

**APPENDIX 8  
RED BLUFF RECREATION AREA**

1. Location: Red Bluff Recreation Area is located one mile off of State Highway V, 19 miles southeast of Steelville, Missouri.
2. Government owned facilities.

**Campground:**

- 25 single camp sites without electrical hook-ups
- 11 single campsites with electrical hook-ups
- 7 double camp sites without electrical hook-ups
- 1 double camp site with electrical hook-up
- 3 group camp sites
- 4 double, concrete vault toilet buildings
- Pressurized water system with chlorinator and 7 water stations

**Picnic Area:**

- 1 group pavillion
- 1 double, concrete vault toilet
- 6 picnic areas
- 45 parking spaces

The camping area is comprised of three camping loops and a section of electric sites connecting two of the loops along the Huzzah Creek. The two loops near the Huzzah Creek are prone to flooding. A third loop named Pines Overlook sits atop a high bluff overlooking the Huzzah Creek. All three loops and the electric sites mentioned above have a double vault toilet nearby. All camp sites have at least one lantern post, fire ring/grill, and picnic table. The campground host site has electricity, phone, water and septic hookups.

Parts of this recreation area are subject to frequent flash flooding that can pose a hazard to recreationists and damage facilities. During and following flooding, all or part of the recreation area may need to be closed until the site can be rehabilitated cooperatively by the permit holder and the Forest Service. Renovations are being planned that will relocate some of the facilities outside of the floodprone areas, but there currently is no funding available for these renovations. If and when the renovations are funded, part of all of the recreation area may need to be closed during the renovation period.

**Day Use Site Capacity**

Since there is a lot of variability in day use sites across the forest, and capacity is generally not an issue on this forest, a defined day use site capacity has not been established. In general, picnic tables accommodate 6-8 people, and parking is limited to the space provided with no parking outside of the designated parking areas.

- Red Bluff Recreation Area – 100 picnickers plus parking; exact capacities are normally not established/enforced.

**If you have any questions about this site, would like to schedule a site visit, or would like assistance in preparing your proposal for this site, please contact:**

Bill Andersen 573-438-5427 10019 State Hwy 8 West Potosi, MO 63664	Potosi/Fredericktown Ranger District
--	--------------------------------------

Table 1 – Site Characteristics  
 RED BLUFF RECREATION AREA

Feature	Details
Communications	1 telephone line at host site
Drinking Water	7 water stations
Trash Containers	Dumpsters
Vault Toilets	5 double units
Toilet/Shower Type	CXT vaults
Other Utilities	Full hook-up at host site; 11 single sites with electrical hook-ups; 1 double site with electrical hook-ups.
Utilities	1 host site w/hook-ups, pressurized water system, incl. well & well house; 8 electric pedestals
Accessibility	Some accessible facilities and campsites, primarily in electric loop.
Number of Camping Units	36 singles, 8 doubles, 3 group
Number of Picnic Areas	6
Number of boat access ramp/areas	0
2013 Fee Per Camping Unit	\$17 (single w/electric) \$34 (double w/electric) \$10 (single) \$20 (double) \$25 (group)
2013 Fee Per Day Use	\$2 passenger vehicle \$10 Bus \$20 season
Minimum Operating Season	5/23-9/15
Minimum Fee Required	\$750 per year
Required Performance Bond	\$1,000
5-Year Average Gross Revenue (2009-2013)	\$22,467

Site Name	2009 Revenue	2010 Revenue	2011 Revenue	2012 Revenue	2013 Revenue
Red Bluff	\$25,407	\$24,652	\$17,466	\$21,307	\$23,503

N/A = not available

**Recommended Staffing:**

Recommend at least 2 persons, full-time. Recommend round-the-clock staffing at least from Thursday through Sunday, and at least day-time staffing throughout the week. You may need additional help for mowing at least one day during the week.

Table 2 – Utilities and Other Expenses

RED BLUFF RECREATION AREA

UTILITY	COMPANY	AMOUNT USED	COSTS
Electric	Crawford Electric Co-op, Inc. P.O. Box 10 Bourbon, MO 65441 Phone (573) 732-4415	6,480 kwh avg. in 2008-2009	n/a
Phone	Steelville Telephone Exchange Inc. P.O. Box 370 Steelville, MO 65565		
Garbage			
Toilet Pumping			
Mowing			

**Maintenance and Reconditioning Responsibilities**

Maintenance and reconditioning work is a condition of the special use permit. **Holder** maintenance and reconditioning includes activities that neither materially add to the value of the property nor appreciably prolong its life. The work serves only to keep the facility in an ordinary, efficient operating condition. The concessionaire is required to perform Holder Maintenance and Reconditioning (Holder M&R) at the concessionaire’s expense.

**Government** M&R generally includes activities that arrest deterioration and appreciably prolong the life of the improvements. All Government M&R is performed at the sole discretion of the Authorized Officer.

WATER SYSTEM:

**Holder:**

The Holder is responsible for:

- Operation and general maintenance of entire water system, including opening/ closing.
- Minor repairs, including valves, hydrants, and above ground lines.
- Daily residual chlorine monitoring.
- Repairing broken, underground water lines.
- Winterizing the entire water system.

**Government:**

The Government is responsible for the following items:

- Assisting in the locating of broken water lines (underground lines).
- Major repair or replacement of valves or hydrants.
- Cleaning storage tanks.
- Monthly water testing, monitoring and treatment.
- Capital replacement of water systems.

## ROADS, PARKING AREAS, WALKWAYS, CAMP UNIT SPURS

---

### **Holder:**

The Holder is responsible for:

- Maintaining campground parking, camping spurs and turnouts, and paths within the recreation area by filling in holes, patching, raking, brushing, and otherwise repairing as damage occurs.
- Monitoring and identifying hazard trees. After securing FS approval the permit holder is required to remove hazard trees and associated slash, up to established limit of \$250/year.
- Removal of other vegetative debris from recreation site roads, trails, campsites, and parking lots.
- Cleaning and maintaining culverts.
- Removal of overhead branches that may cause property damage or personal injury.

### **Government:**

The Government is responsible for:

- Maintaining the running surface and making subsurface structural repairs to roads and parking lots (excluding camping spurs and turnouts).
- Assisting with the falling of hazard trees.

## DEVELOPED SITES

---

### **Holder:**

The Holder is responsible for:

- Maintaining sites free of litter and domestic waste
- Number of visitors and vehicles are kept at or below site capacity.
- High risk site conditions which develop during the use season are corrected immediately or identified to protect the public, or the site is closed.

## SEWAGE SYSTEMS

---

### **Holder:**

The Holder is responsible for:

- Keeping vault toilets clean on a daily basis.
- Controlling objectionable odors at vault toilets.

### **Government:**

The Government is responsible for:

- Responding to sewage system alarms, when notified.
- Pumping vault toilets and septic systems.
- Winterizing the sewage system.
- Replacement of collapsed vaults, etc.

## BUILDINGS

---

### **Holder:**

The Holder is responsible for:

- Interior painting of 1 building per year, as determined by the Forest Service.
- Exterior staining of 1 existing building per year, as determined by the Forest Service.
- Repair and replace fixtures, door locks, broken windows and doors as discovered.
- Repair interior walls and ceilings.
- Repair roofs, interior & exterior walls as damage is discovered.
- Graffiti is removed within 48 hours of discovery or notification.
- Vandalism is corrected or mitigated within one week of discovery or notification.

**Government:**

The Government is responsible for, **if needed**:

- Restoring and replacing buildings.
- Performing major structural repairs.
- Re-roofing buildings and replacing exterior siding.

**BARRIERS, SIGNPOSTS, AND CAMPSITE POSTS**

---

**Holder:**

The Holder is responsible for:

- Purchase, installation, and replacement as needed.
- Keeping all sign and site posts straight and replacing as necessary.
- Staining and/or painting as needed (generally every two years).

**TABLES, FIRE RINGS, LANTERN POSTS, AND STOVES/PEDESTAL GRILLS**

---

**Holder:**

The Holder is responsible for:

- Removal and disposal of ashes, and cleaning of fixtures.
- Sanding and refinishing or otherwise repairing & maintaining surface of fixtures.
- Removing carvings into tabletops, and sealing edges of damaged coating.
- Replacing broken planks, replacing bolts and lantern hangers, etc. as necessary.
- Installing replacement fire rings, pedestal grills, lantern posts, tables and stoves,
- Repairing tables and fire rings, including making adjustments and welding breaks.

**Government:**

The Government is responsible for:

- Providing replacement fire rings, pedestal grills, lantern posts and tables as necessary.

**SOLID WASTE**

---

**Holder:**

The Holder is responsible for:

- Keeping garbage areas free of litter and objectionable odors.
- Assuring garbage does not exceed the capacity of the garbage containers, and is covered to reduce insect problems.
- Repairing, cleaning and painting garbage cans and/or replacing garbage cans.
- Maintaining garbage can corrals and garbage can pads.
- Assuring dumpsters and cans meet bear resistant guidelines, if these types of features are provided.
- Placing trash and litter into dumpsters when not disposed of properly by users.

**SIGNS AND BULLETIN BOARDS**

---

**Holder:**

The Holder is responsible for:

- Installing, repainting or staining, maintaining, or repairing signs, including recreation site entrance signs, as needed.
- Removal of waste in dumpsters.
- Providing and maintaining in an uncluttered state, posters and information on bulletin boards with current seasonal information.

**Government:**

The Government is responsible for:

- Replacing campground entrance signs and bulletin boards, as necessary.
- Replacing regulatory signs.

#### VEGETATION MANAGEMENT

---

##### **Holder:**

The Holder is responsible for:

- Falling and bucking hazard trees and limbs up to \$250/year prior to opening facilities at the beginning of the season, as well as during the operating season.
- Mowing and trimming of entire recreation area.
- Cleanup of all vegetative debris.
- Planting of shrubs, trees, and grasses as approved by the Forest Service.
- Notifying Forest Service immediately of any new hazard trees discovered.
- Correcting or preventing loss of vegetation and erosion caused by recreation use.
- Keeping pavement and concrete clear of vegetative debris.

##### **Government:**

- Assisting with falling of hazard trees, within the capability of available personnel.
- Provide shrubs and trees for planting, as needed.
- Environmental review and approval of all vegetation management proposals.

Unscheduled M&R work occurs as unexpected maintenance needs arise. This recreation area is prone to flooding. Assistance from the Forest Service with cleanup and rehabilitation will be available; however, holder will be responsible for these activities as well.

##### **Possible Government M&R Projects that may be included as offset:**

Replacement of wooden pad barriers with concrete parking barriers

Cupboard replacement

Production and installation of site number posts.

Replacement of major components of water system, including major valves

Construction or acquisition and installation of additional fire rings and/or picnic tables

Acquisition and installation of small diameter coarse material for use within sites

## Sample Annual Operating Plan for Red Bluff

### **Red Bluff Recreation Area**

The operation of this Forest's site will be designed to maintain the level of experience, maintenance, safety and sanitation of the facilities for users while maintaining the natural resource. All established standards will be met.

The operating plan is for Red Bluff Recreation Area.

This Operating Plan is divided into four categories:

(A) Operations, (B) Maintenance, (C) Operating Conditions, (D) Special Conditions, (E) Flooding Emergency, and (F) Flood Damage Mitigation

Submitted by: Jane Smith Management, LLC

## **A. OPERATIONS**

### **NORMAL OPERATING SEASON**

Operation of campground facilities will begin the weekend prior to Memorial Day weekend thru the third weekend in October. Campground Managers will be on-site or have a representative visit this site seven days per week. Campground Management (aka Management) should be on site, 24 hours a day at the following times, to provide quality service to the public: Thursday through Sunday 7:00 p.m. and Mondays on Memorial Day, Fourth of July, and Labor Day weekends).

Management, with Forest Service approval, may make adjustments to their hours of operation near the opening and closing dates, depending on weather conditions and/or frequency of use. Pre- and post-season operation will be performed in conjunction with and approval by the Authorized Officer or his Designated Representative.

The campground will be operated 24 hours per day, with use restricted to campers only and quiet hours enforced between the hours of 10:00 p.m. and 8 a.m. Public access for exiting sites will be provided at all times. Management will inform potential campers when occupancy has reached the carrying capacity for the site. The campground gates will not be used to facilitate closure due to campground being full. If needed, information will be provided at the campground entrance notifying the public of the closure or full occupancy and availability, and location of other nearby campgrounds. Forest Service shall also be notified.

Standard operating hours for day use areas are between the hours of 6:00 a.m. and 10:00 p.m. Gates may be used to restrict use outside of these hours, or during high water/flood conditions or at other hazardous times. Management will be responsible for evacuating the day use area in case of flooding, and for notifying recreationists of hazardous weather conditions.

Management will be responsible for opening and closing the campground each season. The Forest Service will have a coordinating responsibility and will provide supervision and inspection of these processes. One week prior to the beginning of the operating season, Management will be responsible for making all facilities operational with exception of the water systems, which will a shared responsibility with the Forest Service. At the end of the operating season, Management will be responsible for post season closing for this site (Section B).

### **INSURANCE**

All appropriate insurance coverage will be provided by Management in the amount of at least \$1,000,000 for combined single limit liability to cover property damage, bodily injury and/or death will be provided. The USDA Forest Service will be listed as additionally insured by the policy.

### **LAW ENFORCEMENT**

Forest Service Code of Federal Regulations will be the responsibility of Forest Service Law Enforcement personnel. Management will notify Forest Service Law Enforcement personnel of CFR violations for enforcement purposes; however, Management will request assistance from the Sheriff's Office for those State and County regulations which apply.

- A. The following will be the priority of enforcement:
1. Management will seek compliance with regulations by informing and educating visitors and by taking a good "Host" approach.
  2. If a visitor does not comply with rules and regulations, Management will gather as much information as possible on the violator without jeopardizing his/her own safety.
  3. When difficult situations arise, Management will request assistance from the County Sheriff. The Forest Service will also be notified of circumstances requiring Sheriff's assistance. The County Sheriff will be contacted in all cases of theft, vandalism, disorderly conduct, disturbing the peace, alcohol or drug misuse.
  4. Management will request assistance from the Forest Service when considered necessary. Notify the District Office and an on-call officer can be notified and sent to the scene. The Forest Service shall be notified of law enforcement situations which threaten life or property.

5. Management will report acts of vandalism or destruction of Government property to a designated Forest Service official on the day such acts are discovered.

B. Items that frequently need attention and will be addressed by the good host are:

- Dogs not on leash.
- Exceeding stay limits during heavy use season.
- Parking or camping in non-designated sites.
- Failure to pay fees.
- Vandalism.
- Excessive noise.
- Improper disposal of waste water or sewage.
- Excessive number of people and vehicles per site.
- Excessive speeds or improper use of motorcycles/ATVs in campgrounds.
- Failure to extinguish campfires.
- Illegal "reserving" of camp-sites.
- Use of generators or audio devices outside posted operating hours.
- Use of unauthorized fires outside established fire ring.
- Discharging or igniting fireworks or explosives.
- Operating a chainsaw.

C. Management will be responsible for:

1. The collection of user fees including funds from bad checks.
2. Posting all rules and regulations being enforced.

## **SIGNING**

Management will be responsible for maintaining bulletin boards or similar appropriate structures, for the purpose of displaying information to the public concerning regulations and Forest Service management activities. Forest Service will provide standard signs and posters. Management will provide any customized signs. All fee sites will be signed, stating: "These Forest Service owned facilities are operated and maintained under a Special Use Permit from the Mark Twain NF". Campers should also be informed of the site the Campground Manager is occupying which will be site XX.

Any additional signs or other promotional material desired, including color, material and location of signs, will be provided and/or approved by the Forest Service. Management will place signs at locations which convey the message to the majority of recreation area users. Any appropriate traffic signs will be posted inside the recreation area road system. Signs needed in different sites and/or locations will be the same in design, color, materials, etc., to maintain consistency in all Forest Service developed sites.

Management is responsible for posting recreation area signs and posters.

## **RESERVATION SYSTEM**

The National Recreation Reservation System will be used. Management will arrange to receive or have access to the Daily Arrival Report (DAR) delivered by FAX or e-mail. Management is responsible to ensure e-mail or FAX is checked daily. Sites not reserved will be available on a first come, first served basis. There will be a 4-day blackout period prior to arrival date in which no reservations may be made.

## **FEES AND COLLECTION**

The following fees will apply at the Red Bluff Recreation Area

Day Use Fee	\$2.00/vehicle, \$10/bus, \$20/season
Camping Fee	\$10/single site, \$20/double site, \$25/group site \$17/single electric site, \$34/double electric site

Firewood	\$5.00/bundle
Drinking Water	\$1.00/single serving bottle
Ice	\$2.00/crushed bag, \$3.00/block
Overflow Sites	\$5.00/ site (at discretion of management)

Other than camping fee, other items offered should already include Missouri State Taxes.

Family campground unit capacities are eight people or immediate family and generally two vehicles per campsite.

All user fees will be collected and handled by Management.

Golden Age and Golden Access Passports, Senior Passes, Access Passes and Camp Stamps will be honored. Management will accept Camp Stamps with the provision that the stamps will be accepted at face value. Camp Stamp program was discontinued in the late 1980's and are rarely seen in use. They have not been seen on the Mark Twain in over 15 years.

**Golden Age Passports or Senior Passes: Cost: \$10.00**

Admits pass holder and any accompanying passengers in a private non-commercial vehicle for 50% of the standard amenity/day use fee.

Receives a 50% discount on some expanded amenity fees like campgrounds (does not include hookups for water/sewer/electricity), highly developed boat launches and swimming sites and for specialized interpretive services.

**Golden Access Passports or Access Passes: Cost: Free**

Admits pass holder and any accompanying passengers in a private non-commercial vehicle for 50% of the standard amenity/day use fee.

Admits pass holder and any accompanying passengers in a private non-commercial vehicle.

Receives a 50% discount on some expanded amenity fees like campgrounds (does not include hookups for water/sewer/electricity), highly developed boat launches and swimming sites and for specialized interpretive services.

**Annual Interagency America the Beautiful, Volunteer or Military Passes:** honored for 50% discount on standard amenity fees. No discount for expanded amenity (campground) fees.

The following statement will be posted at each campground fee bulletin board: "Occupancy of a camp unit is any use of the camp unit for more than 30 minutes. After 30 minutes of use a fee payment is required. Family campground unit capacities are eight people or immediate family and generally two vehicles per camp unit if parking space allows. Extra vehicles will be charged at a rate of \$2.00 per vehicle."

Refunds will be allowed within 30 minutes of the time the camper enters the camp site. The camper will be given a refund in full upon returning his ticket to the Campground Manager or representative. This would only apply to non-reserved sites.

**REPORTING RESPONSIBILITY**

During the normal operating season, management will maintain site use data. The use figures will show the number of sites occupied each day, the average number of people occupying the site per day, the number of extra vehicles, and the total number of Golden Age/Golden Access passports or Senior/Access passes used.

Management will also provide documentation and reports for amounts of fees collected for camping and other sales. Fee collection and use information reports should be submitted to the Forest Service within 14 days following the end of each month.

**UTILITIES**

Management will contact appropriate utility companies and will assume the responsibility for telephone and electrical service costs during the entire permit period. Management will be responsible for all electric service.

All water and waste water system maintenance, and central trash collection are the responsibility of the Forest Service. Management will be responsible for collecting the garbage within the recreation area and depositing it in dumpsters. All requirements of the Missouri State Board of Health and the USDA, Forest Service will be met.

### **HEALTH AND SAFETY**

Management will be responsible for periodic documented safety inspections and will take immediate corrective actions of noted safety hazards. Forest Service will do a pre- and post-season hazard tree inspection and mark trees for removal. Tree hazards located within the recreation area limits will be felled at Forest Service expense. Limbs will be lopped and scattered by Management.

Contractor provided dumpsters will be monitored by Management, especially during holiday or heavy use periods. Additional trips may be needed to keep bins from overflowing and will be the responsibility of the Forest Service to arrange based on information provided by management. Lids are to be kept closed to keep animals out and to reduce insect problems. Campers will be advised, by Campground Manager's visit and/or education materials, to store food properly and to not feed the animals or leave trash at their camp sites.

Management will participate in the prevention, control, and suppression of plague efforts under the supervision of the State Department of Health Services, County, or Forest Service.

Management will be required to take chlorine readings daily (seven days a week) while the recreation area is under operation. If chlorine readings are low, Management will add the required amount of chlorine, and if readings are high, they will remove the appropriate amount of chlorine. Any unusual readings will be reported immediately to the Forest Service Representative.

## **B. MAINTENANCE**

Routine maintenance and mowing (and trimming) should be done Monday through Friday, and conducted between the hours of 8:00 a.m. and 5:00 p.m. and as needed for emergencies on Saturday and Sunday.

### **TOILET SERVICING**

Repairs and cleaning of bathrooms will be the responsibility of Management. Odor management will be the responsibility of Management. Pumping of toilets will be responsibility of Forest Service, unless gross income exceeds \$25,000/year, in which case cost of toilet pumping will be reimbursed to the Forest Service. Management will notify the Forest Service approximately two weeks before toilets need to be pumped, and will be present when the toilets are pumped.

### **SOLID WASTE**

Collection of solid waste outside of dumpsters, within the recreation area will be the responsibility of Management. Bathroom receptacles will be emptied at least once during weekdays and twice during weekends, and material placed in dumpsters.

Solid waste removal from the recreation area to the landfill or transfer station will be Management's responsibility.

Recycling containers will be provided by Forest Service and Management is responsible for the taking recycles to recycling center. Management may keep proceeds.

### **PRE-MAINTENANCE INVENTORY**

A District representative and Management will jointly inventory the Forest's facility conditions to verify needed maintenance work and amount of such maintenance work prior to the normal operating season.

### **MAINTENANCE SUPPLIES**

Management will furnish all cleanup and routine maintenance supplies as well as supplies required for tenant maintenance.

## **ROAD, WALKS AND TRAILS**

Permit holder will contact Forest Service immediately for major repairs, and advice on making minor repairs.

## **SIGNS, BULLETIN BOARDS, UNIT POSTS, BARRIER LOGS AND POSTS**

All Forest Service signs, bulletin boards, unit posts, fee tubes and barrier logs or posts associated with the recreation area will be painted or stained once every three years. A Schedule will be developed during the pre-season inspection by Area Managers and Forest Service representatives, and made part of this Operating Plan as Appendix C, Maintenance and Reconditioning Plan. Repairs to these features and the information on them will be made within ten days of discovery.

## **STAINING/PAINTING SCHEDULE**

Staining and painting needs will be determined during the scheduled joint pre-season maintenance inventory.

## **EQUIPMENT AND SUPPLIES**

Management will provide all tools and materials necessary (i.e., cleaning supplies, toilet paper, garbage bags, wasp killer, etc.) to maintain and operate the area adequately.

Any chemicals used will be approved by the Forest Service.

Forest Service will provide tools/keys to access fee tube, all bathroom facilities and Management will return tools/keys at end of each collection season. These will be documented on an AD-107, Report of Transfer or Other Disposition or Construction of Property.

All supplies and equipment will be stored at appropriate sites which will least interfere with daily recreation area use. All storage sites will be approved by the Forest Service.

Each vehicle owned by Management will be identified by signing on the side or door on both sides of the vehicle. It will read as follows (or something similar). A magnetic sign is preferred over other applications.

### **Red Bluff Recreation Area Campground Management**

Firewood used by Management or offered for sale will be obtained locally. If Management chooses to obtain wood from the forest for commercial use/sale, they will obtain a firewood authorization prior to this.

## **IMPROVEMENTS**

The construction of temporary structures, signs or placement of temporary structures will be approved in advance by the Forest Service as they are needed. If structures for storage or maintenance purposes are not currently available for use, Management will provide the basic design, construction materials, color, location, etc., to the Forest Service for approval.

## **MOWING**

Grass will be mowed as necessary by management or their contractor. Equipment will be adjusted to prevent scalping or furrowing of work area.

All trimming will be conducted by the management or their contractor. Grass will be trimmed around shade trees, bathrooms, along sidewalks, car stops, spurs, campsite components, along road edge from highway through recreation area, and other locations that visitors would be found. Trimming and weed-eating will be to the same height as surrounding mowed areas.

Mowers, trimmers, and other cutting equipment along with gas, oil and weed eater string will be provided by Management. Maintenance on equipment will be secured or performed by Management.

## **C. OPERATING CONDITIONS**

### **Pre – Season Opening**

At least one week prior to the Forest's developed site opening, Management will ensure that the site is cleaned up and meets standards by:

1. Cleaning toilets inside and out, and cleaning all toilet vents so they are free of cobwebs and any other obstructions.
2. Clearing walkways and trails of debris and safety hazards.
3. Cleaning fire rings. These facilities will be free of litter and ashes.
4. Raking camp sites and picking up debris, litter from entire recreation area.
5. Eliminating dirt, grease, food, leaves and needles from tables.
6. Installing signs and posters as required promoting public safety and health.
7. Removal of leaves from all roads, parking spurs, tables, tent pads and within a 10-foot radius of all fire rings.
8. Rake all campsite pads to make smooth.
9. Making repairs to the following constructed features of restroom buildings; new hinges, door latches, toilet seats, toilet paper holders, and anything else related to the comfort stations not to exceed \$200.00 (agreed upon between FS and concessionaire) per occurrence.
10. Activating utilities (telephone and electric) if needed.
11. Painting/staining facilities per approved plan.
12. Perform necessary weed control work with Forest Service approved chemicals.
13. Make repairs to any constructed feature not to exceed \$200.00 (agreed upon between FS and concessionaire) per occurrence, excluded from constructed features are the well house, well including water hydrants, waste-water treatment plant and below ground features of the water distribution system.
14. Ensure pathways from campsites and picnic areas to river are free of overhead hazards and that any trash is removed.
15. Total repair and maintenance supplies (items 9 and 13) not to exceed \$500.00 (agreed upon between FS and concessionaire) per season including vandalism.

### **Clean-Up and Light Maintenance During Normal Operating Season**

Management will perform the following items at fee sites during the Normal Operating season.

1. Toilet Cleaning
  - a. Inspect and clean toilets daily.
  - b. Clean toilet bowl risers, seats, and seat covers with disinfectant (minimum three times weekly and whenever necessary to ensure sanitary conditions and pleasant appearance). Chemicals will be approved by the Forest Service and provided by Management
  - c. Sweep floors and cement slab in front of doors and walkways. Building interiors will be free of dirt, graffiti, insects (dead and alive), and spider webs.
  - d. Wash floors (once weekly or as needed for sanitation) with disinfectant; wash dividers, doors, ceilings, and walls. Dry mop or squeegee the floor to leave as dry as possible. Floors will be kept free of standing water. While washing the interior of the toilets, toilet paper will be covered or removed to prevent absorption of moisture.
  - e. Stock toilet paper sufficient to last through the following day.
  - f. Control all unpleasant odors.
  - g. Check level of material in vault; have pumped when necessary.
2. Table Cleaning
  - a. Remove dust, grease, food particles, or other unsightly matter from tables on a daily basis.
  - b. Wash and scrub tables (once weekly and/or whenever necessary).

3. Fire Rings - Cleaning
  - a. Remove ashes and debris from fire rings. Re-level rings as needed.
  - b. Ensure fire ring arms are functioning. Oil pivot point once each season or as needed.
  - c. Remove ashes from unauthorized fire rings and pits. Scatter the rocks and spread soil over these areas to make less conspicuous. Fill any pits with soil (weekly).
  - d. Clean grill surfaces of grease and food particles (weekly).
  - e. Remove firewood, or stack any leftover firewood beside the grill (as site is unoccupied).
  
4. Sign Board Maintenance
  - a. Keep sign boards current and neat (weekly).
  - b. Maintain area around sign posts free of weeds and brush.
  - c. Replace broken sign posts and boards.
  - d. Replace all posters when faded, missing or torn (Forest Service & Management material).
  
5. Garbage and Ash Removal
  - a. Pick up and place all garbage and litter within the recreation area boundary in garbage containers. The clean-up areas include campsites, toilet facilities, roads, parking spurs, trails and river shoreline area. Litter includes fine materials such as lids, bottle caps, can open rings, pieces of plastic wrappers and cigarette butts.
  
6. Graveled Areas and Hard Surfaces – Raking and Sweeping
  - a. Rake and smooth graveled or hard surfaces surrounding tables, stoves, grills and toilets (bi-weekly).
  - b. Removal of small limbs, leaves and rocks from all parking spurs and within a 10-foot radius of all fireplaces.
  - c. Rake and clean tent pads (bi-weekly).
  
7. Hazard Removal
  - a. Remove rocks, logs, sticks or other similar natural objects which create a safety hazard or an unsightly condition from all improved areas in the recreation area (daily). Remove these hazards to areas approved by the Forest Service or haul from the site.
  - b. Management will immediately notify the Forest Service of any hazards in the recreation area which they are not able to remove.
  - c. Trees will be kept free of nails, rope, wire, hazardous branches, and other hazards that might endanger recreationists or damage the trees.
  - d. Trimming of all pathways sufficient enough to keep grass and weeds from coming in contact with those utilizing pathways. Suggested distance is three feet on each side of pathway. Normal season requires two to three trimmings to accomplish.

### **Post-Season Closing**

Management will be responsible to do the post-season clean-up and maintenance and preparation for winter. This includes:

1. Clean toilets. May decide, in consultation with the Forest Service, to lock those in the campground.
2. Clean walkways and trails of debris and safety hazards.
3. Clean upright grills, stoves, and fire rings, free of litter and ashes.
4. Pick up litter and debris from entire developed areas.
5. Complete all identified health and safety items.
6. Ensure all entrance gates are locked.

## **COMPENSATION TO THE U.S. AND HEAVY MAINTENANCE REQUIREMENT**

In addition to the occupancy fee which is due to the United States, Management agrees to pay fees to the U.S. according to those items listed in this operating plan and the original bid proposal.

The fee to the government is 5% of the gross revenue for the first \$15,000, plus an additional 3% of the gross revenue for revenues above \$15,000 in a given year. This is due to government at beginning of the season based on anticipated income.

Heavy Maintenance and reconditioning will be based on fees due and payable to the U.S. government. Under the provisions of the Granger-Thye Act, it is the option of Management, with approval by the Forest Service to offset some fees due the USDA Forest Service for actual heavy maintenance work performed including proper documentation materials submitted to the Forest.

The Forest Service will coordinate with Management in the development of a list of possible projects for which heavy maintenance work can be accomplish (this includes documentation material).

### **D. SPECIAL CONDITIONS**

1. Brochures with information about the recreation area, reservations, and services may be distributed free of charge to all campers.
2. Press releases in newspapers, television, and radio will be issued by Management to inform campers of opening dates, services, reservations, closing dates, and other information.
3. The Forest Service reserves the right to free use of space or campsites by Forest Service work crews or volunteers on an as needed basis. Sites to be used will be negotiated between the Forest Service and Management. However, sites with services such as electric, if requested by Forest Service, will be granted by Management. Management will be compensated for this use whenever all other campsites are full.
4. Forest Service Improvement Work – The Forest Service reserves the right to perform accessibility improvement, electrical, or any other construction work within these developed sites. Management will be notified in advance regarding the type/length of work and be informed of which sites will need closing for a short period of time (2-3 days) to complete accessibility work. This work will be accomplished during low-use periods.
5. The US Forest Service is responsible for maintaining potable water supply system and meet testing requirements as required in accordance with Departments Standards for Non Community Public Water Supplies. If the water supply does not pass, non-potable water signs will be posted by Management.
6. Firewood must come from the immediate area (Missouri) or a county that is known to have no evidence Emerald Ash Borer.

### **E. FLOODING EMERGENCY**

1. It will be the responsibility of Management to monitor weather and the USGS stream level gauge at Steelville, Missouri to determine if the potential for flooding of the Red Bluff Recreation Area exists.
2. In the event of a potential flooding event of a potential flooding event, Management will notify all occupants and users of the flood potential and advise them to be prepared to evacuate the area quickly when told to do so, or if they see the creek out of its bank.
3. It is the responsibility of Management to have the capability to respond to potential flooding of the Red Bluff Recreation Area 24 hours a day, 7 days a week during the operating season.
4. If a flood is eminent, Management will inform all occupants that their life and property is in peril and to leave immediately in an orderly fashion.

5. If local weather conditions exhibit the potential to produce flooding, it is the responsibility of Management to contact the Potosi/Fredericktown Ranger District at 573-438-5427 Monday through Friday 8:00 am to 4:30 pm. After hours contacts will be provided.
6. Refunds will be provided to those occupants forced to leave due to flooding, as appropriate. Management will coordinate with Forest Service to process any refunds for sites that were reserved through NRRS.

**F. FLOOD DAMAGE MITIGATION**

1. The Forest Service will assist Management with flood clean up and repair to the extent that funding and availability of resources will allow.
2. Any flood damage clean up or repair that Management performs will be at Management's expense and will not be reimbursed by the Forest Service. Examples of such expenses include: labor, materials, equipment rental, fuel, or amounts paid to contractors.
3. Management will contact the Forest Service for approval of any post flood clean-up or repair activity prior to performance.

**G. MANAGEMENT CONTACT AND POSITION INFORMATION**

1. Management's manager under this contract is John Doe. He can be contacted at 123-456-7890.

In witness whereof, the Holder and the Forest Service have caused this Operations and Maintenance plan to be executed on the dates shown. This plan has been read and approved by:

\_\_\_\_\_  
Permittee

\_\_\_\_\_  
Date

\_\_\_\_\_  
District Ranger

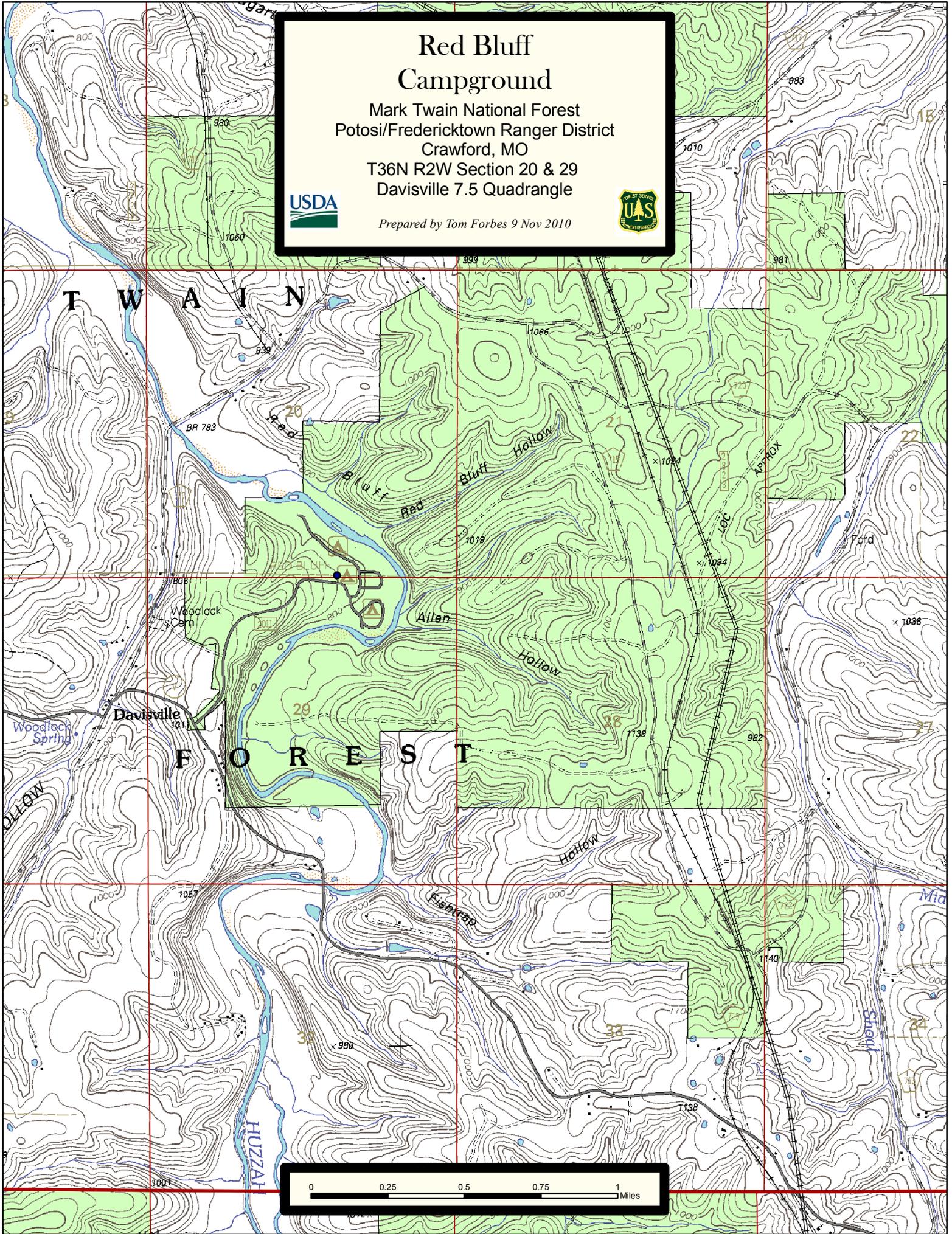
\_\_\_\_\_  
Date

# Red Bluff Campground

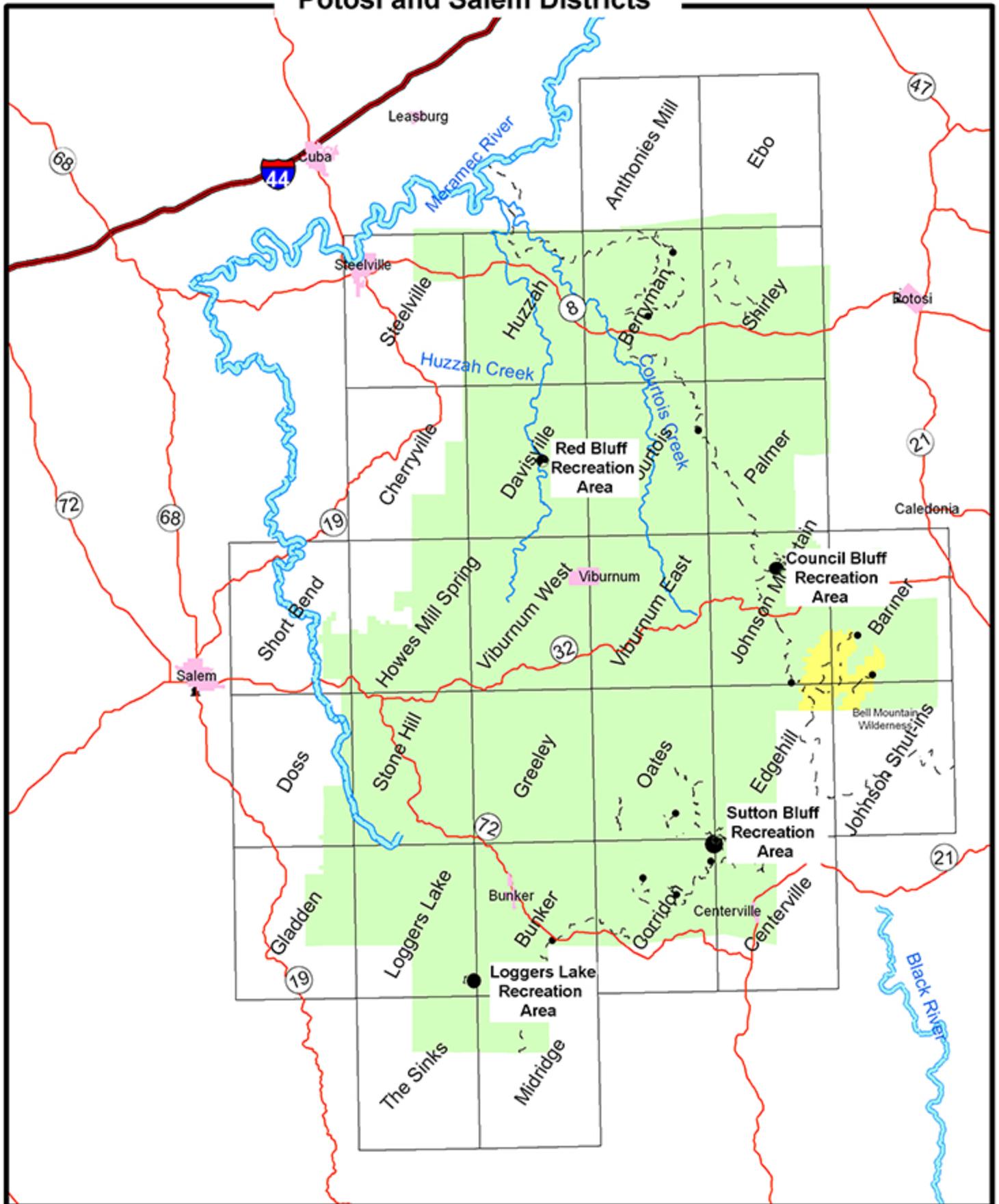
Mark Twain National Forest  
Potosi/Fredericktown Ranger District  
Crawford, MO  
T36N R2W Section 20 & 29  
Davisville 7.5 Quadrangle



Prepared by Tom Forbes 9 Nov 2010



# Council Bluff, Loggers Lake, Red Bluff & Sutton Bluff Areas Potosi and Salem Districts





# Constructed Feature Report

Existing-Active Features; Link Type = "ON"  
RSCFEA

Managing Org : 090505 RED BLUFF (Campground) Site ID : 52443

Site Development Status : EXISTING

Site Operational Status : OPEN

Feature	ID	Name	Qty	Size	Date Last Inspected	Condition Rating	Needed AM Cost	Needed DM Cost	Needed CI Cost
Barrier - Parking Barrier (log w/wood posts)	52443-20		470	470 In ft	02/04/2008		\$ 17	\$ 812	\$ 0
Barrier - Parking Barrier (rock)	52443-34		1000	1000 In ft	02/04/2008		\$ 10	\$ 0	\$ 0
Barrier - Parking Barrier (wood, treated sawn)	52443-10		560	560 In ft	02/04/2008		\$ 20	\$ 768	\$ 0
Barrier - Wheel Stop	52443-33		55	55 each	02/04/2008		\$ 110	\$ 0	\$ 0
Building - Water - Red Bluff Pump House	52169	RED BLUFF PUMP HOUSE		96 sqft	09/11/2002	GOOD	\$ 0	\$ 432	\$ 0
Building - Toilet-Vault - Red Bluff No.2-Gravel Loop	52225	RED BLUFF NO.2-GRAVEL LOOP			06/15/2005	GOOD	\$ 0	\$ 1,149	\$ 0
Building - Toilet-Vault - Red Bluff No.3-By Pavilion	52226	RED BLUFF NO.3-BY PAVILION			06/15/2005	GOOD	\$ 0	\$ 270	\$ 0
Building - Toilet-Vault - Red Bluff No.4-By Electric Sites	52227	RED BLUFF NO.4-BY ELECTRIC SITES			06/15/2005	GOOD	\$ 0	\$ 440	\$ 0
Building - Toilet-Vault - Red Bluff No.5-Lower Loop	52228	RED BLUFF NO.5-LOWER LOOP			06/15/2005	GOOD	\$ 0	\$ 270	\$ 0
Building - Pavilion - Red Bluff Pavilion	52171	RED BLUFF PAVILION		800 sqft	06/28/2005	GOOD	\$ 0	\$ 2,862	\$ 0
Building - Toilet-Vault - Red Bluff Pines Overlook Cxt Toilet	52307	RED BLUFF PINES OVERLOOK CXT TOILET					\$ 0	\$ 0	\$ 0
Erosion_Control - Riprap	52443-32		19500	19500 cu ft	02/04/2008		\$ 176	\$ 0	\$ 0
Fire_Device - Fire Ring	52443-38		30	30 each	02/04/2008		\$ 180	\$ 0	\$ 0
Fire_Device - Fire Ring	52443-25		18	18 each	02/04/2008		\$ 97	\$ 3,240	\$ 0
Fire_Device - Pedestal Grill, Large	52443-24	COMMERCIAL PEDESTAL GRILLS (GROUP)	4	4 each	02/04/2008		\$ 76	\$ 0	\$ 0
Fire_Device - Pedestal Grill, Small	52443-26		7	7 each	02/04/2008		\$ 69	\$ 0	\$ 0
Gate - Pipe (steel)	52443-11	ROAD GATES	1	1 each	02/04/2008		\$ 44	\$ 0	\$ 0
Misc_Rec - Fee Station	52443-37		2	2 each	02/04/2008		\$ 76	\$ 0	\$ 0
Misc_Rec - Host Site	52443-21		1	1 each	02/04/2008		\$ 400	\$ 0	\$ 0
Misc_Rec - Information Kiosk (hdo plywood)	52443-19		1	24 sq ft	02/04/2008		\$ 184	\$ 0	\$ 0
Misc_Rec - Pathway (concrete)	52443-35		1	144 sq ft	02/04/2008		\$ 0	\$ 0	\$ 0
Misc_Rec - Pathway (imp.nat.mat.)	52443-15		1	10560 sq ft	02/04/2008		\$ 0	\$ 0	\$ 0



# Constructed Feature Report

Existing-Active Features; Link Type = "ON"

RSCFEA

Managing Org : 090505 RED BLUFF (Campground) Site ID : 52443

Site Development Status : EXISTING

Site Operational Status : OPEN

Feature	ID	Name	Qty	Size	Date Last Inspected	Condition Rating	Needed AM Cost	Needed DM Cost	Needed CI Cost
Misc_Rec_Unit - Lantern Post	52443-27		28	28 each	02/04/2008		\$ 132	\$ 2,450	\$ 0
Misc_Rec_Unit - Lantern Post	52443-44		25	25 each	02/04/2008		\$ 131	\$ 0	\$ 0
Misc_Rec_Unit - Sun/Wind Shelter (wood)	52443-37		13	13 each	02/04/2008		\$ 429	\$ 4,200	\$ 0
Misc_Rec_Unit - Trailer/Rv Hookup	52443-31		6	6 each	02/04/2008		\$ 918	\$ 0	\$ 0
Play_Equipment - Playground	52443-36	BASKETBALL GOAL	1	1 each	02/04/2008		\$ 475	\$ 0	\$ 0
Sanitation - Garbage Can	52443-5		3	3 each	02/04/2008		\$ 3	\$ 0	\$ 0
Sanitation - Garbage Pad	52443-33		1	1 each	02/04/2008		\$ 27	\$ 0	\$ 0
Sign - Site (plastic)	52443-16	ENTRANCE SIGNS (DOUBLE SIDED)	1	1 each	02/04/2008		\$ 50	\$ 1,000	\$ 0
Sign - Visitor Information (mdo plywood)	52443-37		17	25 sq ft	02/04/2008		\$ 6	\$ 0	\$ 0
Table - Bench (wood, hvy duty)	52443-43		2	2 each	02/04/2008		\$ 42	\$ 0	\$ 0
Table - Picnic Table (expanded metal)	52443-33		45	45 each	02/04/2008		\$ 1,530	\$ 0	\$ 0
Table - Picnic Table (wood, hvy duty)	52443-22		3	3 each	02/04/2008		\$ 73	\$ 0	\$ 0
Table - Picnic Table (wood, hvy duty)	52443-39		10	10 each	02/04/2008		\$ 270	\$ 8,700	\$ 0
Water_System - Well, Submersible Pump	52166	RED BLUFF			03/20/2003		\$ 17,219	\$ 11,360	\$ 0
<b>Total Costs:</b>							<b>\$ 22,765</b>	<b>\$ 37,953</b>	<b>\$ 0</b>



## Report Summary

Report Title : Constructed Feature Report

Report Name : RSCFEA

Run by : NFEAKES

## Filter By

Managing Org : %

Site Name : %

Site ID : 52443

Site Development Status : %

Site Operational Status : %

Feature Type : %

## Sort By

Managing Org, Site Name, Site ID, Feature Type

## Notes