL COMPANY	MINING PERMIT - OSM-KY-025		
CONSENT	DACW69-3-90-0164	WELLMORE COAL CORPORATION	MINING PERMIT - OSM-KY-0059		
CONSENT	DACW69-3-90-0166	WELLMORE COAL CORPORATION	OPERATIONS/PERMIT. MINE -		
CONSENT	DACW69-3-90-0174	CLINTWOOD-ELKHORN MINING	MINING PERMIT FOR OSM-KY-0055		
CONSENT	DACW69-3-90-0175	CLINTWOOD-ELKHORN MINING	MINING PERMIT OSM-KY-0056		
CONSENT	DACW69-3-90-0242	MCCOY ELKHORN COAL CORPORATION	MINING PERMIT KY-064		
CONSENT	DACW69-3-90-0251	ASHLAND EXPLORATION, INCORPORATED	PLACE GAS LINES		
CONSENT	DACW69-3-90-0251	ASHLAND EXPLORATION, INCORPORATED	PLACE GAS LINES		359.
CONSENT	DACW69-3-91-0041	BRANHAM AND BAKER COAL COMPANY	MINING PERMIT		
CONSENT	DACW69-3-91-0059	BRANHAM AND BAKER COAL COMPANY	MINING PERMIT APPLICATION FOR		
CONSENT	DACW69-3-91-0060	CLINTWOOD-ELKHORN MINING	MINING PERMIT APPLICATION FOR		
CONSENT	DACW69-3-91-0180	WELLMORE COAL CORPORATION	OPERATIONS PERMIT. MINING		24.
CONSENT	DACW69-3-91-0185	KENTLAND-ELKHORN COAL	OSM PERMIT KY-001		
CONSENT	DACW69-3-92-0080	WELLMORE COAL CORPORATION	MINING PERMIT, KY-077		
CONSENT	DACW69-3-92-0118	SOUTH CENTRAL BELL TELEPHONE COMPANY	BURIED CABLE TELEPHONE LINES		
CONSENT	DACW69-3-93-0185	WELLMORE COAL CORPORATION	UNDERGROUND MINING, OSM-KY-089		
CONSENT	DACW69-3-93-0186	WELLMORE COAL CORPORATION	UNDERGROUND MINING OPERATION		
CONSENT	DACW69-3-94-0046	CLINTWOOD-ELKHORN MINING	OSM PERMIT NO. KY-076		
LICENSE	DACW69-3-94-0074	CLINTWOOD-ELKHORN MINING	DRILL CORE HOLES AND EXTEND	12/2/98	30.
CONSENT	DACW69-3-94-0204	EQUITABLE RESOURCES	WELL NO. K-2896		
LICENSE	DACW69-3-95-0075	CLINTWOOD-ELKHORN MINING	ADDITION TO CAL PREPARATION	5/31/00	138.
LICENSE	DACW69-3-95-0076	WELLMORE COAL CORPORATION	DRILL CORE HOLES AND UTILIZE	10/31/97	

TYPE OF INSTRUMENT	OUTGRANT NUMBER	GRANTEE	PURPOSE	EXPIRATION DATE	ACREAGE
CONSENT	DACW69-3-95-0243	ELK HORN COAL CORPORATION	MINING PERMIT KY-063		
CONSENT	DACW69-3-95-0245	WELLMORE COAL CORPORATION	MINING PERMIT KY-097		
PERMIT	DACW69-3-96-0219	CLINTWOOD-ELKHORN MINING	COAL MINING PERMIT		
LICENSE	DACW69-3-97-0072	GRIFFITH, EDWIN M.	GARDEN PURPOSES	12/31/01	
CONSENT	DACW69-3-97-0104	R.S.V. COMPANY, INC.	FRILL WELL-OND REOPEN ACCESS		
PERMIT	DACW69-3-98-0268	CLINTWOOD-ELKHORN MINING	PERMIT FRO MINIG ON KY-110		
PERMIT	DACW69-3-98-0269	BIG CREEK MINING, INC.	PERMIT FOR MINIG ON KY-106,		
PERMIT	DACW69-3-98-0283	CLINTWOOD-ELKHORN MINING	OSM-KY-116		
PERMIT	DACW69-3-98-0310	CLINTWOOD-ELKHORN MINING	OSM KY-116, COAL MINING PERMIT		
CONSENT	DACW69-3-98-0316	COLUMBIA NATURAL RESOURCES	DRILL WELLS 22871 AND 22578		
PERMIT	DACW69-3-99-1041	COAL-MAC INC.	MINING PERMIT KY-099		
PERMIT	DACW69-3-99-1042	BRANHAM AND BAKER COAL COMPANY	SURFACE MINIG KY-108		
LICENSE	DACW69-3-99-1050	PIKE-LETCHER LAND COMPNAY	DRILL 8 CORE HOLES	12/2/03	
LICENSE	DACW69-3-99-1059	BRANHAM AND BAKER COAL COMPANY	INSTALL, OPERATE, AND MAINTAIN	5/14/03	
PERMIT	DACW69-3-99-1088	BLAZER ENERGY CORPORATION	DRILL REPOBLIC STEEL WELL NO		
PERMIT	DACW69-9-89-0413	KENTUCKY DEPARTMENT OF NATURAL RESOUR	MOU FOR SURFACE MINE PERMIT		

NOTE: Outgrants with no expiration date are considered to have an indefinite term.

Acreeages may vary.

# **APPENDIX 4**

## **Department of Parks Master Plan Sites and Costs**

ESTIMATE OF DEVELOPMENT COST  
(IN 1972 DOLLARS)

LOCATION	FACILITIES	FACILITY COST	UTILITIES	UTILITIES COST
SIMS POINT	TRAIN DEPOT	78,000	SEWER	22,600
	BOAT LANDING AND LAUNCH STATION	33,100	WATER	19,800
	PICNIC SHELTERS	110,000	ELECTRIC	33,000
	PICNIC SHELTERS WITH COMFORT STATION	60,000	WELL	12,000
	HIKING TRAILS	2,800	SEWAGE TREATMENT PLANT	12,000
			* SEWAGE TREATMENT PLANT	45,000
LICK CREEK STATION	PEDESTRIAN OVERPASS	7,200	SEWER	16,700
	BOAT LANDING	14,500	WATER	11,700
	TRAIN DEPOT	40,000	ELECTRIC	22,500
	PICNIC SHELTERS	60,000	WELL	7,500
	PICNIC SHELTERS WITH COMFORT STATIONS	60,000	SEWAGE TREATMENT PLANT	2,500
	HIKING TRAIL	1,700	* SEWAGE HOLDING TANK	3,000
LICK CREEK DEPOT	ENTRANCE SIGN	1,000	SEWER	64,300
	RESIDENCE AND MAINTENANCE COMPLEX	65,000	WATER	42,400
	INFORMATION KIOSKS	4,000	ELECTRIC	62,700
	PARKING LOTS	79,600	WELL	11,200
	PICNIC SHELTERS WITH COMFORT STATIONS	40,000	SEWAGE TREATMENT PLANT	11,200
	PICNIC SHELTERS	40,000	* SEWAGE HOLDING TANK	3,800
	BOAT RAMP	50,000		
	MAPING	55,800		
	SNACK BAR AND OFFICE	24,000		
	HIKING TRAIL	1,600		
ISLAND CREEK POINT	PICNIC SHELTERS WITH COMFORT STATIONS	60,000	SEWER	11,500
	BOAT LANDING AND LAUNCH STATION	45,400	WATER	5,300
	HIKING TRAILS	3,900	ELECTRIC	54,000
	PICNIC SHELTERS	120,000	WELLS	10,000
			SEWAGE TREATMENT PLANTS	12,000
		SEWAGE HOLDING TANKS	4,500	
ISLAND CREEK DEPOT	BOAT RENTAL AND LAUNCH STATION	19,200	SEWER	7,200
	BOAT RAMP	50,000	WATER	6,000
	PEDESTRIAN OVERPASS	22,800	ELECTRIC	33,000
	PARKING LOTS	62,300	WELL	5,000
	TRAIN DEPOT	13,500	TREATMENT PLANT	4,500
	MAINTENANCE YARD	42,000	* TREATMENT PLANT	45,000
	R. R. CONTROL	2,000		
	ENTRANCE SIGN	1,000		
ELKFOOT POINT STATION	HIKING TRAIL	1,600	SEWER	18,100
	TRAIN DEPOT	30,000	WATER	9,800
	PEDESTRIAN OVERPASS	14,400	ELECTRIC	25,500
	PICNIC SHELTERS	70,000	WELL	9,000
	OFFICE	20,000	SEWAGE TREATMENT PLANT	9,000
	PICNIC SHELTERS WITH COMFORT STATION	20,000	* SEWAGE HOLDING TANK	3,500
	BOAT LANDING AND LAUNCH STATION	19,800		
	RAILROAD CONTROL	2,000		
FIELD SPORTS AREA	1,000			
ELKFOOT CREEK	WASHHOUSES	90,000	SEWER	28,800
	CAMPSITES	73,000	WATER	24,000
	HIKING TRAIL	2,000	ELECTRIC	36,000
	PARKING LOT	20,300	WELL	11,000
	CONTROL STATION	12,500	SEWAGE TREATMENT PLANT	11,300
	SEWAGE DUMP STATION	2,500	* SEWAGE HOLDING TANK	4,200
	BOAT LANDING AND LAUNCH STATION	10,800		
	BOAT RAMP	50,000		
	ENTHANCE SIGN	1,000		
	ROADS	43,200		
NIGH DEPOT	MAINTENANCE YARD	50,000	SEWER	11,000
	TRAIN STATION	125,000	WATER	6,600
	PARKING LOTS	314,600	ELECTRIC	10,000
	RAILROAD ACQUISITION AND EQUIPMENT	500,000	WELL	5,000
			SEWAGE TREATMENT PLANT	4,500
		* SEWAGE HOLDING TANK	2,000	



**ESTIMATE OF DEVELOPMENT COST  
(IN 1972 DOLLARS)**

LOCATION	FACILITIES	FACILITY COST	UTILITIES	
DAM AREA PROPER	MARINA	48,600	SEWER	63,600
	PARKING LOTS	160,100	WATER	28,000
			ELECTRIC	3,000
			* SEWAGE TRANSFER STATION	15,000
BLACKBURN POINT	BOAT LANDING AND LAUNCH STATION	25,500	SEWER	4,300
	PICNIC SHELTERS	40,000	WATER	2,800
	PICNIC SHELTERS WITH COMFORT STATIONS	40,000	ELECTRIC	13,500
	HIKING TRAILS	1,100	WELL	3,000
			SEWAGE TREATMENT PLANT	3,000
		* SEWAGE HOLDING TANK	1,000	
JOES POINT	PLATFORM TENT SITES	13,000	SEWER	22,000
	WASHHOUSES	120,000	WATER	16,900
	BOAT LANDINGS	40,800	ELECTRIC	30,000
	HIKING TRAIL	1,800	WELL	5,000
	HIKING TRAIL BRIDGE	8,400	SEWAGE TREATMENT PLANT	9,000
			* SEWAGE HOLDING TANK	3,000
JUSTICE POINT	BOAT LANDING AND LAUNCH STATION	11,500	SEWER	7,200
	PLATFORM TENT SITES	4,800	WATER	5,500
	WASHHOUSES	60,000	ELECTRIC	23,800
	MESS HALL AND KITCHEN	25,000	WELL	3,800
	BEACH	7,000	SEWAGE TREATMENT PLANT	6,300
	HIKING TRAIL	600	* SEWAGE HOLDING TANK	1,300
GRAPEVINE DEPOT	INFORMATION KIOSK	2,000	SEWER	86,000
	COAL MUSEUM	126,000	WATER	66,000
	PICNIC SHELTERS	40,000	ELECTRIC	94,500
	PARKING LOTS	126,000	WELL	18,000
	MARINA	43,800	SEWAGE TREATMENT PLANT	18,000
	BOAT RAMP	50,000	* SEWAGE TREATMENT PLANT	30,000
	RESTAURANT	175,000		
	STAFF DOPHITORY	90,000		
	MAINTENANCE COMPLEX	97,500		
	WALKWAYS	6,000		
	PICNIC SHELTERS WITH COMFORT STATIONS	60,000		
	ENTRANCE SIGN	1,000		
	BECKY BRANCH	PICNIC SHELTERS WITH COMFORT STATIONS	40,000	SEWER
PICNIC SHELTERS		60,000	WATER	6,700
BOAT LANDING AND LAUNCH STATION		23,100	ELECTRIC	13,800
BATHHOUSE		56,000	WELL	7,500
BEACH DEVELOPK		2,000	SEWAGE TREATMENT PLANT	7,500
HIKING TRAILS		1,000	* SEWAGE HOLDING TANK	2,500
HAPPY HOLLOW	FISHING PIER	6,300	SEWER	11,300
	BOAT LANDING	15,000	WATER	6,800
	PICNIC SHELTERS	80,000	ELECTRIC	18,000
	PICNIC SHELTERS WITH COMFORT STATIONS	40,000	WELL	3,000
	HIKING TRAILS	1,200	SEWAGE TREATMENT PLANT	3,000
			* SEWAGE HOLDING TANK	1,000
SIMS CREEK	PICNIC SHELTERS WITH COMFORT STATIONS	60,000	SEWER	18,100
	PICNIC SHELTERS	90,000	WATER	10,500
	FISHING PIER	10,200	ELECTRIC	20,700
	BOAT LANDING AND LAUNCH STATION	22,200	WELL	9,000
	HIKING TRAILS	1,700	SEWAGE TREATMENT PLANT	9,000
			* SEWAGE HOLDING TANK	3,000

**SUMMARY**

LOCATION	FACILITIES	UTILITIES	TOTAL
DAM AREA PROPER	208,700	94,600	303,300
BLACKBURN POINT	106,600	26,600	133,200
JOES POINT	184,000	82,900	266,900
JUSTICE POINT	103,900	45,900	149,800
GRAPEVINE DEPOT	817,500	282,500	1,100,000
BECKY BRANCH	181,100	50,900	232,000
HAPPY HOLLOW	142,500	42,100	184,600
SIMS CREEK	184,100	67,900	251,400
LICK CREEK STATION	185,400	65,900	249,300
LICK CREEK DEPOT	361,000	191,600	552,600
ISLAND CREEK POINT	239,300	92,800	322,100
ISLAND CREEK DEPOT	212,800	55,700	268,500
ELKFOOT POINT STATION	178,800	70,400	249,200
ELKFOOT CREEK	305,300	111,100	416,400
NIGH DEPOT	989,600	37,100	1,026,700
<b>TOTALS</b>	<b>4,672,500</b>	<b>1,416,800</b>	<b>6,089,300</b>

\* SEWAGE FACILITY COST IF SEWAGE TRANSFER IS USED.

ADDITIONAL COST OF UTILITIES WITH HOLDING TANKS AND SEWAGE TRANSFER RATHER THAN INDIVIDUAL TREATMENT PLANTS --- \$ 41,000

# **APPENDIX 5**

## **Recreational Facilities and Costs Proposed by EDC**

## 2.2 Cost Estimates

EDC has prepared **preliminary estimates** for the proposed developments at the Dam Site, Grapevine Recreation Area and Becky Flats on Fishtrap Lake. These costs include engineering fees for design, consultant fees, construction management, and materials and labor. The total estimated cost for the Fishtrap Lake Project is summarized below. For a detailed breakdown see the spreadsheets following Table 2.2.

### Estimated Cost

<b>Scope</b>	<b>Cost (\$)</b>
<b>General Dam Site Areas</b>	<b>\$2,716,378</b>
▪ Dam Site Area	\$1,741,100
▪ Spillway Area	\$185,522
▪ Upper Pompey Area	\$594,809
▪ Levisa Flats	\$194,947
<b>Grapevine Recreation Area</b>	<b>\$2,546,790</b>
<b>Becky Flats</b>	<b>\$194,947</b>
<b>Total Estimated Cost</b>	<b>\$5,458,115</b>

*Table 2.2*



Grapevine Recreation Area for proposed pool facility and barrier-free fishing walkways.

**COST TABLE****DAM SITE AREA  
SHELTERS, BARRIER FREE FISHING WALKWAY  
AND MARINA**

Item	Description	No.	Unit	Price	Cost
1	PARKING AREA SURFACE	5055	SY	\$20.00	\$101,100
2	GRADE & DRAIN	750	LF	\$2.50	\$1,875
3	SHELTERS	4	EA	\$50,000.00	\$200,000
4	BARRIER FREE WALKWAY	1100	LF	\$140.00	\$154,000
5	REST ROOM FACILITY	1	EA	\$40,000.00	\$40,000
6	PICNIC TABLES	32	EA	\$315.00	\$10,080
7	PAVEMENT STRIPING	1750	LF	\$0.55	\$963
8	SIGNS	7	EA	\$40.00	\$280
9	MARINA	112	SLP	\$7,150.00	\$800,800
					<b>\$1,309,098</b>
CONTINGENCIES @ 10%					\$130,910
Engineering and design @ 15 %					\$196,365
Supervision and administration @ 8%					\$104,728
<b>TOTAL</b>					<b>\$1,741,100</b>

**COST TABLE****SPILLWAY AREA  
BARRIER FREE FISHING WALKWAY**

<u>Item</u>	<u>Description</u>	<u>No.</u>	<u>Unit</u>	<u>Price</u>	<u>Cost</u>
1	BARRIER FREE WALKWAY	450	LF	\$140.00	\$63,000
2	PARKING SURFACE	3800	SY	\$20.00	\$76,000
3	PAVEMENT STRIPING	600	LF	\$0.55	\$330
4	SIGNS	4	EA	\$40.00	\$160
					<b>\$139,490</b>
CONTINGENCIES @ 10%					\$13,949
Engineering and design @ 15 %					\$20,924
Supervision and administration @ 8%					\$11,159
<b>TOTAL</b>					<b>\$185,522</b>

**COST TABLE****UPPER POMPEY AREA  
BEACH and BARRIER FREE FISHING WALKWAY**

Item	Description	No.	Unit	Price	Cost
1	BANK EXCAVATION	56300	CY	2.5	\$140,750
2	DURABLE ROAD BASE	3000	CY	\$2.00	\$6,000
3	PARKING SURFACE	4400	SY	\$20.00	\$88,000
4	SAND BEACH SURFACE	4000	TN	\$22.00	\$88,000
5	GRADE & DRAIN	1500	LF	\$2.50	\$3,750
6	CLEAR & GRUB	2.5	AC	\$1,000.00	\$2,500
7	BARRIER FREE WALKWAY	450	LF	\$140.00	\$63,000
8	REST ROOM FACILITY/w SHOWER	1	EA	\$50,000.00	\$50,000
9	OUTDOOR BENCHES	16	EA	\$250.00	\$4,000
10	PAVEMENT STRIPING	1500	LF	\$0.55	\$825
11	SIGNS	10	EA	\$40.00	\$400
					<b>\$447,225</b>
CONTINGENCIES @ 10%					\$44,723
Engineering and design @ 15 %					\$67,084
Supervision and administration @ 8%					\$35,778
<b>TOTAL</b>					<b>\$594,809</b>

**COST TABLE****LEVISA FLATS PRIMITIVE AREA  
BEACH AND CAMPSITES**

<u>Item</u>	<u>Description</u>	<u>No.</u>	<u>Unit</u>	<u>Price</u>	<u>Cost</u>
1	CLEAR & GRUB	6.8	AC	\$1,600.00	\$10,880
2	GRADE & DRAIN	1000	LF	\$2.50	\$2,500
3	BOAT MOORING	750	LF	\$2.50	\$1,875
4	RIVER SAND	4000	TN	\$22.00	\$88,000
5	SITE PREPARATION	1	LS	\$15,000.00	\$15,000
6	COMPLETE CAMPSITE	22	EA	\$1,100.00	\$24,200
7	REVEGETATION	6.8	AC	\$400.00	\$2,720
8	KIOSK	1	EA	\$1,122.00	\$1,122
9	SIGNS	7	EA	\$40.00	\$280
					<b>\$146,577</b>
CONTINGENCIES @ 10%					\$14,658
Engineering and design @ 15 %					\$21,987
Supervision and administration @ 8%					\$11,726
<b>TOTAL</b>					<b>\$194,947</b>

**COST TABLE****GRAPEVINE  
RECREATION AREA****EQUINE AREA**

Item	Description	No.	Unit	Price	Cost
1	AUTO BRIDGE	1	LS	\$62,000.00	\$62,000
2	STABLE (OPEN AIR)	1	LS	\$65,000.00	\$65,000
3	CORRAL	1	LS	\$35,000.00	\$35,000

**BARRIER FREE AREA 1**

4	WALK BRIDGE	1	LS	\$30,000.00	\$30,000
5	CLEAR & GRUB	1050	LF	\$1.00	\$1,050
6	GRADE & DRAIN	1050	LF	\$2.50	\$2,625
7	SURFACE 6' WIDE	700	SY	\$10.00	\$7,000
8	TREATED WOOD FISHING PIERS	3	EA	\$17,000.00	\$51,000
9	SIGNS	5	EA	\$40.00	\$200

**BARRIER FREE AREA 2**

10	GRADE & DRAIN	900	LF	\$2.50	\$2,250
11	SURFACE 6' WIDE	600	SY	\$10.00	\$6,000
12	BARRIER FREE WALKWAY	450	LF	\$140.00	\$63,000
13	PARKING AREA SURFACE	1333	SY	\$20.00	\$26,660
14	PAVEMENT STRIPING	1500	LF	\$0.55	\$825
15	SIGNS	5	EA	\$40.00	\$200

**POOL FACILITY**

16	SITE PREPARATION	1	LS	\$30,000.00	\$30,000
17	POOL HOUSE & OFFICE	1	LS	\$1,500,000.00	\$1,500,000
18	GRADE & DRAIN	500	LF	\$2.50	\$1,250
19	PARKING AREA SURFACE	1500	SY	\$20.00	\$30,000
20	PAVEMENT STRIPING	1200	LF	\$0.55	\$660
21	SIGNS	4	EA	\$40.00	\$160

**\$1,914,880**

CONTINGENCIES @ 10%	\$191,488
Engineering and design @ 15 %	\$287,232
Supervision and administration @ 8%	\$153,190

**TOTAL****\$2,546,790**



**COST TABLE****BECKY FLATS PRIMITIVE AREA  
BEACH AND CAMPSITES**

<u>Item</u>	<u>Description</u>	<u>No.</u>	<u>Unit</u>	<u>Price</u>	<u>Cost</u>
1	CLEAR & GRUB	6.8	AC	\$1,600.00	\$10,880
2	GRADE & DRAIN	1000	LF	\$2.50	\$2,500
3	BOAT MOORING	750	LF	\$2.50	\$1,875
4	RIVER SAND	4000	TN	\$22.00	\$88,000
5	SITE PREPARATION	1	LS	\$15,000.00	\$15,000
6	COMPLETE CAMPSITE	22	EA	\$1,100.00	\$24,200
7	REVEGETATION	6.8	AC	\$400.00	\$2,720
8	KIOSK	1	EA	\$1,122.00	\$1,122
9	SIGNS	7	EA	\$40.00	\$280
					<b>\$146,577</b>
CONTINGENCIES @ 10%					\$14,658
Engineering and design @ 15 %					\$21,987
Supervision and administration @ 8%					\$11,726
<b>TOTAL</b>					<b>\$194,947</b>

# **APPENDIX 6**

## **Fishtrap Scenic Trails Concept Map**

# **APPENDIX 7**

## **Map of Proposed Horse Park**

# **APPENDIX 8**

## **COE Lease to States for Public Park and Recreational Purposes**

# **APPENDIX 9**

## **Photographs**

Photos provided by Jimmy Kiser, Pikeville Kentucky





