

VILLAGE OF WESLEY CHAPEL  
MINUTES OF PARKS AND RECREATION COMMITTEE MEETING  
January 18, 2010, 7:00 PM

The Parks and Rec Committee of the Village of Wesley Chapel, North Carolina held a committee meeting at 1008 Woodhurst Road, Wesley Chapel, North Carolina.

MEMBERS PRESENT: Julie Brown, Marnie Holland, John Lepke, Mike Giaimo, Greg Miller, Pat Utley, Bill Bennett.

MEMBERS ABSENT: None

OTHERS PRESENT: Council Member Sondra Bradford, Elaine Rosoff.

Sondra Bradford called the session to order at 7:10 PM.

1. ADDITIONS, DELETIONS, AND / OR ADOPTION OF AGENDA

Agenda was adopted without modification.

2. APPROVE MINUTES FROM NOVEMBER 16, 2009, DECEMBER 10, 2009 AND SEPTEMBER 24, 2009 INFORMATION SESSION.

Minutes from all three meetings were reviewed and approved with minor changes.

3. DISCUSS PAGE PRICE PARK/PARKS & REC FIVE YEAR CAPITAL PLAN

Sondra Bradford reviewed a line-by-line budget estimate for Page Price Park using cost data provided by Hayden-Stanziale. In addition to the PARTF grant, other grant opportunities exist for various items in the budget. Where alternate funding sources exist these items were separated from the PARTF grant application. Items, for which no other grant opportunities are available, in excess of the PARTF grant limit, were listed as Village expenses towards construction of the park. Total Village expense in the budget is stated as approx \$390,000 representing only 17% of current Village assets.

Sondra communicated that the budget estimate does not include funds to convert the existing home, located on the east side of the proposed park location, from a home into a restroom/public building.

Mike Giaimo raised a concern regarding the cost estimate for the 10' x 30' Bridge across the spillway and requested Hayden-Stanziale clarify/confirm accuracy of this estimate.

Sondra presented an option for phasing expenses by delaying acquisition of the acreage to the West of the park into a future PARTF grant window. Following a discussion of the impact this might have on PARTF grant applications for other projects the committee unanimously agreed a preference to not phase this and reserve the next opportunity for a PARTF grant application for other potential park facilities.

Sondra also present a simple 5 year financial/improvement plan showing Page Price Park Village expense towards construction in the first year, \$35,000/Year maintenance cost, annual contributions to a capital/improvement fund for parks and, starting in year 3,

\$15,000/year for a part time Park employee. The 5-year plan presented is based solely on the currently defined Page Price Park project.

4. PARTF UPDATE AND OTHER GRANT OPPORTUNITIES

This agenda item was discussed in detail under previous agenda item.

Mike Giaimo suggested that plans should be established in the long-term plan for Page Price Park to relocate the utility line that currently crosses the pond. All members agreed with his suggestion.

Marnie Holland also suggested that pedestrian connectivity be included in plans beyond the current 5-year planning period. All agreed that connection of the Park to sidewalks/greenways should be a part of the long-term plan.

Sondra reviewed the numerous other grant opportunities that have been identified and reported that Hayden Stanziale has been asked to submit cost estimate for preparing these other grant applications.

Sondra reported that in the final stages of the grant application process additional community meetings had been conducted or are planned in the next week. These include meetings with Silver Creek, Heather Glen, Price Mill and a local fishing club.

The process is on track and meeting the tight deadlines. The outstanding issue is clearer definition of the cost to remediate the dam. If the initial cost estimate of \$250,000 increases significantly following expert engineering assessment, and that additional funding was not available from other grants, this could be a 'show stopper'. Sondra stated that in this event the PARTF application could be withdrawn.

John Lepke suggested that Corps of Engineers, DNER, FEMA and any other governmental body with jurisdiction should approve any dam remediation plan.

5. DISCUSS RESPONSES TO COUNCIL REQUEST FOR COMMITTEE UPDATE

John Lepke volunteered to obtain clarification from Howard Brotton about exactly what information the Council was looking for and prepare and present a response after review with committee members.

6. DISCUSS POSSIBLE HOUSTON HOUSE RESTORATION EFFORTS

Julie Brown and Greg Miller reviewed some information about the 'Houston House'. This historic, but derelict, home was built in 1810 by Dr. Houston. It is reported to be the oldest home in Union County. The property is located in Indian Trail at the border with Wesley Chapel. It has historic significance to families resident in Wesley Chapel. Prior attempts to get a preservation activity going have failed and a plan for the Fire Department to burn the property down exists. The church that currently owns the property has liability concerns and just wants to see the building removed.

Julie, Greg and an expert in historic buildings visited the site to investigate if there were materials Parks & Recreation could recover and use in construction of our parks. On closer

inspection Greg reported the building is very well built with excellent craftsmanship. The building features hand hewn beams and other unique carpentry features. Greg reported that the structural integrity of the structure might allow the building to be lifted and relocated. He estimated a relocation cost of approx. \$10,000.

If the building was relocated to another site John Lepke pointed out that the new site would then assume the liability the current owners are trying to shed. Page Price Park was proposed as a possible site for this building. Greg stated that if the building was relocated it would have to be mounted on steel beams, wrapped in tarp to prevent further degradation and secured to prevent trespass. Lepke commented that a derelict building wrapped in tarps would be unsightly in our new park. Greg suggested that perhaps decorative tarps and before and after renditions could be used to make it less unsightly.

Greg also advised that there are other historic buildings in the Wesley Chapel area that could be saved. He offered a suggestion that in addition to the Houston House it might be possible to relocate other historic buildings to the same site to establish a museum village. All agreed this was a great concept and consistent with residents wishes to 'preserve our rural heritage'.

Parks and recreation unanimously agreed to support an effort to 'Save the Houston House'. Julie Brown volunteered to lead this effort.

#### 7. UPDATE FROM MEETING WITH SWIM CLUB ON DECEMBER 15

Sondra reported on the meeting held with the Swim Club in December. Julie Brown and Bill Bennett also attended. The swim club is in financial trouble and unable to meet loan repayment obligations due to insufficient membership. They lack the funds to make improvements to attract more members. At the December meeting Parks & Recreation requested a proposal. Sondra received this January 18<sup>th</sup>. The swim club advised that they received an extension from the bank until Jan 25<sup>th</sup> at which time a new loan structure will be established. The club is unable to meet the obligations of this loan and will advise members that they will be unable to open for business. The only options available for them are to partner with Wesley Chapel Parks and Recreation or sell the property.

It is the belief of P&R committee that deed restrictions requires that the site remain a recreation facility or revert to the subdivision that donated it. This being the case buyers might be few and far between.

The 10-acre site is located at a 'gateway' to Wesley Chapel. It is a good site for future development as a park. P&R committee agreed unanimously to propose that Village Council acquire the site, minus the fenced in pool area, from the swim club for the outstanding mortgage balance (estimated to be \$100,000) while it is available. The property would be held in 'inventory' as a future development site.

Bill Bennett offered a suggestion that it could be an alternate site for a Town Hall facility.

#### 8. UPDATE ON CAROLINA THREAD TRAIL

Marnie Holland reported Carolina Thread Trail considered 16 design/consulting companies to assist with planning for Union County wide trail system. 6 companies have been selected to submit RFP. This will be further narrowed to 3 that will be invited to submit formal bids.

9. DISCUSS PATH FORWARD

Path forward was discussed under other agenda topics.

10. ADJOURNMENT

The meeting was adjourned at 9:15.

Respectfully submitted,

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John Lepke

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Council Member Sondra Bradford