

VILLAGE OF WESLEY CHAPEL PARKS & REC MINUTES

August 16, 2010-7:00 PM

Wesley Chapel Town Hall

4107 New Town Road, Wesley Chapel, NC 28173

Committee Members Present: John Lepke, Julie Brown, Greg Miller, Mike Giaimo, and Regina Hilbert

Committee Members Absent: Marnie Holland, Bill Bennett, Elaine Rossof, Pat Utley

Non-Committee Members Present: Council Member Sondra Bradford, Mayor Brad Horvath, Ray Davis, and Carol Mullis

John Lepke called the meeting to order at 7:20 PM.

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

Agenda was approved.

2. PUBLIC COMMENTS

Mike Giaimo announced he is resigning from the committee and explained his reasons. He expressed his enjoyment of working with the members of this committee and appreciation of the group's efforts. Mike left the meeting at this point.

Mr. Ray Davis offered a piece of his property for Parks & Rec's consideration. The property is for sale at \$75,000 per acre at the corner of Waxhaw-Indian Trail and New Town Road. The zoning is R-40, and it is approximately 34 acres for a total price of \$2,550,000.

3. APPROVE MINUTES FROM JULY 19, 2010

Minutes of July 19, 2010 were approved.

4. DISCUSSION AND CONSIDERATION OF CHANGING NUMBER OF MEMBERS ON P&R COMMITTEE

Committee decided to leave the number of members and alternates the same at this time. Recommend Regina be appointed to Mike's open position.

5. DISCUSSION AND CONSIDERATION OF CRITERIA FOR POTENTIAL PARK SITE EVALUATION

Parks & Rec identified the following criteria: Citizens desire a park; we have \$1 million to spend, not counting grants and donations; there will likely only be one park site in Wesley Chapel upon which all the top desired amenities must fit; we must select a site from the currently available properties.

6. DISCUSSION AND CONSIDERATION OF ESTABLISHING OBJECTIVE SITE EVALUATION METHODOLOGY

John presented a site worksheet to score each site. A site needs the potential to deliver amenities but at the lowest possible cost. We also need to consider issues that would involve DENR, DOT, etc.

Parks & Rec wants Council to agree on the methodology prior to site selection. P&R would like to offer Council a site for approval by November.

Most desired amenities, when removing those the Village wouldn't provide (e.g., gym, golf) and grouped by function were as follows: Walking/Biking paved trails; Amphitheater/programming; Walking/Biking unpaved trails; Fishing Pond; Picnic/BBQ facilities; Gardens/Nature Center; Multi-Use Fields; Playgrounds; Basketball Courts; Tennis Courts. The first six were most desired. Can phase accordingly.

John's site worksheet awards points to facilitate a particular amenity, extra points to facilitate the most desired amenities. Takes away points if site won't allow for a particular amenity. If a criterion is objective, the committee votes on the appropriate score.

John offers as an example that paved trails need relatively flat area. Unpaved trails for hiking require contoured and wooded topography. A site that offers both types of topography would score higher than a site that only offers one type of topography (and therefore only one of the amenities).

Committee went through requirements of other amenities.

Ponds need to be no less than 10 feet to prevent algae bloom. If no pond on property, would desire to excavate a pond, but have to quantify that expense. A pond with a trail around it would allow us to apply for Water Based Recreation grant.

Picnic/BBQ area needs to be near where the kids will be playing. May use fund raising to pay for shelters.

A Nature Center would require a varied ecosystem. An existing structure to house it would be helpful. Schools could use it and do displays. A garden could be maintained by volunteers.

Also need to consider parking; access to roads, hopefully a minor road, and whether we'd need a turn lane; restrooms; engineering and design; and construction costs – if we need multiple sites to meet citizens' desired amenities, would duplicate infrastructure and raise costs accordingly.

Will present model to Council in September.

7. IDENTIFICATION OF SITES TO BE EVALUATED AND DISCUSSION OF PROCESS AND ASSIGNMENTS

Preparing list of available properties. If a property is over \$1.5 million P&R won't consider it unless they're willing to subdivide. Defer further discussion until September meeting.

8. OTHER BUSINESS

None

9. ADJOURNMENT

Meeting was adjourned at 10:03 pm.