

A G E N D A

Powell County Fiscal Court

Special Called Meeting

Date: December 3rd, 2025

Time: 6:00 p.m.

Location: Powell County Emergency Operations Center

33 Commerce Drive

Stanton, Kentucky 40380

- I. Call Meeting to Order***
- II. Pledge of Allegiance***
- III. Roll Call***

Meeting Items:

- **Hollerwood**
- **Purchase of Lease Truck**

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Special Called Meeting
Date: December 3rd, 2025
Time: 6:00 p.m.
Location: Powell County Emergency Operations Center (EOC)
33 Commerce Drive
Stanton, Kentucky 40380**

Presiding: Eddie Barnes, County Judge Executive
Present: Connie Crabtree, Fiscal Court Clerk, County Attorney Robert King, Magistrate J.L. Bowen, Magistrate Dennis Combs, Magistrate Brian McKinney, Magistrate Mike Lockard, Magistrate Chad Patton, Adam and Starlina Brown, Matt Foster, Tony Tipton, Nick & Holly Rose, Deputy Judge Dale Allen, Eli Johnson, Lori Carpenter Keith Mason (wife), Bill and Ashley Hood.

County Judge Executive Eddie Barnes called the meeting to order:
County Judge Executive led the Pledge of Allegiance
Deputy Judge Executive Dale Allen led the prayer
Roll Call for the following members: A quorum was established

County Judge Executive Eddie Barnes – Present
Magistrate J.L. Bowen – Present
Magistrate Dennis Combs – Present
Magistrate Mike Lockard – Present
Magistrate Brian McKinney – Present
Magistrate Chad Patton – Present

Judge Barnes made it clear for people in attendance that this is a special-called meeting so only things on the agenda can be spoken about. He said he had heard people were going to be disorderly during this meeting. Judge Barnes said everyone is to treat each other with respect.

Hollerwood Discussion:

Judge Barnes said people have misconceptions of what the fiscal court plans to do with Hollerwood. He has heard they plan on selling the park and using the funds to purchase fire trucks and do other things. There is not any truth to this. Hollerwood is well known throughout the community. It could be a prosperous business but not for our county. The county does not have the funds to operate this park or the resources. The fiscal court feels the best thing to do is put it into a private entity. They are looking into making a lease agreement at this time.

In the past they have talked about a P3 Agreement. We had a group that was interested in taking it over, but what their plans were could not go into the P3 Agreement. They were looking into purchasing part of the property and leasing part of the property.

We currently have an attorney working on a lease agreement. Once the agreement is completed, we can then decide on what needs to happen but selling the park is the last resort.

County Attorney Robert King said we should have the agreement this week. Once it is received members of the court will look over it and decide what they like and don't like about it.

Judge Barnes said there are two bare minimum things the court is looking for. One being the property payment and the other is having insurance on the park and it will be up to the fiscal court who gets it.

Magistrate J.L. Bowen asks how much we are forecasting to be short this year. Magistrate Dennis Combs told him it would be around \$5,000.00. Judge Barnes said we want to get this done because we are doing Hollerwood a disservice at this time. Magistrate J.L. Bowen said he loves off-roading, but this is not fair to our taxpayers in this county to pay on the note when it should be able to pay for itself. Judge Barnes said we are trying to make a lease agreement versus selling it because we have 3 grants totaling around 750,000.00 for the trails and trails maintenances. Executive Director of Hollerwood Tony Tipton said he received an email today that said they wanted to know when we would be ready to start spending these funds. Tony said he is glad that we are moving forward with this process. Judge Barnes said he would like to see benchmarks on the lease. He would like to see cabins built and have a campground so that people can have a chance to eat, clean up and sleep.

A gentleman from Louisville spoke and said when he first came to Hollerwood he noticed the facilities had no lighting in them so this is one thing that should be addressed immediately. Judge Barnes said people need to be greeted when they arrive so that if someone has a problem they have someone to talk to about the issue.

Anthony Foster said he has been involved in Hollerwood for a long time. He has been fighting with the Forestry Service since 2006. Anthony and his friend Jeff came up with Daniel Boone Back Country Byway around 2013 to 2014 and was implemented around 2015 to 2016. The Byway has been a great economic resource and is one of the best trail systems in the United States. The Byway started around the same time as the park got going. Anthony said he had a big part in getting the park going along with the previous County Judge Executive and did not have an economic boom until these two things happened.

There are around 225 Air B&B's here in the county. The owners of these Air B & B's say they average around 35,000.00 to \$55,000.00 annually, which is around 8 million dollars county.

Anthony said he has invested a lot of his life in this and does not want to see it get lost.

Judge Barnes said he agreed with him, and we want people to go to the park and have a great time.

A lady asks Judge Barnes for some clarification. She understands the fiscal court is getting a legal document for a lease agreement together but all the management until now has relied on the fiscal court. Judge Barnes told her this is not correct. Back in 2023 when he came into office, he asks how the tier system worked. He was informed that Nick Rose was the manager and he had people working with him. Tony was the Executive Director, and they had a Hollerwood and the Industrial

Board. Magistrate Dennis said it was self-sustaining, and the general fund did not put any money into it. The fiscal court wants to see Hollerwood succeed just as much as they do.

The lady also asks if the fiscal court had to approve such things as trail , building , or parking lot maintenance. They told her the fiscal court did not do this. This was up to Hollerwood Park.

Nick Rose told fiscal court he took the park over in 2021. The funding went from \$200,000.00 to \$350,000.00 in the first year. It stayed that way until this year. Nick said the contract ended around four months ago. Judge Barnes told him it was less than that and we are losing money on the park. Anthony Foster said he did not agree with this because they were within \$5,000.00 for the year. Judge Barnes said we could be doing a lot better with the park. We have been at this for around three years and it's time to get this settled.

Anthony told Judge Barnes he had seen where he went to Frankfort and spoke in front of the State Tourism Board asking for funding for infrastructure. Eric Hubbard along with other gentlemen spoke about tourism and how great the OHV is. Anthony told Judge Barnes during his speech he never mentioned Hollerwood Park, which makes zero sense to him. He said this would have been his golden ticket to get infrastructure if he mentioned the park.

Judge Barnes said he is worried about the Clay City. He wants to get funding for water and sewer for our whole community. Judge Barnes said he works for our whole community not just one spot.

Anthony asks County Attorney Robert King if he thought we would have to contract by Monday.

He told him we should have it by the first week of December. Members of the court will have to look over the contract before they have a meeting.

Keith Mason said they had put together a small proposal for them to look over. He has an insurance policy quote along with other figures. He said the community needs someone that cares about off-roading and best management practices to protect water ways and streams.

Keith said he took a ride through the park and seen the loss and destruction of all the hard work that himself along with others is now gone because of poor maintenance.

Keith's wife passed out a packet for members of the court to look over. Judge Barnes told him the court could not make any decisions this evening because they do not have a contract.

Nick Rose told members of the court he wanted to clarify a few things. He said Holly put her heart and soul into the park. She was there everyday the park was open and took care of the riders and answered the phone. He does not appreciate disrespect towards her.

His proposal back then was \$60,000.00 to run the park. He would run it for two years and estimates it will cost \$200,000.00.

The P3 Agreement got drugged out for so long that it became a problem. He would love to continue to run the park. The trail maintenance was approved one time this year. Nick said his contract shows he does not control the trail maintenance, utilities or upkeep of the premises.

In 2020 the park made \$200,000.00. In 2021 the park made \$350,000.00. It made over \$350,000.00 until the P3 Agreement started dragging out. Nick said regardless of who got picked to run the park it needs to happen soon.

Judge Barnes said hopefully we will have a lease contract by end of the week. If someone is interested in the park, be at the meeting. Tony said he would contact the Hollerwood board so they could attend.

Eli Johnson said he moved his family to Powell County and they love it here. They played a big part in getting the park going. He said he does not care who runs the park, but they do care that whoever does it needs to be more than a financial decision. It must be someone that cares about the off-road community.

A lady asks Eddie if the lawyer working on the lease contract was local or away from here. He told her away from here and she said that was perfect.

Members of the court thanked everyone for coming to the meeting and voicing their opinions.

Discussion about purchasing a 2006 Conventional Freightliner Truck from Greg

Adams:

Members of the court discussed purchasing a 2006 Conventional Freightliner truck from Greg Adams. After this discussion they all agreed it would not be a good idea to purchase the truck. A motion was made by Magistrate Mike Lockard seconded by Magistrate Dennis Combs with all members present voting in favor of not purchasing the 2006 Conventional Freightliner truck from Greg Adams.

Motion passed unanimously

Adjournment: The meeting adjourned at 7:51 p.m.

A motion was made by Magistrate Dennis Combs seconded by Magistrate J.L. Bowen, with all members present voting in favor of adjourning the meeting.

Motion passed unanimously

Eddie Barnes

Eddie Barnes, County Judge Executive

J.L. Bowen, Magistrate

Dennis Combs

Dennis Combs, Magistrate

Mike Lockard

Mike Lockard, Magistrate

Brian McKinney

Brian McKinney, Magistrate

Chad Patton

Chad Patton, Magistrate