

VILLAGE OF WESLEY CHAPEL
PARKS AND REC MINUTES
November 16, 2009, 7 PM

The Parks and Rec Committee of the Village of Wesley Chapel, North Carolina met at the Village office at 4107 Newtown Road, Waxhaw, North Carolina.

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

OTHERS PRESENT: Council Member Sondra Bradford; Cheryl Bennett, Administrator/Clerk; Planning & Zoning Administrator Joshua Langen

Residents: Carol Mullis

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

Item 7A, COMMENTS FROM JULIE BROWN was added to the agenda.

2. APPROVE MINUTES FROM SEPTEMBER 21, 2009

The minutes were approved from September 21, 2009. There was no meeting in October 2009.

3. INTERVIEW FIRMS FOR DESIGN OF PAGE PRICE PARK AND
PRODUCTION OF PARTF GRANT MATERIALS

Site Solutions was interviewed first; Ben Simpson and Richard Callahan were present, and Derek Williams participated by phone. Richard Callahan said they are a 20 person company in Charlotte; and offer a broad range of services. Over 12 years they have assisted 20 agencies and secured \$20 million in grants. The cover photo of their brochure showed Granite Quarry in Salisbury, it was a swimming hole and improved with fishing piers, and later concessions. Ben Simpson does the grant writing and heads up the construction. Other projects they worked on include Gold Community Park in Hillsborough, NC which had a pond with boardwalk system and flood issues; Village Park in Kannapolis, NC which has a large band shell; and City Lake Park in Albemarle, NC which has a smaller band shell. Some projects have had more than one PARTF grant. Their proposed timeline showed a survey, they suggested not doing it in house, but develop a list of requirements; and they can give us a list of surveyors, or you can run the survey through them. Ben Simpson recommended a topographical survey now, with a boundary survey, it saves a little bit, and if you see a red flag you can deal with it earlier. The scope of work for construction was not included in the proposal. They were familiar with our project having looked at the aerials, and compared it to Gold Community Park. They estimated planning costs for a million dollar park at 7-9%. They noted PARTF doesn't like to see a lot spent on plan and design.

Gary Wirth from Wirth & Associates said he has worked in the Charlotte area for 31 years, and had his own firm 16 years. He has done sixty Parks and Rec and greenway projects, including four for Mooresville and one in Yadkinville where

land was used as a match. He said public info is very important. He looked at our site, and included a map showing soil types around it. He noted the area in lime green was a good area for the septic on the west side of the lake. Wirth offers a local firm, they have a landscape architect, and their principal will be involved. He suggested more than one local meeting; he would go for approval at the first January Council meeting in case there were any issues. He said the topographical survey was not needed yet, nor a full wetlands delineation until you get the grant. He knows local appraisers, and could get a price tomorrow. He does not have an engineer on staff, and thought that not critical at this point. He does have access to several for septic work. His proposal included a chart of the track record at keeping on budget. Mazeppa Park was bid in February 2009 and came in under budget; he felt he had good unit prices to know what things cost. He went over the timeline, and estimated planning costs at 8-10%; they could be lower since he is a smaller firm. He is working with Wanda McKenzie at Mooresville, and has another three million dollar park going to design. His bid was \$3400 for the whole PARTF grant preparation. In answer to a question he noted Fisher Farm Park in Davidson used volunteers, Boy Scouts built the campsites.

Jim Haden and Mike McNab were present from Haden Stanziale. Jim Haden said his mission was to help you stand out and make your application exceptional. He said he has not had one grant not funded. Mike McNab said they worked on Squirrel Lake Park in Matthews, and got a grant last year. At Kings Mountain they did the entire work for a PARTF grant. He suggested pervious concrete for parking and to alleviate drainage issues. Regarding utilities we will have to run water in. They noted they have an engineer on staff and felt that important. They can be as LEED involved as you want. Questioned on costs, they estimated \$6000 for the PARTF grant, and \$10,000 for the park master plan, environmental review, site analysis, and physical needs. They suggested a topographical survey at this point although it was not done for Squirrel Lake or the Kings Mountain park. In answer to a question, they said there is more concern in deep urban areas on positioning buildings for safety, but yes, a locked door can be a challenge. They noted a trend to keep people walking; and noted trails are a big part of their projects. Jim Haden had been to the site, and thought it a great location on Highway 84, there are traffic considerations; it does have water. He suggested we will need a state of the art septic system; he hasn't done a soil analysis there. They noted there are other grant programs out there, and opportunities from the private sector. Most towns do stock the ponds, and in Mecklenburg you need a fishing permit; the state will supply fish to stock. Mr. Haden said he was personally involved in the parks referenced, as was Jon Wood. Most of the parks get more than one grant.

At this point Pat Utley had to leave, and she noted she leaned toward Wirth; she liked the work he had done, and felt he had good experience and knowledge.

Andrew Pack from Woolpert was interviewed by phone. He said he has done \$30 million of projects, constituting about 20-25 projects. He has worked with Cane

Creek and Jesse Helms parks locally. They did the County's original plan and update. They can set up websites and links to help with the surveys. They were working with Pineville who decided not to submit until next year. Mr. Pack referenced Griffith Street Park in Davidson, it is similar in that it is passive and water based; their permitting was more involved. They can meet the timetable, although it does not provide a lot of leeway. The total points possible for a grant is 115, and anything over 70 is pretty good. They have an engineer who would be involved along with Mr. Pack and Carl Armanini their landscape architect. He had not been to the site, but lives in Marvin. Their pricing was \$22-26.5 thousand for the entire PARTF grant package, and \$10-12 thousand for the park master plan. Regarding items like public involvement, if less work is required, the costs would be reduced.

Blair Israel from Centralina COG was interviewed; they did a pedestrian plan for Stallings. He is a registered landscape architect, and his background is in design. He has done six PARTF grants, including the complete application for some. The program for a park is up to the community; whether you want it passive or active. The next stage would be analysis of the property, and fitting the program on the land. He said he knows Lindsey Dunevant well; and has a 100% success rate on PARTF grants. When asked about cost estimates, he said it has not been their scope; they get more than one source for estimates, and check it with interested contractors; you don't want to under estimate. He wouldn't put COG out there as managing the project; they are generally done after the application. COG is not working on other PARTF grants this year. Asked about the water on the site, he said he has not done a planting plan as part of an application. The tight deadline was discussed. Sondra Bradford noted we do not need site control. Mr. Israel said the environmental review isn't as bad as it looks; you need delineation of the wetlands by soil type, plant type, and presence of moisture.

4. SELECT FIRM(S) TO DESIGN PAGE PRICE PARK AND PRODUCE
PARTF GRANT MATERIALS

After all the interviews the Committee discussed the applicants. Woolpert was taken out of consideration first, their price was highest. Next COG was removed, feeling we need a more comprehensive solution. After a great deal of discussion, and looking at the pros and cons of each, four of the five remaining members voted to take Wirth out of consideration; Julie Brown abstained. After further discussion, there was a unanimous vote for Haden Stanziale to be recommended as our consultant.

5. SELECT PARKS & REC REPRESENTATIVE TO COMMUNICATE
DECISION TO COUNCIL TUESDAY, NOVEMBER 17

John Lepke volunteered to communicate the decision.

6. CONSIDER RESCHEDULING DECEMBER MEETING

The December meeting was rescheduled to December 10, 2009.

7. DISCUSS PATH FORWARD

Sondra Bradford will pull together the comprehensive master plan, and e-mail it out to members for comments.

7A COMMENTS FROM JULIE BROWN

Julie Brown said that Church of the Redeemer bought ten acres at the traffic circle at Potter Road, including the old house and the area up to the traffic circle. This area is probably in Indian Trail. The old house will be burnt down by the fire department. She noted it conflicts with our LARTP, and we should probably present the plan to neighboring towns such as Indian Trail. She also reported she is working on a paper on gangs in Union County, and they go through parks. Bernie Young the DARE officer suggested we have a place where deputies could do paperwork in a park to increase presence.

8. ADJOURNMENT

The meeting concluded at approximately 11:30 pm.

Respectfully submitted,

Cheryl Bennett, Clerk

Council Member Sondra Bradford