

Town of Rolesville
Parks and Recreation Advisory Board
Minutes for Wednesday February 23, 2022

Call to Order - 7:02 meeting begins

Mothanna Al-Hoory
Kevin Mazur (not present)
Richard Armant
Mary Ka Powers (acting chair)
Derek Versteegen
Abby Armistead (not present)
Aaron Gauger
—
JG Ferguson - Parks & Recreation Director
Paul Vilga - Town Commission Liaison

Motion to Approve Minutes from January 26, 2022 from Derek Versteegen
Second motion from Richard Armant
5-0 in favor of approving minutes from January 26, 2022

Old Business

Mary Ka asked JG if there was an update on the PARAB contact list requested last month. JG noted that it is still in the works - getting full names, emails, phone numbers, and term information.

New Business

- Chandlers Ridge – Potential Park Property
 - JG reviews current status, sets up discuss points noting ETJ, unrestricted versus restricted areas for development, and estimated value based on Frazier Farm numbers - approx sale price could be around \$660,000 based on \$30/acre
 - JG suggests the annexation of this property is not likely to encounter any issues since it is adjacent to current ETJ and town boundaries.
 - JG reviewed the questions sent in after last month's meeting by Derek and shared the Town Manager's replies.
 - Derek suggests the town proceed with steps needed to get an appraised value and purchase price from the developer
 - Derek suggests the town consider the adjacent open space to the east since it will be cut off from the neighborhood related to the development in question
 - JG discusses the "land bank" concept and states the uncertainty of the town's position on land purchases since recent land inquiries have been received with some push back from some town board members.
 - Aaron asks if we could buy the land and then sell it later if the town feels like the Jones Dairy Road extension that would otherwise give public access to the

property is taking too long. JG and Commissioner Vilga will look into how the land would be purchased to see if that is a possibility.

- Mary Ka asks about the land on Rolesville Road, south of the High School, that has been considered in the past. JG explains that it's been a while since the town had discussions with the land owner - at that time the town had first right of refusal and not sure that still exists. JG also noted that land is now in an industrial economic development comprehensive plan and that may or may not change the land owners position on selling.
- Mothanna explains an idea to ask the developer to sell the parcel for half the market value price (or another negotiated price) since the land is sort of a throw-away with the Jones Dairy extension right of way running through the middle as well as having the majority of the land with development restrictions.
- JG confirms the board's decision is to move forward with getting an appraisal so this board can have a more informed discussion before making a recommendation to the town board.

A motion to approve the request for an appraisal on the Chandler Ridge Property being offered to the town was made by Derek Versteegen and seconded by Richard Armant.

The motion passed with a 5-0 vote.

- Cobblestone/Community Center
 - JG introduced the topic simply to receive any additional thoughts on the topic given the presentation last month and the town boards review of the plans.
 - Mary Ka asked about the clocktower and whether there was a decision on how it was going to be incorporated. Will the cost be included or separate from the community center construction cost?
 - Commissioner Vilga confirms that if the clock tower is to be part of the community center - attached or on the property - then it will be included. If, however, the location were to be outside of the Cobblestone Property, then it would be an additional cost and considered a separate project for the town to undertake. Commissioner Vilga also added that having the tower in the inside of the Cobblestone property would be counter intuitive if the surrounding buildings are, as it would seem, taller than the clock tower.
 - The idea of having it on the northern elbow of W Young Street and N Main Street intersection was the preference consistently shared in the discussion - particularly if the design were to match that of the logo, as a type of open steel frame.
 - JG also discussed with staff to make sure that the community center is to be referred to as "Rolesville Community Center at Cobblestone" and not "Cobblestone Community Center" or anything of the like. This is an effort to ensure marketing materials and conversation properly identifies the community center as being a town asset and provision and not something belonging to the

Cobblestone Development. PARAB members agreed and appreciated the distinction.

- Parks and Recreation Bond/Farm - Next Steps for PARAB
 - Commissioner Vilga shares some of the general impressions of the recent retreat the town commissioners attended where the topic was discussed (among others). Commissioner Vilga pointed out his recommendation that money appear in the town budget every year for the parks and recreation department. A reminder that “something has to be done within 5 years” was pledged in the past but nothing has happened short of the development of a comprehensive plan for the park after 7 years has passed. Commissioner Vilga communicated that he did not have the impression that the town board would support a bond, particularly one to cover the entire project and that the commissioners voiced the desire to explore other funding options.
 - JG discussed generalities related to Wake County grants that surface in a variety of dollar amounts. Sometimes, if not more often, they are related to the convention center or involve a more broad distribution of funds rather than one large assignment. JG explained that most of the alternate funding options that could be pursued would be between \$500,000 to \$2,000,000 - but nothing that would make a significant impact on the overall project budget.
 - Derek interjects a recollection of a previous guest at a PARAB meeting that explained a lot of the grant money that is available or corporate sponsorships are more like “icing on a cake” and used to enhance a large project, not fund it outright.
 - JG adds that it can often be the case that a municipality might waste more time/money chasing the money. Nonetheless, JG notes that the town is pursuing options and is currently on the list for ARP Funding - stormwater funding.
 - Mary Ka asks Commissioner Vilga if he feels like the details of the bond and how it works is generally understood by the other commissions. Commissioner Vilga explains that details of how a bond work has been explained to the town commissions.
 - The discussion leads to a general understanding that the town is faced with one of four situations:
 - Pursue a bond to cover the entire project
 - Pursue a bond to cover the alternative plan
 - Use a tax increase to cover the alternative plan
 - Fund the construction of an entrance to the property so it can at least be used for something
 - Additional conversation leads to a motion.

A motion to recommend the Rolesville Town Board to allocate funds in the town budget for fiscal year 2022-2023 for the design and construction of the entrances to the Frazier Farm property as called for in the approved Frazier Farm Comprehensive Plan was offered by Derek Versteegen and seconded by Mothanna Al-Hoory.

The motion passed with a 5-0 vote.

- Open Space & Greenway Plan Update
 - Commissioner Vilga explains the need to finalize what changes need to be made to the plan so it can move forward and be presented to the town board for approval.
 - The discussion covered topics discussed in the passed and landed on a final determination that only two things needed to be addressed:
 - Use a transparent highlighted band on the maps when illustrating where the town/OSAG prefers to see a traditional greenway installed. The band, for instance, would be wide enough to cover both sides of Tom's Creek and the area needed to access Wall Creek Park - as examples of where the detail is too fine. This would also create an awareness of the difference between a "side path" green dashed line and a traditional buffered greenway.
 - Language should need to be added to the town's Land Development Ordinance to ensure identified sites are installed

Director Reports

Facility Update

- Quotes received for damage to parks, working through the resolution with involved parties, working to avoid formal proceedings
- Some delays in getting fixed, soon LEDs to replace (discussed lighting improvements that will come)
- Cobblestone / Main Street Park Greenway reroute discussed with developer, they understand the expectations including the need for staff to be present as the shovel hits the dirt and before a single tree is cut - estimate work to be done in April

Programs

- A lot going on - 799 athletes registered for spring sports - about 53% non-residential - interesting economic impact interpretation, showing parks and recreation program is probably the #1 vehicle for bringing people to Rolesville

[ask JG to provide additional details that I didn't document]

Events

- Blood drive on Feb 18 - even months
- Litter Sweep are odd months

[ask JG to provide additional details that I didn't document]

Committee Reports

OSAG Committee

- Derek introduced and opened the floor for discussion on the Outdoor Museum Project as included in the agenda packet.
- Mothanna suggested the language defining Outdoor Museum Elements, specifically the Geographical Feature, should include all natural features like large and/or old trees, specific rare species of trees, and other natural features.
- Aaron suggested QR Code links should be dynamic so the design of the image could be permanent while the associated content could be managed/controlled/redirected
- Support for the project was unanimous (nothing voted on yet). No objections to moving forward with the project were communicated. JG will scheduled a meeting with himself, town planners, and Derek to discuss how the project can be worked into the system so PARAB can vote on a recommendation to put the project before the town commissioners

Facility Naming and Identity Committee

- Mary Ka introduced and opened the floor for discussion on the naming policy provided last month and finalized for this month as included in the agenda packet.
- JG request the word “city” be replaced with the word “town” throughout the document
- Mothanna suggested expanding the language so that distinguished activities or services could include or be related to education, commerce, academics, and athletics. He also suggested adding the parameters of qualifications to include quality and impact of applicant services.
- A discussion carried from Mothanna’s third suggestion/question about the use of the word “memorial” in the name. The discussion led to clarifying that the policy specifically related to street naming is not intended to change the name of existing streets but is to have “dedication” of a section of that street/road identified separately from the street name - acting as a sort of alias. For existing streets, the additional identification validated the use and distinction of the word “memorial”. For new streets, although it was made clear the town rarely has the opportunity to name a street, the use of the word “memorial” would not necessarily be a part of the street name.
- The committee will make the necessary changes in the policy document to be presented at the next PARAB meeting.
- Support, otherwise, was unanimous (nothing voted on yet). No objections to the policy as it is being presented were communicated. It is expected to come before PARAB next month so members can vote on a recommendation to put the policy before the town commissioners

Other Business

JG will provide more information as this develops, several inquiries have come in for a variety of special requests - i.e. planting tree for memorial of child death to memorial of a wedding

Adjourn - 9:41 meeting ends