

VILLAGE OF WESLEY CHAPEL
Parks & Recreation Committee Special Meeting Minutes
February 8, 2013, 7 p.m., Wesley Chapel United Methodist Church

Members Present: John Lepke, Julie Brown, Mike Como, Marnie Holland, and Pat Utley. Alternate member Gayla Adams was present.

Council Liaison: Kim Ormiston was present.

Members Absent: Jerry Davis was absent. Alternate member John Balles was absent. Council Liaison Elaine Rosoff was absent.

Staff: Melody Graham

Others Present: Mayor Brad Horvath, Sondra Bradford, Carol Mullis, Nancy & Carl Schneenberger, and Chuck Adams.

CALL TO ORDER / DETERMINATION OF QUORUM

Mr. Lepke called the meeting to order at 7 p.m. A quorum of members was present.

ADDITIONS, DELETIONS, AND / OR ADOPTION OF AGENDA

No changes were made to the agenda.

PUBLIC COMMENTS

No one signed up for public comments.

SPECIAL PRESENTATION BY JOSHUA KRUEGER ON EAGLE SCOUT PROJECT PROPOSAL

Mr. Lepke introduced Joshua Krueger, a local Boy Scout working on his Eagle Scout Project and asked him to present his proposed project to the committee. Mr. Kruger explained: He proposed to do the first section of the bike trail for his Eagle Scout project. The section will be 750 linear feet of dirt trail which will connect to the other trails. He will need two weekends to mark and clear the trail. He will use materials that are already on site. His scouting troop will assist in the project, but he will also request volunteers from the community to assist. His plans for the trail are set, but they can be revised if the committee would like. He could add bike jumps if desired, and would then add an alternate route around the jumps for those who don't want to do the jumps.

Mr. Como asked if many trees would need to come down for the trail. Mr. Kruger stated that he thought only small saplings would need to come down; no big trees.

Ms. Holland stated that she had photos of a bike obstacle course that she would forward via email to Mr. Krueger.

Mr. Lepke moved to recommend the approval of Mr. Krueger's Eagle Scout project. Mr. Como seconded the motion. The motion carried with a unanimous vote.

PRESENTATION BY ASTON PROPERTIES AND WESLEY CHAPEL FRIENDS OF PARK AND RECREATION

Sondra Bradford explained that Charlie Burnstein, the Aston Properties representative, was unable to attend the meeting. She explained: Aston Properties was approached by a business owner with the idea to hold a festival with the proceeds benefiting the park. Wesley Chapel Friends of Park & Recreation (WCFPR) is working with Aston Properties on the festival idea. The proposed festival will not be a Village sponsored event. The proposed date is April 27. The festival will be similar to past Village festivals except that this festival will be a fundraiser. They are working on the details for the event currently. The festival will be held in the Phase II commons area. Another fundraiser idea they are working on is to have sponsors fund linear feet of trail. This idea is still being worked on.

Ms. Ormiston asked if insurance for the festival would be provided through Aston Properties. Ms. Bradford stated that there would be insurance provided through Aston Properties and that the WCFPR might have to get additional insurance. She added that there is currently over \$1000 in the WCFPR account to date.

Ms. Mullis asked Ms. Bradford to clarify that no money for the event will come from the Village. Ms. Bradford agreed that this was correct. She added: WCFPR will approach the Council about leftover funds from a previous festival to see if those funds can be used. There is roughly \$2000 left from a previous festival. This will be a Council decision.

The Committee agreed that the festival was a good plan and they approved of the 'Sponsor a Trail' program. Ms. Ormiston agreed to update the Council on the 'Sponsor a Trail' program.

APPROVE MINUTES FROM 6/20/11; 2/20/12 AND 12/13/12 MEETINGS

Mr. Lepke moved to adopt the minutes from 6/20/11, 2/20/12 and 12/13/12 Committee meetings as submitted. Ms. Holland seconded the motion. The motion carried with a unanimous vote.

UPDATE ON NC WILDLIFE FISH PROGRAM (FEEDERS VS. ATTRACTORS, MOA)

Mr. Lepke stated that the pond has been stocked by NC Wildlife with 1000 Bluegill and 450 Red Ear Sunfish, all less than 2" in size. He added that they will come back at a later date to add catfish and large mouth bass.

Ms. Ormiston stated that the Memorandum of Agreement (MOA) with NC Wildlife needs to be revised and sent through Council. She added: Concerning the fish feeders vs. the attractors; if you use fish feeders you need a boat to fill them. The purpose of the feeders is simply to gather the fish. The attractors serve the same purpose. If we go with the attractors, we avoid the need for the john boat. She recommended going with attractors.

The Committee discussed feeders vs. attractors in depth.

Ms. Holland moved to approve the use of attractors at the pond for feeding the fish. Ms. Brown seconded the motion. The motion carried with Mr. Lepke, Ms. Holland, Ms. Brown and Ms. Utley voting in favor. Mr. Como voted against the motion.

UPDATE ON PARK BIDDING PROCESS/VALUE ENGINEERING DISCUSSION

Mr. Lepke explained: The value engineering meeting was held with the low bidder, the architect and Village representatives. They came back with a list of things that could be eliminated, but those items do not reduce the cost by much. The big money items are site prep (\$300,000 for site clearing) and the parking lot (\$180,000). These are the items that are throwing us way over budget. In addition, the water and sewer lines, the fire hydrant and the restrooms are high budget items. The lowest bid for

the restroom was \$107,000. He has spoken with a representative from PARTF to determine what, if any, items could be dropped from the plan. The paved trail and boardwalk may not be dropped. The fishing pier is already completed. The requirement for the fire hydrant is dependent upon a restroom. PARTF is possibly willing to do away with the rest room as long as funds are reallocated to site improvements, such as demolishing the house. A rough estimate to demolish the house is between \$12-16 thousand. We can't work with the numbers that we have. The budget shortfall is approximately \$470,000 if we were to do everything that we planned. The value engineering numbers are too far off. Re-bidding will not do much to change the numbers. We need to revise the scope of the project and then re-bid it. It will cost approximately \$5000 to do the re-bid. PARTF needs to see a table from the original budget, quotes to fix the problems, a new budget and where the funds will come from. He recommends dropping the playfield and the restrooms from the plan.

The Committee discussed the plans and the budget in depth.

Mr. Como stated that the Committee needs to plan for the future and if we plan to have structures in the future that will require a fire hydrant and water lines, then those should be done now. He added: We know what we want the park to look like in the future so we should start at the foundation and bring in electrical, water, sewer, etc. at the start.

Mr. Lepke added: PARTF needs a proposal on what will be eliminated from the park plan. The Village will need to have PARTF acceptance before re-bidding the project. We will need to have a written proposal submitted to PARTF and written acceptance from PARTF. He feels that the only choice is to demolish the house, unless the WC Friends of Park and Recreation can find a big donor to save the house.

The Committee discussed the re-bidding process in depth. Mr. Lepke recommended that the project be re-scoped and re-bid. Mr. Como stated that the utilities should be kept in the budget as a separate line item, cutting projects to the bare bones and using as much volunteer labor as possible.

Mr. Lepke moved to recommend to the Village council that the project be re-bid under a significantly different scope, with restrooms and utility items as separate line items and having the bid sheet be the same as the PARTF sheet. Mr. Como seconded the motion. The motion carried with a unanimous vote.

Mr. Lepke moved to ask the Village Council for no more than \$6,000 to pay for document amendments and to have Wirth administer a new set of bid documents. Mr. Como seconded the motion. The motion carried with unanimous vote.

UPDATE ON PARTF REQUIREMENTS

Discussion covered in the preceding topic.

DISCUSSION ON DOGWOOD HOUSE BIDS

Discussion tabled until a decision on the park construction is determined.

DISCUSSION OF FUTURE VOLUNTEER DAYS

The Committee discussed potential volunteer days to occur before construction begins. The committee agreed to the following dates for general volunteer days: February 23, March 9 and April 13.

The Committee directed staff to notify the media and residents about these volunteer days.

DISCUSSION ON PARK GROUNDBREAKING CEREMONY

The discussion on this item was deferred.

UPDATE ON DONATION OF 2 ACRES ON WAXHAW-INDIAN TRAIL ROAD

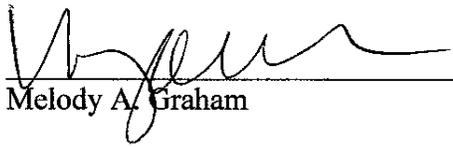
Ms. Ormiston updated the committee on the donation of land to the Village. She stated: This was donated by JDH properties. The land is located behind the old Lowe's grocery store. The property is zoned R40. It is 2.6 acres. The Council has not yet decided what it will do with the land.

OTHER BUSINESS

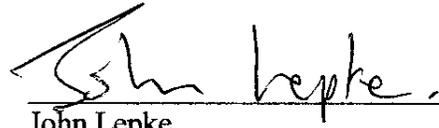
No other business was discussed.

ADJOURNMENT

Mr. Lepke moved to adjourn the meeting at 9:05 p.m. Ms. Holland seconded the motion. The motion carried with a unanimous vote.



Melody A. Graham



John Lepke

Approved: March 18, 2013