

VILLAGE OF WESLEY CHAPEL PARKS & REC MINUTES

May 17, 2010-7:00 PM

Wesley Chapel Town Hall

4107 New Town Road, Wesley Chapel, NC 28173

Committee Members Present: Julie Brown, Mike Giaimo, Marnie Holland, John Lepke, Pat Utley, and Alternate Member Regina Hilbert

Committee Members Absent: Bill Bennett, Greg Miller, Alternate Member Elaine Rossof,

Non-Committee Members Present: Council Member Sondra Bradford, Resident Carol Mullis and the owner of Village of Wesley Chapel Town Hall, Harold Wood

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

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

Agenda was adopted with addition of Thread Trail Update, Houston Update, Festival Update and Other Update.

2. APPROVE MINUTES FROM April 19, 2010

Minutes of April 19, 2010 were adopted with revision of date and the name of DENR.

3. UPDATES ON PAGE PRICE PARK, SWIM CLUB, DOGWOOD, AND CAPITAL IMPROVEMENT PLAN

Page Price Park

Official notification of the PARTF grant has not been received. Hopefully, this notification will be received by June 14. The next step in the process is to get a letter from DENR to decide whether to accept the grant. In order to receive a PARTF grant the deed to the Keels land will need to state that the land will stay a recreational park. In order to receive a PARTF grant, any facilities on the park ground need to be used mainly by the Park and Recreation administration. The overwhelming function of the land and building must be for Park and Recreation.

If the Village of Wesley Chapel wants to use Dogwood Acres for a town hall and they want to apply for a PARTF grant the parcel needs to be subdivided so the town hall would be on a separate parcel from the park. The Village of Wesley Chapel could apply for another PARTF grant without completing Page Price Park. However, if Wesley Chapel is awarded the grant this year the chance of them winning another grant the following year may not be as good. However, a lot of municipalities are having a difficult time finding funds to match the grant so there may not be as many municipalities applying for the PARTF grant next year. This information is based on a conversation Sondra Bradford had with Lindsay Dunevant.

The Keels have cleared the brush from the side of the dam. The Village of Wesley Chapel will select an engineering firm to do the work on the dam at the meeting on Tuesday, May 18. Some of the things the engineering firm will determine are core samples, a computer model showing what would happen if the dam is breached and construction analysis to determine what needs to be done to bring the dam up to DENR standards, and get a price tag for bringing the dam up to higher standards than DENR. The engineers may need a drainage system for the dam. The cost varies between \$40,000 - \$50,000 depending on the siphon drainage system. The engineers that

have looked at the dam feel at this time that the price tag to fix the dam will be under \$250,000. Todd Hess, a councilman, engineer and lawyer feels comfortable with this opinion. There is a timing issue between the engineer analysis and the days needed by the Village to accept the PARTF grant. Once the village receives notification of the PARTF grant the Village has 45 days to accept the grant. The dam analysis needs to be done within this timeframe. Once the Village knows how much it is going to cost to fix the dam they can decide if this fix is within the scope of what the village is willing to spend on Page Price park. Currently, the Park and Recreation committee has set aside \$250,000 of the park budget to fix the dam.

The Village of Wesley Chapel will need a conditional use permit. This would need to be approved by the Planning Board and the Board of Adjustments. Hayden Stanziale estimates the cost for a conditional Use Permit is \$10,000.

The Park and Recreation Committee would like to have a possible Ground Breaking Ceremony of Page Price park during the Fall Festival.

Dogwood Acres/Capital Improvement Plan

The appraisal for Dogwood Acres was 1.1 million. The Johnson family was willing to lower the price for Dogwood Acres to 1.1 million. If the village wanted to pay for it with an installment plan the price would be 1.2 million.

There were problems identified during the home inspection. The cost for the home inspection was \$440. The structural engineer is completing the formal report but he said the house was in good condition. The floor needs to be shored up. It needs two more columns to shore up the house for residential use. This would cost approximately \$1500. It may be a little more expensive to shore it up for office use. Troy Lutman, the architect, is going to do a feasibility study to determine the cost of refurbishing the house on Dogwood acres for a town hall and the cost for building a new town hall on the 6 acres located near the Target. Do we need to subdivide Dogwood acres so Wesley Chapel could try to get a PARTF grant to purchase Dogwood acres and/or build amenities on the park? Will this require Dogwood acres to be rezoned?

Will Aston properties tell us how they are going to leave the site when they grade it? Can they tell us how flat the land will be? What contours will be left on the property?

The swim club will sell some of their land for \$15,000 an acre. The Park and Recreation committee is unable to pursue this opportunity due to their existing projects. Julie Brown stressed how important this land is to Wesley Chapel.

4. Discussion of WCWAA Proposal

This is still very high level and still needs to be explored in greater detail.

The WCWAA would like to use the 6 acres for soccer fields. There would be no additional lighting added. The park committee estimates that 80 people could be at 1 game. However, multiple people would be riding together in a car. This could bring 400 people to the commercial area on game days meaning additional business to the stores and restaurants.

The WCWAA is willing to compensate Wesley Chapel for use of the land in various ways. Nothing has been defined and these are just options.

- * Lease the land for 25 years.
- * Maintain Wesley Chapels parks by mowing, fertilizing, weed control and ant control.

- * Purchase the land

These are the things that need to be defined further:

- * The Park and Recreation committee at this time is interested in a lease. Could the lease be a 5 year lease?
- * What would the schedule be for maintaining the parks?
- * Would the restrictions and/or zoning need to be changed on the property?
- * What would be the permanency of the amenities and infrastructure used on the property?
- * Are there any sewer restrictions?

The Park and Recreation committee is just exploring this option.

In this discussion, Pat Utley talked about how the park system in the town she used to live in partnered with the schools to offer programs for the community (crafts, swimming, tutoring...etc). The residents loved this program and many of the older kids were employed by this program in the summer.

5. Discuss Budget for 2010-2011

The committee felt that amount budgeted for 2010-2011 was appropriate. Some things that were discussed were the cost of the Red box program. These costs would include the storage bins, items to put in the box (sporting equipment and crafts), marketing/advertising and salaries. Wesley Chapel may be able to get people to donate equipment. Another item discussed was the cost to maintain the parks and trails. The amount budgeted seemed appropriate based on the amounts subdivisions spend to maintain their common areas. Also, the Park and Recreation committee is looking at having the NC State and Wildlife program stock the pond.

6. Potential Ordinance Admendment

John Lepke found a very good tree ordinance used by the Village of Marvin and recommended that Wesley Chapel use this as a model for their ordinance. The committee recommended using David Grant, the Union County arborist, as resource for the tree ordinance. The committee also recommended that citizens would need to get approval for cutting down trees with an 18 inch or bigger circumference.

Marnie Holland is still researching the greenway ordinance.

7. DISCUSS BIDDING PROCESS AND PROCEDURES

Based on John Lepke's work experience he recommends that the specifications for the park be clearly defined. For example, the specifications would define the thickness and the mixture of the concrete since concrete can be mixed 100 different ways. This would include detailed drawings of the park components. This way the Village can compare the bids and know that all the bids are based on the same specifications.

The committee needs an outside expert/consultant, like Hayden Stanziale, to define the specifications. Wesley Chapel will send out RFP's to pick the best consultant. Also, once the amenities are built Wesley Chapel should hire a 3rd party to make sure that the amenities were built in accordance to the specifications.

The Village should require the contractor to post a bond to ensure that the work is done. Money could be set aside in escrow with a bank or the contractor could purchase a surety bond. Marnie Holland is going to provide the committee with additional information on bonds.

When considering a firm to build the amenities, the following things should be included in the selection process:

- *The firm should have a bond.

- *A priority should be established for local contractors. This could be accomplished by a point system and awarding a local bidder higher points.

- *Low bid.

- *The use of recycled material (e.g asphalt) for building the park.

- * Use plastic versus wood/Trex when building some of the structures to prevent deterioration of the structure.

7B. HOUSTON HOUSE UPDATE

This project is on hold until we determine if the Village is going to build Page Price Park. This is contingent on the PARTF grant and the cost to fix the dam. Aston Properties donated \$500 for the Houston House Project. Julie Brown purchased tarps with her own funds to tarp the house. Julie Brown found the front door to the Houston house and she knows who has hinges to the doors. Also, the committee recommended partnering with history teachers from Sun Valley, Weddington and Cuthbertson High School to help with this project.

7C. FESTIVAL UPDATE

The festival will be on October 2, 2010. Sondra Bradford and Diana Bowler are going to meet with Karen Partee from Aston Properties to discuss leveling the 6 acres for the festival.

7D. MISCELLANEOUS UPDATES

Sondra Bradford has located several grants to use for the park including Fema Mitigation Grant, Water Resources Management Grant, and Trail Grant. Also, the committee needs to start thinking about what playground equipment should be in the park. We should come up with a design to include our agricultural heritage. Other committee members feel the equipment should be made out of recyclable materials. This would be a good way for kids to see the end product of recycling. The committee is interested in establishing a Wesley Chapel Parks and Recreation Facebook page.

8. ADJOURNMENT

The meeting was adjourned at 9:54 pm