

**PARKS, RECREATION AND NATURAL
RESOURCES INTERIM SUBCOMMITTEE**

**Final Report to the Joint Committee
on Government and Finance
2011 - 2012 Interim Year**

January 10, 2012

In the 2011 - 2012 interim year, the Parks, Recreation and Natural Resources Subcommittee continued its oversight role of the West Virginia state park system and was also actively involved in other wildlife resources and outdoor recreation issues of importance to the State. An additional area of focus for the Subcommittee in 2011 included the study of House Concurrent Resolution 120.

House Concurrent Resolution 120

The Subcommittee was assigned HCR 120, which requested a study of the effects of transferring supervisory and jurisdictional responsibilities of all or part of Coopers Rock State Forest from the Division of Forestry to the Division of Natural Resources. The Subcommittee held interim meetings on HCR 120 and also traveled to Cooper's Rock State Forest to conduct an onsite visitation. Speakers appearing before the Subcommittee to discuss HCR 120 included Randy Dye, Director of the Division of Forestry, and Frank Jezioro, Director of the Division of Natural Resources - the two principal agencies which would be involved in a transfer of supervisory responsibilities - and Dr. Joe McNeel, Director of West Virginia University's Division of Forestry and Natural Resources, which utilizes part of Cooper's Rock State Forest for teaching and research projects. The Directors of the Division of Forestry, the Division of Natural Resources and WVU's Division of Forestry and Natural Resources all favored maintaining Cooper's Rock in its current configuration. Representatives of the Cooper's Rock State Forest Foundation who appeared before the Subcommittee in support of changes contemplated by HCR 120 included, Alan Collins, Coopers Rock Foundation Treasurer, Bill Yahner, Coopers Rock Board of Directors, and Adam Polinski, founding member of Coopers Rock Foundation and Chair of the Recreation Committee. *After due consideration, the Subcommittee recommended that the Joint Committee on Government and Finance continue the study of HCR 120 for an additional year and that an economic impact study be undertaken during the 2012 interim year to assess the fiscal impact of implementing HCR 120.*

Other Parks Related Issues

Parks issues of interest to the Subcommittee in 2011 - 2012 and speakers who appeared before the Subcommittee to address these issues included:

- *Robert Beanblossom, District Administrator, DNR Parks and Recreation Section, who discussed the Association of Southeastern State Park Directors. Mr. Beanblossom also appeared before the Subcommittee at a subsequent meeting to provide an overview of state park bond projects and other significant park projects underway.*

- Stacy Dugan, *President, Morgan County Commission, and other representatives from Morgan County*, who discussed expansion plans for Cacapon Resort State Park and the need for funding for those plans to proceed. The Subcommittee adopted a motion to send a letter of support to Governor Tomblin and the Joint Committee on Government and Finance.

Wildlife Resources Related Issues

Wildlife Resources issues of interest in 2011 - 2011 and speakers who appeared before the Subcommittee included:

- *Scott Morrison, District Fisheries Biologist, DNR's Wildlife Resources Section*, who discussed the ongoing musky research project at North Bend Lake. A primary focus of the study is to track the movement of musky in the lake. The study is currently in the second year of a four-year study and received seventy percent of its funding from federal sources.

Law Enforcement Related Issues

West Virginia DNR law enforcement issues of interest in 2011 - 2012, and speakers who appeared before the Subcommittee included:

- *Tim Colman, Hunting and Boating Education Coordinator, DNR Law Enforcement Section*, who provided an update on boating safety. Lt. Coleman reviewed accident statistics for the last several years and reported that accidents had gone down last year. He attributed this to increased safety training and the implementation of new procedures and increased patrols.

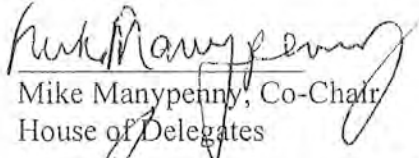
State Parks and other DNR sites visited by the Subcommittee

In furtherance of its traditional oversight role, the Subcommittee has made a substantial commitment to visit state park sites, as well as other sites managed by the Division of Natural Resources. This year the Subcommittee conducted on-site visitations to Little Beaver State Park, Pipestem Resort State Park, Bluestone Lake State Park, Camp Creek State Park, Coopers Rock State Forest, Blackwater Falls Resort State Park and Canaan Valley Resort State Park. Summaries of these visitations are in the appendix.

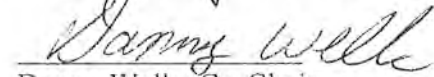
Respectfully submitted,



William Laird, Chair
State Senate



Mike Manypenny, Co-Chair
House of Delegates



Danny Wells, Co-Chair
House of Delegates

APPENDIX

SUMMARY OF OPERATIONS

Pipestem Resort State Park

Background Information

Pipestem Resort State Park had its beginnings in the early 1960's when the Bluestone Gorge area was surveyed and studied as a potential park site. The general development plan was approved in 1963 and land acquisition commenced soon after and was nearly complete two years later. In the fall of 1967 the first of the new facilities, the nine hole golf course, opened to the public. Development continued at a rapid pace for the next few years and by 1971 there were 25 cottages, two lodges with a total of 143 rooms, an additional 18 hole golf course, golf pro shops, game courts, 50 site campground, a tramway to the bottom of Bluestone Gorge, nature center, ice skating rink, miniature golf course, riding stables, a 16-acre lake, indoor and outdoor pools, a 500-seat amphitheater, restaurants, meeting rooms, gift shops, and headquarters building. The official grand opening was held on Memorial Day, 1970.

In 1990 the park was given responsibility for maintaining Brush Creek Falls State Park, a day use facility 15 miles away in Mercer County. Over the past two decades 32 additional campsites, an ADA accessible cottage and new conference center have also been added.

Resource Management Issues

Other than an unhealthy overabundance of deer and invasive species common to the region, the natural resources of park lands face no serious environmental or land management threats. Wildlife feeding and unsecured trash is a problem within the park which sometimes leads to dangerously close contact between wildlife such as raccoons and deer and the visiting public. The WV Department of Agriculture administers a black fly spraying program along the Bluestone River to aid in control of this pest.

Management of Brush Creek Falls State Park presents unique challenges due to its history as a lawless local party spot and swimming area. A year-long emphasis on returning this facility to fully reputable uses has achieved considerable success but will require extra diligence for at least another year.

Business Management Issues and Trends

Concession Operation

Three private concessionaires operate at Pipestem. The food service concession is handled by Resort Foodservice, Inc. The Mountain Creek Dining Room has established a reputation for being one of the area's top dining establishments. R&R Stables provides for operation of the horseback riding and stable facilities. Bicycles for rent are provided by Greenbrier Outfitters, with park pro shop staff handling the on-site rentals.

Revenue Trends

Occupancy and revenue have remained fairly consistent over the past five years. There is little room for growth during the peak season of June, July, August and October. Many winter weekends have good business levels, although the construction of additional quality accommodations along the I-77 corridor near Princeton has reduced demand in recent years. There exists opportunity for significant growth in weekday occupancy during the winter months of December, January, February and March. Progress has been made on winter sales through aggressive discounting of rack rates and hard work by our sales, marketing and event staff, as well as allocation of advertising resources directed at the off season guest. In order to maintain its allure as a resort destination the park will have to do more to stay current in its accommodations, family activities and recreational offerings.

The park operating subsidy topped \$2 million in FY10 due to increased operating expenses and a revenue decline of several hundred thousand dollars. The likely key to decreasing this subsidy lies in closure of the inherently inefficient Mountain Creek Lodge and aerial tram, and perhaps even the Par 3 golf course coupled with construction of a new lodge of 150-175 rooms to replace McKeever Lodge. Until there is management and fiscal support for these major and likely controversial changes, staff will be as entrepreneurial and efficient as possible to try to bring the subsidy down.

Facility Management Issues

The park's signature Bauhaus architecture has some weaknesses, including flat roofs which are a near constant problem. Several of the park's major structures have design deficiencies and resulting deterioration that is affecting operations.

The McKeever Lodge's single loop circulating system for air control has inherent limitations which manifests primarily in spring and fall when different zones of the lodge need different air treatment. The lodge's original black iron plumbing system is failing and much of it cannot be reached and replaced through conventional means. The aerial tramway is facing obsolescence due to unavailability of parts.

Current/Recent Projects and Improvements

Renovation of the Black Bear Snack Bar into the Canyon Rim Café (completed)
Review and update Wedding Planner (completed)
McKeever Lodge guest room renovations (eight rooms remaining)
New furnishings and televisions for guest rooms and public areas in both lodges (to arrive this fall)
Installation of new sewage plant at Mountain Creek Lodge (completed)
Roof replacements, including both lodges, the Mountain Creek pump house, and several cabins (lodges and pump house completed, cabins ongoing)
Mountain Creek Lodge crawlspace drainage project (completed)
Fiber optic service to Mountain Creek Lodge upgrading cable service, and offering the potential to upgrade phone and internet service (completed)
Wi-fi installation throughout McKeever Lodge (completed)
High speed internet provided to park headquarters and Canyon Rim Center (completed)
Experimental parkwide wireless internet (initial work scheduled for this fall)
Aerial tram cable splicing (completed)
Aerial tram sheave wheel/tower alignment (completed)
Aerial tram gearbox overhaul (completed)
Lower tram bullwheel shaft and bearing replacement (completed)
Campground bath house renovation (ongoing)
Implementation of the Landscaping and Decorative Master Plan (ongoing)
Voice mail system upgrade (completed)
Trail system improvements, including Brush Creek Falls trail (ongoing, grant applied for)
Bicycle rentals (ongoing)
Disc golf course (under development)
Brick and concrete sidewalk improvements (ongoing)
Outdoor pool and recreation center structural stabilization (planning stages)
Long Branch Lake dam safety improvements (upcoming soon)
Facelift and increased monitoring and law enforcement at Brush Creek Falls State Park (ongoing)
Focus on increasing golf pass sales through increased incentives (ongoing)
Higher profile recycling program (grant applied for)
Pipestem Partners Program/Youth With Drive/Trout Wrangler Packages (ongoing)
DEP compliance issues, including water and sewage system alterations such as backflow prevention (completed)
New carpeting installed in park headquarters, championship pro shop retail space, accounting and sales offices (completed)
Tree trimming along park roads, at overlooks, and parking areas (ongoing)
Renewal of split rail fencing throughout park (ongoing)
Installation of business center for guests in McKeever Lodge
Procurement of Wii and inflatable outdoor movie screen to augment activities programming (completed)
Installation of five new playgrounds at various locations (completed)
Painting of cabin exteriors, observation tower, and amphitheater (completed)

Major Needs

Capital Improvements

- Lodge dining expansion/ reopen additional dining options
- Expand full campground hookups to sites 49 through 82
- Additional cottages
- Golf course chemical supply building
- Golf course cart path and park road repaving
- Golf course irrigation project
- Golf course bunker drainage improvements
- Conversion of skating rink to skateboard park or synthetic ice
- Conversion of upstairs of championship clubhouse into overnight accommodations, or upgrade/renovate Mulligans Restaurant.
- Outdoor climbing wall and ropes course

Equipment

- Grounds maintenance equipment
- Vehicles
- Lodge ice machines
- Selective replacement of cottage appliances
- Canyon Rim Center HVAC replacement

Major Repairs and Alterations

- Freight elevator upgrade
- Lodge room patio door replacement
- Fire alarm system upgrade
- Indoor pool window/door replacement
- Indoor pool deck replacement
- Indoor pool dehumidification
- Outdoor pool aquatic features (poolside climbing wall, slide, etc.)
- Canyon Rim Center H/VAC replacement
- Resurfacing of tennis and basketball courts
- McKeever Lodge public area carpeting replacement
- McKeever lodge brick pavers improvements

Personnel

Pipestem's staff gets consistently high marks for good service and friendliness. The park currently employs 89 benefit earning staff members, down from 160 in 1979. During the peak summer season, up to an additional 111 hourly employees are utilized. These positions vary from summer jobs to ten month seasonal appointments.

Maintaining the number of full time positions is important to the operations of Pipestem due to the lead roles these employees play while working with hourly staff. Levels of training, education, dedication and job knowledge are also normally higher in the full time employees. They have sufficient opportunity to obtain necessary certifications, licensing and training to enable them to safely and efficiently perform their duties.

Maintenance department responsibilities are particularly demanding due to the technical nature of the park's equipment and systems, as well as the volume of systems. The level of responsibility for safe and dependable operations is formidable. Recruiting of qualified or trainable staff is difficult. More flexibility is needed in setting wages and salaries in order to attract and hold the skilled personnel needed in key positions.

Superintendent's Comments

Pipestem was constructed with a goal of providing jobs within the community. It has done that, even while through most of its existence the park has operated with quite limited resources that have forced a continual effort to reduce expenses. The result is a park that provides an incredible array of accommodations, facilities, and activities that serves a wide socioeconomic clientele, including families and business groups. We must continue to provide good quality accommodations and relevant recreational opportunities to maximize our self-sufficiency. Falling below this reasonable standard would threaten the future viability of many of the major facilities within the park. At this time we are working hard to stay current by updating facilities and maintaining what we have to an acceptable standard, while at the same time reducing or minimizing expenses. This is a fine line to walk.

Affordable accommodations, amenities, great natural beauty and family activities have served well over 20 million visitors since its official opening in 1970. The economic impact the park has had on the region and state has far exceeded the original investment of \$14 million dollars and yearly operating expenses.

Pipestem has been a great tourist destination for families and groups for 41 years and more. It is no longer a new park, and some of its major systems and structures are reaching the end of their life expectancies. Much work has been done to keep the park updated, attractive and comfortable. Much remains to be done, and the staff at Pipestem Resort State Park is up to the challenge.

Statistical Trends

Pipestem Resort State Park	FY 2010	FY 2009	FY 2008
Attendance	407,900	379,914	397,326
Lodge Occupancy	52.97%	55.77%	58.15%
Cabin Occupancy	65.48%	70.24%	68.47%
Campsite Occupancy	24.25%	26.10%	26.52%
Operating Revenue	3,637,353	3,975,668	3,778,754
Operating Expenditures	5,658,045	5,562,890	5,333,304
Surplus/(Subsidy)	(2,020,692)	(1,587,223)	(1,554,550)
Self Sufficiency %	64%	71%	71%

Three Year Revenue Comparison Pipestem Resort State Park

Revenue	FY 2010	FY 2009	FY 2008
Arts and Crafts	12,113	10,164	13,290
Boat Rental	6,409	9,413	9,507
Cabin Rentals	710,248	742,358	704,728
Campsite Rentals	170,983	171,288	162,106
Coin Laundry Machines	1,397	1,509	1,610
Coin Machine Concession	263	136	-
Cot Rental	-	-	3,907
Driving Range	7,258	8,183	8,756
Equipment Rental	3,396	4,324	4,315
Facility Use Rental	20,925	18,442	17,103
Firewood Sales	12,576	12,365	11,778
Games	1,646	1,579	1,678
Gift Shop Sales	247,692	245,086	260,725
Gifts & Bequests	(99)	(43)	(527)
Golf Carts	89,574	96,217	96,539
Greens Fees	310,610	333,332	342,666
Lodge Rooms	1,705,304	1,931,880	1,780,158
Miniature Golf	17,833	19,142	21,105
Miscellaneous Collections	37,169	51,349	9,279
Picnic Shelter Fees	4,545	4,855	3,573
Pro Shop	64,099	69,178	74,698
Residence Rentals	-	750	825
Restaurant Concession	67,175	92,391	89,861
Restaurants	96	312	-
Riding Stables	7,778	8,692	8,851
Swimming Fees	39,631	37,177	45,346
Tennis	336	598	428
Tram	84,887	89,466	91,046
Vending Machines	13,511	15,523	15,404
TOTAL OPERATING REVENUE	3,637,353	3,957,668	3,778,754

Three Year Expense Comparison Pipestem Resort State Park

Expense	FY 2010	FY 2009	FY 2008
Total Personal Services	2,925,895	2,922,177	2,748,806
Total Employee Benefits	1,097,695	1,076,374	1,035,499
CURRENT EXPENSE			
Office/Postal/Freight	38,545	32,976	19,181
Printing/Binding	1,095	2,766	7,710
Utilities	655,314	627,129	591,930
Telephone	24,244	25,127	29,439
Contract/Professional	53,477	34,727	42,182
Travel	14,541	(10,808)	681
IS&C/WV Net	468	404	1,013
Machine Rentals	9,314	8,830	8,729
Association Dues	914	2,107	1,105
Fire/Auto & Bond Insurance	371	-	-
Clothing/Household	152,881	151,488	169,433
Advertising	3,515	2,860	4,390
Vehicle Maintenance Expense	92,193	84,529	88,075
Research/Education/Medical	1,095	259	347
Maintenance Contracts	14,895	14,400	17,087
Merchandise for Resale	200,609	226,236	203,109
Hospitality	74	124	-
Farm Expense	-	25	-
Miscellaneous	5,192	3,186	2,055
Credit Card Processing Fees	59,249	59,573	62,505

Training	340	365	380
Miscellaneous Equip Purchases	45,035	37,390	41,321
TOTAL CURRENT EXPENSE	1,373,362	1,303,693	1,290,671
REPAIRS AND ALTERATIONS			

Office Equipment	323	378	2,735
Building/Household/Comm	46,068	36,534	49,211
Building Repairs/Alterations	87,834	88,178	54,596
Vehicle Repairs	8,891	1,586	4,849
Ground Improvements	71,757	95,148	80,884
Farm/Construction Equipment	14,842	27,622	27,425
Other Repairs/Alterations	13,162	11,201	38,628
TOTAL REPAIRS AND ALTERATIONS	242,877	260,647	258,328
EQUIPMENT			
Household Equip/Furnishings	18,140	-	-
Other Equipment	75	-	-
TOTAL EQUIPMENT	18,215	0	0
TOTAL OPERATING EXPENSES	5,658,045	5,562,890	5,333,304

SUMMARY OF OPERATIONS

Bluestone State Park

Background Information

The Bluestone dam was completed as a flood control project in December 1948. Shortly after the dam was finished, the Corps of Engineers allowed for the development of a small restaurant and two small marinas. In 1950, the Corps leased 1,248 acres of land to the West Virginia Conservation Commission and Bluestone State Park was born. In early 1951, planning began and led to the development of 15 vacation cabins, picnic area, entrance road and a swimming area and bathhouse on the river, all completed in 1956. Over the next few years, 800 additional acres were added to the park, additional cabins, an outdoor swimming pool, campgrounds and game courts were built. In the early 1970's an additional campground was developed, along with new maintenance facilities, and the park was connected to the public service district water supply. In the 1990's, the park added an ADA cabin, new decks and porches on existing cabins. Most recently, playground facilities and a basketball court have been added for park visitors.

Current/Recent Projects and Improvements

- Campground pedestal replacement
- Cabin staining
- Plastic sign replacement
- Swimming Pool Bathhouse
- Main water line in cabin area
- Pool Area electric project
- New Marina Concessionaire
- New Swimming Pool to begin this fall
- Lilly Bridge replacement
- ADA Fishing Pier

Major Needs

Capital Improvements

- Water line replacement to cabin area structures
- Campground electric upgrades
- Construct firewood storage building
- Construct maintenance storage building
- ADA rest rooms at marina and launch ramps
- ADA improvements to office/gift shop
- Cabin area paving

- Campsite paving
- Pool parking lot paving
- Activities Building conversion
- Additional 4 bedroom cabins

Equipment

- Passenger van
- Utility vehicle
- Grounds maintenance equipment
- Fleet vehicles for superintendents and maintenance crew

Major Repairs and Alterations

- New storm doors and windows for cabins
- Continued cabin upgrades, i.e. kitchens, bathrooms, floor, etc.
- Maintenance shop/gas shed upgrade and repair
- Air conditioning in 25 cabins

Personnel

Bluestone at this time has a total of 37 employees of all types, which includes seven full time staff members including superintendent level, office and maintenance staff. Seasonal staff totals 30 and includes maintenance laborers, housekeeping personnel, campground attendants and office clerks. Summer staff includes lifeguards, office clerks, campground workers and the summer naturalist. It is also becoming increasingly more difficult to attract and retain the desired staff with the compensation and benefits we offer. Guest views of Bluestone and the West Virginia State Park System are shaped by the staff.

Superintendent's Comments

Bluestone State Park continues to be a very popular year round cabin vacation park. In recent years a number of infrastructure and capital improvement projects have been completed and/or addressed. Guest comments have been very positive and we must continue to maintain the existing areas and facilities as the age factor starts to come into play. New facilities must also be a priority. For example, I believe the conversion of the Activities Building into a seven or eight bedroom lodge type rental would be very beneficial to Bluestone and the park system. We must also strive to acquire and keep quality employees or all of our expectations and goals will fail. Properly addressing these few items will help to keep the West Virginia State Park System the crown jewel of the state.

Statistical Trends

Bluestone State Park	FY 2010	FY 2009	FY 2008
Attendance	218,672	222,641	194,333
Cabin Occupancy	41.77%	44.02%	44.75%
Campsite Occupancy	31.19%	31.26%	33.39%
Operating Revenue	481,584	503,386	519,725
Operating Expenditures	757,638	758,274	686,233
Surplus/(Subsidy)	(276,054)	(254,888)	(166,508)
Self -Sufficiency %	64%	66%	76%

Three Year Revenue Comparison Bluestone State Park

Revenue	FY 2010	FY 2009	FY 2008
Arts and Crafts	-	-	(70)
Cabin Rentals	346,166	363,350	409,132
Campsite Rentals	69,701	71,218	73,170
Coin Machine Concession	364	516	562
Cot Rental	2,614	4,222	3,531
Equipment Rental	23	17	72
Facility Use Rental	2,867	3,152	2,685
Firewood Sales	8,356	9,271	8,976
Gift Shop Sales	19,816	21,368	21,080
Gifts and Bequests	85	-	-
Magazine Sales	38	48	30
Marina	5,857	6,896	5,798
Miscellaneous Collections	1,033	302	(34,058)
Miscellaneous Concessions	-	305	-
Picnic Shelter Fees	2,366	2,361	2,023
Snack/Comm/Souv	8,096	5,903	8,806
Swimming Fees	13,168	13,411	15,973
Vending Machines	1,034	1,046	2,016
TOTAL OPERATING REVENUE	481,584	503,386	519,725

Three Year Expense Comparison Bluestone State Park

Expense	FY 2008	FY 2009	FY 2008
Total Personal Expense	327,323	323,919	291,815
Total Employee Benefits	116,718	110,507	104,081
CURRENT EXPENSE			
Office/Postal/Freight	4,751	5,363	2,562
Printing/Binding	-	243	87
Utilities	142,819	162,228	131,815
Telephone	5,349	5,305	6,849
Contract/Professional	4,893	3,397	4,960
Travel	851	904	393
IS&C/WV Net	84	78	81
Machine Rentals	2,901	3,527	2,380
Association Dues	85	100	-
Clothing/Household	43,533	52,873	32,597
Advertising	339	-	7
Vehicle Maintenance Expense	15,182	16,707	13,168
Research/Edu/Medical	593	410	452
Maintenance Contracts	-	24	-
Merchandise for Resale	22,276	18,937	27,833
Hospitality	126	-	-
Miscellaneous	2,048	885	943
Credit Card Processing Fees	6,862	7,311	7,586
Training	-	580	600
Attorney Fees	-	73	-
Misc. Equipment Purchases	21,868	19,351	11,741
TOTAL CURRENT EXPENSE	274,560	298,295	244,055
REPAIRS AND ALTERATIONS			
Office Equipment	130	-	--
Building/Household/Comm	1,547	1,196	4,514
Building Repairs/Alterations	26,301	7,592	20,919
Vehicle Repairs	2,531	1,695	984
Ground Improvements	3,349	11,515	9,266
Farm/Construction Equipment	3,769	289	3,115
Other Repairs/Alterations	1,411	3,265	385
TOTAL REPAIRS AND ALTERATIONS	39,038	25,553	39,186
EQUIPMENT			

Expense	FY 2008	FY 2009	FY 2008
Livestock/Farm/Construction	-	-	7,099
TOTAL EQUIPMENT	0	0	7,099
TOTAL OPERATING EXPENSES	757,638	758,274	686,233

SUMMARY OF OPERATIONS

Camp Creek State Park

Background Information

Camp Creek State Park was formed in 1988 when 550 acres of Camp Creek State Forest were set aside as a recreation area. Nearly 5,300 acres of forest land still lies adjacent to the park. Within Camp Creek State Park there are several picnic shelters, hiking trails, playground areas, game courts, gift shops and three separate campgrounds. Mash Fork campground includes 24 sites with electric hookups and a central bathhouse. The newest addition to the park is the Double C Horse and Rider Campground, the first area of its type in the state park system. The campground is designed to accommodate campers who travel with their own horses seeking recreational opportunities.

Current/Recent Projects and Improvements

- Main Playground Area Completion
- Completion of the Amphitheater
- Waste Water Treatment Facility Completion
- Playground at Mash Fork Camping Area
- New Trail Marking System and Trail Modifications
- Clean Up and Restorations from Flooding
- Addition of Water to Several Sites in Mash Fork Camping Area
- Water Fountain Replacement
- All Buildings were Re-painted

Major Needs

Capital Improvements

- New maintenance building
- New bathhouse in Blue Jay camping area
- Continue sewage lines to Mash Fork Campground
- Wi-Fi service for campgrounds

Equipment

- Grounds maintenance equipment
- Utility vehicle (John Deere/Mule)
- Tire machine and balancer

Major Repairs and Alterations

- Re-roof office and three picnic shelters
- Upgrade Mash Fork campsites to full hookup
- Upgrade Mash Fork electric service to 50amp
- Replace drinking fountains
- Ballfield rest room renovations
- Campground bathhouse renovation

Personnel

Camp Creek State Park operates with two full time staff members, these being a superintendent and park aide. There are six summer/seasonal employees including park attendants and office staff. The park is fortunate to also have the services of two full time volunteer campground hosts.

Superintendent's Comments

Camp Creek State Park is continually growing. Attendance is averaging over 100,000 visitors per year. Most facilities in the park were not designed to handle such high numbers. Over the past few years we have been working to correct that problem. The main water system was upgraded with a new reservoir. The new reservoir holds 32,000 gallons of water, compared to the old one that held 9,000 gallons. New pressure tanks and a booster pump were also added to this system to ensure correct pressure. Two of the parks rest rooms were completely rebuilt and heat added to make them year round facilities. The phone and reservation system was upgraded to allow us to handle the larger number of calls. The park internet service was upgraded. The camper registration building was expanded to also include a camper store and gift shop. A new waste water treatment facility has been constructed and is currently in use. New playground equipment was purchased and installed in the main park area. More play equipment was purchased for the Mash Fork Camping Area and is scheduled to be installed soon. New water fountains were purchased and are scheduled to be installed.

We have added a couple of new facilities to the park. A new camping area was added to accommodate the equestrian interest in our park and forest. The Double C equestrian camping area is the first of its kind within our park system. We also have added a law enforcement training area. This was added so that the park system would have a permanent place to conduct required training and pistol qualifications for all of its superintendents and park rangers. A new amphitheater was constructed and is currently getting the finishing touches for completion. This facility will not only allow us to provide park guests with top quality entertainment, it is also designed to produce revenue. The back part of this facility has a multi- purpose room and a full kitchen and can be rented out for weddings, showers, meetings and other events. We currently host four music festivals each year along with other summer shows and events.

Statistical Trends

Camp Creek State Park	FY 2010	FY 2009	FY 2008
Attendance	110,510	114,995	101,854
Campground Occupancy	32.62%	31.38%	30.69%
Operating Revenue	93,535	83,886	84,829
Operating Expenditures	227,071	222,800	226,839
Surplus/(Subsidy)	(133,537)	(138,914)	(142,010)
Self-Sufficiency %	41%	38%	37%

Three Year Revenue Comparison Camp Creek State Park

Revenue	FY 2010	FY 2009	FY 2008
Campsite Rentals	64,312	55,828	56,883
Coin Laundry Machines	411	463	449
Firewood Sales	5,155	5,133	4,830
Gift Shop Sales	6,536	6,334	7,364
Miscellaneous Collections	514	408	48
Picnic Shelter Fees	15,203	17,737	14,160
Vending Machines	1,403	983	1,095

Revenue	FY 2010	FY 2009	FY 2008
TOTAL OPERATING REVENUE	93,535	83,886	84,829

Three Year Expense Comparison Camp Creek State Park

Expense	FY 2010	FY 2009	FY 2008
Total Personal Services	102,775	99,787	99,823
Total Employee Benefits	31,747	31,290	39,107
CURRENT EXPENSE			
Office/Postal/Freight	2,708	2,484	1,239
Printing/Binding	30	-	54
Utilities	26,805	23,638	21,242
Telephone	6,829	4,959	4,454
Contract/Professional	335	104	637
Travel	337	977	345
Machine Rentals	436	556	408
Association Dues	35	50	50
Clothing/Household	9,389	9,666	8,981
Vehicle Maintenance Expense	9,524	13,013	16,072
Merchandise for Resale	6,752	8,854	9,766
Miscellaneous	188	-	581
Credit Card Processing Fees	772	610	592
Training	-	160	-
Miscellaneous Equipment	10,111	2,816	4,085
TOTAL CURRENT EXPENSE	74,251	67,886	68,506
REPAIRS AND ALTERATIONS			

Expense	FY 2010	FY 2009	FY 2008
Office Equipment	-	293	402
Building/Household/Comm	827	5,272	4,257
Building Repairs/Alterations	8,378	10,114	5,634
Vehicle Repairs	500	77	915
Ground Improvements	1,376	4,831	3,700
Farm/Construction Equipment	4,429	2,373	3,585
Other Repairs/Alterations	419	877	910
TOTAL REPAIRS AND ALTERATIONS	15,930	23,836	19,403
EQUIPMENT			
Other Equipment	2,368	-	-
TOTAL EQUIPMENT	2,368	0	0
TOTAL OPERATING EXPENSES	227,071	222,800	226,839

SUMMARY OF OPERATIONS

Little Beaver State Park

Background Information

Originally a Raleigh County 4-H camp, Little Beaver State Park is a small, 562 acre day-use facility centered around Little Beaver Lake. The lake was created in 1941 with the construction of a 400 foot long dam across Little Beaver Creek by the Works Project Administration. The land had been donated to Raleigh County by local residents and work began in the late 1930's by the CCC. The initial work included clearing the area for the lake, road construction and cutting stone. The 4-H camp closed in 1965 and in 1970 the site was sold to the state for the sum of one dollar. In the summer of 1972 the area reopened as Little Beaver State Park. Development has been limited to day use facilities such as picnic shelters, trails for hiking, mountain bike riding and cross country skiing. Other facilities include a park office/recreation building.

Resource Management Issues

The biggest resource management issue is the population of Canada Geese on the park. We have a small population of resident geese which grows during the summer with the migratory population. The geese have reduced the water quality in the lake and their droppings affect the aesthetics of the park. We have used harassment techniques in the past to reduce the population but this only works for a short while. Further steps to reduce the geese population is needed, this would enhance the park, improve water quality and provide for a better experience for park guests.

Current/Recent Projects and Improvements

- Completion of 30 water/electric camp sites with additional 16 to be completed soon
- Renovation of the interior park office building
- Repairs due to flood/snow damage
- Grout repairs to dam

Major Needs

Capital Improvements

- Completion of the third campground loop to include bathhouse
- Completion of electric to all camp sites
- Paving of all campground roads
- Swimming pool (Master Plan)*
- Game courts (Master Plan)*
- Maintenance area/buildings
- Parking areas

*Although in the original Master Plan, the need for these will be reassessed.

Equipment

- Paddle boats
- Grounds maintenance equipment
- Playground equipment

Major Repairs and Alterations

- Reroofing of picnic shelters
- Exterior of park office
- HVAC in lower park office building
- HVAC in residence
- ADA Walkways
- Porch, re-roofing and gutters for residence

Personnel

Little Beaver operates with three full time staff members, the superintendent, park ranger and a maintenance worker. There are two part-time employees a maintenance worker and office clerk and seven summer employees.

Superintendent's Comments

The dam was entered into the National Register of Historic Places in 1998. The winter snows and spring floods in 2010 caused significant damage to the park grounds. FEMA assistance is in the works but they will only reimburse for labor and materials after completion, no upfront funds. Since becoming a state park in 1972, Little Beaver has seen a tremendous increase in attendance. The park is conveniently located near the intersection of I-64 and I-77, easily accessible to visitors traveling through the area. With the partial completion of the campground the park attendance and revenue will continue to increase.

Statistical Trends

Little Beaver State Park	FY 2010	FY 2009	FY 2008
Attendance	215,481	189,235	143,955
Operating Revenue	21,809	22,766	21,506
Operating Expenditures	162,811	177,672	159,451
Surplus/(Subsidy)	(141,002)	(154,907)	(137,945)
Self Sufficiency	13%	13%	13%

Three Year Revenue Comparison Little Beaver State Park

Revenue	FY 2010	FY 2009	FY 2008
Boat Rental	5,773	7,277	7,277
Coin Machine Concession	76	392	35
Miscellaneous Collections	5,368	5,817	3,650
Picnic Shelter Fees	10,428	8,995	10,027
Vending Machines	165	285	517
TOTAL OPERATING REVENUE	21,809	22,766	21,506

Three Year Expense Comparison Little Beaver State Park

Expense	FY 2010	FY 2009	FY 2008
Total Personal Services	76,873	70,900	67,149
Total Employee Benefits	30,301	28,538	27,654
CURRENT EXPENSE			
Office/Postal & Freight	2,125	1,563	1,666
Printing/Binding	-	33	-
Utilities	24,644	20,970	26,227
Telephone	3,267	3,771	4,372
Contract/Professional	48	11,708	1,136
Travel	452	632	404
IS&C/WV Net	77	76	-
Vehicle Rental	-	1,398	-
Machine Rental	673	673	593
Association Dues	35	50	100
Clothing/Household	5,641	8,772	5,656
Vehicle Maintenance Expense	6,341	10,578	10,780
Merchandise For Resale	1,159	47	119
Miscellaneous	589	872	926
Training	166	-	196
Miscellaneous Equipment Purchase	2,985	4,732	4,784
TOTAL CURRENT EXPENSE	48,204	65,874	56,960
REPAIRS AND ALTERATIONS			
Building Repairs/Alterations	2,216	4,261	2,166
Vehicle Repairs	470	797	765
Ground Improvements	3,960	5,398	3,676
Farm/Construction Equipment	644	1,527	859
Other Repairs/Alterations	143	376	221
TOTAL REPAIRS AND ALTERATIONS	7,434	12,360	7,687
EQUIPMENT			
Other Equipment	-	-	-
TOTAL EQUIPMENT	0	0	0
TOTAL OPERATING EXPENSES	162,811	177,672	159,451

Coopers Rock State Forest

Coopers Rock State Forest is a multi-use area located adjacent to I-68, straddling the Monongalia and Preston County lines just east of Morgantown, West Virginia. It is jointly managed by West Virginia State Parks and the State Division of Forestry. The forest came into being in 1936 with the purchase of approximately 13,000 acres of land from the Lake Lynn Lumber and Supply Company. Two additional purchases increased the Forest by 180 acres. In 1970, a right-of-way was granted to the WV Department of Highways for the construction of Corridor E, now known as Interstate 68, thus reducing the forest by 296 acres. During the Depression, between 1936 and 1942, the Civilian Conservation Corps (CCC) built numerous structures in the forest, often using durable American chestnut wood from trees that succumbed to a blight that nearly wiped out the species. Eleven of these structures, including the rustic picnic shelters near the overlook, have been included on the National Register of Historic Places. In 1959, approximately 7,068 acres were leased for 99 years to the Board of Governors of West Virginia University, for use as a research and teaching forest. This area lies north of Interstate 68, and is now known as West Virginia University Research Forest.

The area south of I-68 is the main recreation area and features a beautiful 25 site campground, picnic areas and shelters, trails used for hiking, mountain biking and cross country skiing. There are also opportunities for rock climbing, hunting and fishing. Bands of rock cliffs line the Cheat River Gorge and provide numerous overlooks. The centerpiece among these is the main overlook, which furnishes a panorama of the gorge and distant horizons..

On September 16, 2011 the Parks, Recreation and Natural Resources Subcommittee conducted a site visitation of Coopers Rock State Forest in furtherance of House Concurrent Resolution 120. The tour included a visit to the overlook and other parts of the primary recreation area, the Scott's Run timbering area and the Westvaco Natural Resources Center on the WVU Forest.

Statistical Trends

Coopers Rock State Forest	FY 2011	FY 2010	FY 2009
Attendance	245,421	202,696	164,340
Campsite Occupancy	45.70%	55.44%	47.36%
Operating Revenue	148,137	141,153	140,004
Operating Expenditures	320,262	320,355	334,462
Surplus/(Subsidy)	(172,125)	(179,202)	(194,458)
Self Sufficiency	46%	44%	42%

Three Year Revenue Comparison Coopers Rock State Forest

Revenue	FY 2011	FY 2010	FY 2009
Campsite Rentals	59,398	61,049	52,866
Coin Laundry	112	-	-
Coin Machine Concession	-	535	641
Facility Use Rental	704	-	-
Firewood Sales	4,039	4,183	4,947
Gift Shop Sales	51,950	46,612	50,649
Miscellaneous Collections	380	472	917
Picnic Shelter Fees	12,173	12,513	11,988
Snack/Comm/Souven ir	18,383	15,229	17,975
Vending Machines	998	562	-
TOTAL OPERATING REVENUE	148,137	141,153	140,004

Three Year Expense Comparison Coopers Rock State Forest

Expense	FY 2011	FY 2010	FY 2009
Total Personal Services	138,863	147,191	156,330
Total Employee Benefits	62,019	52,342	55,991
CURRENT EXPENSE			
Office/Postal/Freight	4,750	3,177	1,086
Printing/Binding	35	152	-
Utilities	26,476	27,205	24,460
Telephone	2,868	1,957	5,585
Contractual/Professional	10,146	10,306	3,320
Travel	565	185	696
IS&C/WV Net	77	213	229
Machine Rentals	38	926	140
Fire/Auto & Bond Insurance	208	409	-
Clothing/Household	7,765	7,904	6,049
Vehicle Maintenance Expense	17,278	20,071	11,958
Merchandise for Resale	35,169	32,985	38,878
Miscellaneous	1,560	975	3,557
Credit Card Processing Fees	1,130	1,032	902
Training	100	-	125
Miscellaneous Equipment	2,702	4,570	5,456
TOTAL CURRENT EXPENSE	110,867	112,067	102,441

Expense	FY 2011	FY 2010	FY 2009
REPAIRS AND ALTERATIONS			
Office Equipment	1,872	183	189
Building/House/Comm	252	95	105
Building Repairs/Alterations	2,814	1,077	7,803
Vehicle Repairs	270	1,471	2,002
Ground Improvements	803	854	4,661
Farm/Construction Equipment	751	1,474	1,931
Other Repairs/Alterations	722	3,197	3,008
TOTAL REPAIRS AND ALTERATIONS	7,458	8,350	16,699
EQUIPMENT			
Other Equipment	1,027	403	-
TOTAL EQUIPMENT	1,027	403	0
TOTAL OPERATING EXPENSES	320,262	320,355	334,462

SUMMARY OF OPERATIONS

Blackwater Falls State Park

Background Information

The headwaters of the Blackwater River rise on the southern rim of Canaan Valley at altitudes approaching 4,000 feet. As early as 1800, the area was explored by adventurous types on fishing expeditions. In 1859 the Dobbin House was built in the area that is now the park. This 12-room log structure was the first house in the area and was used as a summer house, hunting and fishing lodge, and later as a boarding house for workers building the railroad. In the early 1870's, the falls were described as "a place of singular beauty" in *Harpers New Monthly Magazine*. Soon after the turn of the century, however, the area was devastated by timbering and the resulting fires that consumed the thick organic layer on the ground. By the 1930's the timber boom was over and the area was leased to the West Virginia Conservation Commission, and in 1937 the site became Blackwater Falls State Park.

The CCC began reforestation efforts shortly afterward, planting many thousands of seedlings. The main development of the park began in the mid-1950's with the construction of the first permanent structure in the park, a picnic shelter at Pendleton Falls. The 25 deluxe cabins were opened in 1956, and the lodge opened in January 1957. The campground opened in 1961, along with the new boardwalk down to the falls. Other improvements took place in the 1970's and 1980's including new shelters, trails and the recreation/skiing center. By 1999 a new conference center, indoor pool and fitness room had been added to the lodge complex. Cross country skiing has become a major attraction at Blackwater Falls. The park continues to attract visitors from all over the country, especially the large urban centers in the East, and has even hosted foreign embassy officials from Washington, D.C.

Resource Management Issues

The acquisition of Lindy Point and Pase Point land adjacent to the park has allowed for the preservation of this vital portion of the viewshed area of the Blackwater Canyon. The roadway to Lindy Point has been paved and volunteer work groups have assisted in improving the trails to the Lindy Point and Pase Point Overlooks and park staff constructed a protective barrier. Additional land was purchased from the power company between the park bridge and the town of Davis in 2002. This 500 acre addition to the park protects river access for fishermen and hikers.

The increasing populations of black bear in the region led to almost daily sightings and frequent nuisance problems of bears getting into garbage cans, dumpsters and even into cabins from time to time, during the 1990s. Staff has investigated bear-proof trash cans and food storage lockers and continues a public education program to inform visitors of the presence of the bears through handouts, posters and nature programs. Daily trash pickup (removal of the source of interest) has greatly reduced the nuisance and problems that once created potential conflicts are now rarely noticed.

Business Management Issues and Trends

Restaurant Operations

We have been operating the food and beverage operations at Blackwater Falls State Park since 1990 and have served over one million meals to guests from all 50 states and many foreign countries. Our 21 year history indicates that our customer base prefers a regional fare of House Specialties, Broiled Trout, and foods traditional to West Virginia appetites. Over the 21 years of operation Blackwater Falls Food and Beverage has managed to nearly break even on the financial side of its operation.

Concession Operations

Concession operations currently include cross-country skiing and sledding and a petting zoo, although our existing Pony Ride/Petting Zoo Concessionaire contractor has recently left and we are searching for a substitute operator.

Revenue Trends

Revenues collected at Blackwater Falls State Park annually average over \$2 ½ million dollars. The park has generally been over 80% self-sufficient in recent years. Blackwater lodge enjoys the highest and most consistent business levels through the winter months of any lodge in the park system. There is little doubt that the recent addition of more cabins and the addition of snowmaking equipment and lights at the sled run would allow the park to push into the black.

Pendleton Lake Swimming

The lake was closed to public swimming in 2007 due to high bacterial counts and guest dissatisfaction. A desirable future project, an outdoor pool or “spray park” to replace lake swimming should have a positive effect on overall sales of rooms, cabins and campsites.

Current/Recent Projects and Improvements

Construction of thirteen new premium cabins
Addition of air conditioning to the lodge restaurant
Renovations to cabins, lodge rooms and restaurant
Paving of parking lots and driveways
Lodge sewage treatment plant
Replacement of the Blackwater Falls Boardwalk.
Replacement of the Gentle Trail Overlook through the recreational Trails Grant
Addition of over 700 acres of state park property
Twenty-six cabins re-roofed

Major Needs

Capital Improvements

Shop renovation
Storage building
Miniature golf course

Equipment

Jeep Cherokee
Endloader/snowplow
Lodge room furniture
Cabin appliances/furniture
Pickup trucks/w plows/ cabin cleaning vans

Major Repairs and Alterations

Cabin area power line clearing and transfer of ownership to utility company
Water line replacement at camping and picnic areas
Asbestos abatement
Restaurant kitchen renovations
Lodge, cabin and nature center renovations
Insulated windows for lodge and cabins

Personnel

Blackwater Falls State Park currently employs 27 full time employees and up to 115 seasonal and summer employees during the busy summer months. In addition, Blackwater Falls uses juvenile inmates from the Rubenstein Correctional Center for Boys. Blackwater Falls adds more than one million dollars annually into the local economy through staff payrolls alone. Overall economic impact was conservatively estimated several years ago at \$6,492,458.

Superintendents Comments

From 1934 to the present, Blackwater Falls State Park has offered the visiting public access to one of the most unique and scenic areas of West Virginia. From its beginnings as an overlook/picnic area, the park has grown to the present day modern conference facilities and fitness center in the full-service lodge. The wide range of activities include hiking, biking, camping, picnicking, swimming, game courts, recreation and nature programs and skiing and sledding which make Blackwater Falls a year-round attraction with close geographical proximity to the population centers of the east coast.

Because of the recent improvements to Blackwater Falls State Park and the anticipated changes resulting from the construction of Corridor H, the future looks very bright for the park. The challenge will be to meet the increased demand and maintain the facilities in a manner that is responsible and considerate of our surrounding environment, to provide services to park visitors and West Virginia citizens.

Statistical Trends

Blackwater Falls State Park	FY 2011	FY 2010	FY 2009
Attendance	692,864*	457,200	312,498
Lodge Occupancy	57.61%	56.00%	54.81%
Cabin Occupancy	50.79%	56.15%	56.30%
Campsite Occupancy	41.70%	40.11%	38.71%
Operating Revenue	2,656,296	2,488,628	2,503,719
Operating Expenditures	3,263,170	3,024,664	3,096,791
Surplus/(Subsidy)	(606,874)	(536,035)	(593,071)
Self Sufficiency	81%	82%	81%

*Increase in attendance was due to correcting problems in survey calculations of previous years.

Three Year Revenue Comparison Blackwater Falls State Park

Revenue	FY 2011	FY 2010	FY 2009
Arts and Crafts	1,239	816	1,425
Boat Rentals	644	7	-
Cabin Rentals	631,809	594,084	648,972
Campsite Rentals	97,533	87,809	79,001
Coin Laundry	562	565	917
Coin Machine Concession	2,533	3,178	4,757
Cot Rental	2,924	2,741	2,180
Facility Use Rental	4,930	2,994	5,131
Firewood Sales	10,732	9,363	8,174
Games	232	73	100
Gift Shop Sales	457,268	438,178	444,074
Gifts and Bequests	(10)	(17)	19
Lodge Rooms	937,989	865,421	778,498
Miscellaneous Collections	5,012	8,694	15,387
Miscellaneous Concessions	2,130	3,003	2,254
Picnic Shelter Fees	1,284	1,368	1,427
Residence Rentals	1,500	1,570	1,800
Restaurant	474,122	453,848	498,601
Snack/Comm/Souvenir	22,331	13,910	10,286
Swimming Fees	1,518	1,018	655
Tennis	15	6	62
TOTAL OPERATING REVENUE	2,656,296	2,488,628	2,503,719

Three Year Expense Comparison Blackwater Falls State Park

Expense	FY 2011	FY 2010	FY 2009
Total Personal Services	1,484,382	1,387,560	1,429,516
Total Employee Benefits	501,660	448,756	438,230
CURRENT EXPENSE			
Office/Postal/Freight	36,534	31,763	33,068
Printing/Binding	-	997	1,346
Rental Expense	133	-	-
Utilities	378,365	342,484	319,747
Telephone	28,477	28,880	30,303
Contract/Professional	55,089	54,639	61,633
Travel	2,295	660	2,031
IS&C/WV Net	146	314	342
Vehicle Rental	4,800	-	-
Machine Rentals	2,864	4,704	6,671
Association Dues	50	44	94
Clothing/Household	118,285	100,223	114,865
Advertising	1,245	1,798	4,269
Vehicle Maintenance Expense	59,074	55,842	61,002
Research/Education/Medical	297	92	100
Maintenance Contracts	6,439	7,093	6,474
Merchandise for Resale	458,054	452,212	463,031
Hospitality	3,132	792	445
Miscellaneous	6,389	3,304	5,360
Credit Card Processing Fees	40,076	38,436	36,053
Training	-	375	71
Miscellaneous Equipment	2,672	13,211	12,884
TOTAL CURRENT EXPENSE	1,204,416	1,137,864	1,159,788

Expense	FY 2011	FY 2010	FY 2009
REPAIRS AND ALTERATIONS			
Office Equipment	614	-	116
Building/Household/Comm	34,104	16,516	28,603
Building Repairs/Alterations	24,882	29,516	17,123
Vehicle Repairs	3,327	-	577
Ground Improvements	7,279	(3,487)	12,859
Farm/Construction Equipment	3,328	3,680	4,146
Other Repairs/Alterations	3,991	(3,241)	5,834
TOTAL REPAIRS AND ALTERATIONS	77,526	42,983	69,257
EQUIPMENT			
Household Equip/Furnishing	83	-	-
Vehicles	(4,897)	-	-
Livestock/Farm/Construction	-	7,500	-
TOTAL EQUIPMENT	(4,814)	7,500	0
TOTAL OPERATING EXPENSES	3,263,170	3,024,664	3,096,791

SUMMARY OF OPERATIONS

Canaan Valley Resort State Park

Background Information

The 6,015 acre development that comprises Canaan Valley Resort State Park is located in a 64,000 acre area nestled in the Allegheny Chain between two mountains of greater than 4,000 feet. This high plateau was described as “savage and inaccessible” in *Harpers Magazine* in 1853 and contains natural features and plant life reminiscent of the Canadian tundra. Like many of the areas that are now state parks, this area was heavily timbered around the early 1900's before the farming and livestock industries took precedence. In 1957, S. Maude Kaemmerling willed 3,135 acres of the valley floor and the eastern slope of Cabin Mountain to the state for use as a recreational area. In 1963 the state received funds from the federal government for development of several state parks including Canaan Valley. The purchase of additional lands to enlarge the original Kaemmerling tract met with some opposition and delayed the overall construction projects and park development. But by December 1971 the state's first major ski area was open for business and the parks facilities now include a championship golf course, swimming pool, tennis courts, miniature golf, cabins and cottages, campground, spa and health club and the fully modern 250 room lodge complex.

Resource Management Issues

Canaan Valley Resort State Park, located in the Potomac Highlands, is in the center one of the most ecologically diverse areas in the eastern United States. Composed of 6, 114 acres, Canaan Valley Resort State Park offers year-round accommodations for skiing, hiking, horseback riding, golf, swimming, nature interpretation and a myriad of other programs and facilities.

Business Management Issues and Trends

Concession Operations

Canaan Valley Resort State Park is currently being operated under a management contract. The long standing concession lease with GSI, which was not set to expire until Jan 1 2013, had to be terminated concurrent with the onset of demolition and reconstruction of the lodge facilities and a temporary management contract put in place. Under this new management contract the fee based contractor is responsible for the day to day professional operation of the facilities and the State is responsible for operational oversight, procedures and expenditures. Effective July 1, 2011, this contract will run through the spring of 2013. At that time, two operating scenarios will present themselves, either self-operation or a new management contract. According to bond counsel another concession lease arrangement is prohibited by the provisions of the tax exempt bond issue

which are funding the reconstruction.

Current/Recent Projects and Improvements

The lodge facility is currently undergoing a complete reconstruction with the demolition of the original lodging units and construction of new room wings and a complete renovation of the central lobby area.

Extensive renovations to the ski area shall commence in the spring of 2012.

A major golf course drainage improvement project is also underway.

Major Needs

Capital Improvements

Golf course rain shelter
Amphitheatre
ADA walkways and trails
Paved bike paths
Entrance sign upgrades
3rd water well
Storage building

Equipment

Backhoe
Road grader
Snowplows and frames
Shop maintenance equipment
Golf course maintenance equipment
4WD vehicles
Van
Grounds maintenance equipment

Major Repairs and Alterations

Parking lot repaving
Window replacement lodge/pro shop
Window replacement ski area
Water and sewer plant replacement
Water line replacement
Deck replacement

Personnel

The State Parks Section of the Division of Natural Resources currently employs five full time employees and 8 seasonal and summer employees. Guest Services Inc. employees 185 people on a year round basis, 125 of those are full time benefit earning employees. During the four month ski season, Guest Services total number of employees increases to 325. The combined payrolls of the West Virginia Division of Natural Resources and Guest Services Inc. contribute around \$4 million dollars into the local economy and the overall impact of the park was estimated at \$10,431,827 several years ago.

Superintendent's Comments

Canaan Valley Resort State Park came into being as a result of the generosity of Maude Kaemmerling who willed the original land to the state for use as a recreational area. Since then, many individuals have worked hard to preserve the natural beauty of the area, while at the same time providing a unique recreation experience for those who enjoy the outdoors year round. The unique environment, which bears an ecological resemblance to areas of Canada, has become something of a winter playground for many on the east coast of the United States.

Statistical Trends

Canaan Valley Resort State Park	FY 2011	FY 2010	FY 2009
Attendance	311,258	292,022	286,721
Lodge Occupancy	33.56%	34.23%	37.59%
Cabin Occupancy	53.48%	49.10%	51.24%
Campsite Occupancy	36.46%	39.69%	33.90%
Operating Revenue	460,045	374,032	602,149
Operating Expenditures	593,630	568,060	569,772
Surplus/(Subsidy)	(133,585)	(194,028)	32,377
Self Sufficiency	77%	66%	106%

Three Year Revenue Comparison (Percentage paid to state) Canaan Valley Resort State Park

Revenue	FY 2011	FY 2010	FY 2009
Canaan Concessionaire	444,719	357,010	584,353
Gas/Oil Lease Royalties	8,426	11,022	11,796
Residence Rentals	6,900	6,000	6,000
TOTAL OPERATING REVENUE	460,045	374,032	602,149

Three Year Expense Comparison Canaan Valley Resort State Park

Expense	FY 2011	FY 2010	FY 2009
Total Personal Services	262,840	247,501	234,125
Total Employee Benefits	89,149	79,309	78,836
CURRENT EXPENSE			
Office/Postal/Freight	6,899	1,907	2,417
Printing/Binding	26	-	-
Utilities	53,006	57,656	54,309
Telephone	7,559	6,711	6,979
Contract/Professional	37,790	51,758	47,055
Travel	315	-	417
Vehicle Rental	4,600	1,025	-
Machine Rentals	1,467	1,419	1,474
Association Dues	-	675	-
Clothing/Household	22,648	7,248	19,938
Advertising			
Vehicle Maintenance Expense	45,687	35,647	27,724
Maintenance Contracts	-	-	1,600
Hospitality	-	67	-
Miscellaneous	3,645	4,915	2,248
Miscellaneous Equipment	2,683	4,960	6,251
TOTAL CURRENT EXPENSE	186,324	173,986	170,413
REPAIRS AND ALTERATIONS			
Office Equipment	375	487	160
Building/Household/Comm	1,848	1,060	7,789
Building Repairs/Alterations	25,705	30,799	38,408
Vehicle Repairs	4,118	9,718	13,966
Ground Improvements	6,522	7,754	11,130

Expense	FY 2011	FY 2010	FY 2009
Farm/Construction Equipment	5,340	5,911	9,966
Other Repairs/Alterations	5,935	5,146	4,979
TOTAL REPAIRS AND ALTERATIONS	49,842	60,875	86,397
EQUIPMENT			
Vehicles	5,475	-	-
Livestock/Farm/Construction	-	6,389	-
TOTAL EQUIPMENT	5,475	6,389	0
TOTAL OPERATING EXPENSES	593,630	568,060	569,772