

# **MINUTES**

## **City Council Parks, Trails, & Recreation Committee**

**Wednesday, September 21, 2022 at 3:30 PM**  
City Hall Council Chambers

Members Present: Mac Morrow, Chair, Council Member  
Aaron Baker, Vice-Chair, Council Member  
Wilson Hooper, City Manager  
Paul Ray, Planning Director  
David Lutz, Public Works Director  
Howie Granat, Citizen Member  
Nancy DePippo, Citizen Member  
Matt Christian, Citizen Member (via Zoom)  
Ryan Olson, At-Large Member (via Zoom)

Absent: Tim Robinson, Citizen Member

Staff Present: Larry Faison, Interim City Manager  
Katherine Buzby, Planner  
Tyree Griffin, Community Center Director  
Denise Hodsdon, Executive Assistant

Guests: Ben Rau, Resident

Media: Jonathan Rich, *Transylvania Times*

### **A. Welcome & Call to Order**

Committee Chair Mac Morrow welcomed everyone and called the meeting to order at 3:34 pm.

### **B. Certification of Quorum**

Quorum was certified by Executive Assistant Denise Hodsdon.

### **C. Approval of Agenda**

Motion by Ms. DePippo, seconded by Mr. Baker, to approve the agenda as presented. The motion carried unanimously.

### **D. Approval of Minutes from August 17, 2022 Meeting**

Motion by Mr. Granat, seconded by Ms. DePippo, to approve the minutes of the August 17, 2022 meeting as presented. The motion carried unanimously.

#### **E. “Adopt A Green Space” Program**

City Planner Katherine Buzby noted that the City of Brevard has multiple gardens throughout the City that require extensive maintenance. The current Public Works Dept. protocol is to use weed killer to maintain these gardens. She explained that the proposed Adopt-a-Green Space Program would allow businesses, organizations, clubs, or civic minded individuals to “adopt” a green space via a contract for chemical-free maintenance of these areas. This allows our citizens to become more involved in environmentally-friendly programs that protects our lands and groundwater. A plaque recognizing their involvement in the community will be placed in the green space adopted.

Ms. Buzby explained that she will be responsible for running and marketing the program with backup assistance by Community Center Director Tyree Griffin. She outlined the program details as follows:

- Applications for program will be available at the Planning Department, Mary C. Jenkins Community Center and on the City’s website;
- Applications will be reviewed by Parks, Trails & Recreation Committee;
- Adoption contracts will be in effect for one year;
- Responsibilities of the contract include maintaining a chemical-free area, pulling weeds, picking up litter on a regular basis, mulching and pruning, and cleaning any signs;
- Safety guidelines will be given in writing and all volunteers will be required to sign liability waiver;
- City of Brevard will provide supplies, materials and plaques, to be paid from the Public Works Dept. budget;
- If adopted space becomes neglected and contract is voided, the area will be re-advertised for adoption and if not adopted, will revert back to the Public Works Dept.

Adopt-A-Green Space Locations include Tannery Park, Silversteen Park, Dog Park, Franklin Park, Mary C. Jenkins Community Center, Depot, City parking lots, City Hall gardens, Clemson Plaza, and individual segments of the Bike Path. Ms. Buzby said David Lutz had suggested that maybe the program could also include an option for a shorter period, such as for cleanup for special events.

Ms. Buzby noted that in order for this program to become policy, it must be passed by City Council resolution so she is asking this Committee for a favorable recommendation to City Council. Following discussion, motion by Mr. Baker, seconded by Mr. Faison to send to City Council with recommendation to approve. The motion carried unanimously.

## F. TYSA Lease

Mr. Faison explained that City Attorney Mack McKeller was not available to attend this meeting, but he has forwarded an email that outlines the provisions that TYSA is interested in. Mr. McKeller is looking for feedback/input from the committee on these elements:

- Priority of Use and Soccer Complex Management
  - TYSA proposes to manage the soccer complex for the benefit of the public with priority of use going (i) first, to TYSA programs (through which most of the public in our area participates in soccer); (ii) second, to other soccer uses requesting access/use, given the soccer-specific design of the field, in the order of request made; and (iii) third, to other public groups requesting access/use in order of the request made, provided the requested activities don't damage the field.
  - TYSA would be responsible to have a use calendar and manner of requesting use on the TYSA website.
- Use of TYSA Funds Towards Soccer Complex Only
  - TYSA would propose using the TYSA funds, raised as part of this capital campaign, be used only on the soccer field, lights, stands and related soccer field complex items.
  - TYSA is not proposing to donate funds toward the improvement of the parking lot or a future bathroom at this time. TYSA is in favor of the City improving this area in the future, and believe it is a high priority need, but TYSA is proposing to use our funds wholly on the soccer complex to ensure we can complete this project with the funds raised.
- Maintenance of Complex After Construction
  - TYSA would accept the responsibility for maintaining the field in good condition. This is not a light obligation, as keeping a turf field in good condition is estimated to require \$100,000-\$200,000 every 10 years (e.g., it needs to be re-surfaced every 10 years or so).
  - TYSA would propose that the City accept the responsibility to maintain the field lights (e.g., change bulbs, etc.), provide the electricity for lights and generally mowing and landscaping around the outskirts of the field (of the degree the City is already doing).
    - If the City desired to charge a fee for night use of the field (e.g., for the lights), TYSA would propose that TYSA events should not be required to pay such cost, given the foundational investment in the Complex.

- TYSA would support the City charging a fee for night use of the field (e.g., for the lights) for any other user group, including non-TYSA soccer groups who are likely to play in the evenings.
- Insurance
  - Since the field is for public use (and will be used a great deal by the public), the City's insurance policy must continue to cover liability related to use of the field.
  - TYSA will separately seek insurance coverage related to the field's use.
- Lease Term
  - As previously discussed, the lease term would need to be sufficiently long to justify a long-term investment. 10 years or less is too short. TYSA would like to hear City proposals on the lease term with hopes that it will be of significant duration.

During discussion, the Committee had the following questions/comments/concerns:

Insurance - Mr. Hooper asked if there is a provision that sets standards for the design of the field and the amenities around the field so that we know it is designed in a way that the City can accept responsibility for the safety of the field.

Use of TYSA Funds - Mr. Morrow noted that there was no mention of TYSA building a fence and we will need to follow up on that and confirm that they are paying for fencing.

Mr. Baker noted that we were interested in doubling up on the lights so they could be used to light the skate park. Mr. Wilson suggested we ask that they be built in such a way that they can be enhanced to serve the skate park in the future. There was discussion that this is a residential area so the lighting and timing schedule will need to be managed in such a way to be respectful of night sky issues and the residential neighborhood.

Priority of Use - It was suggested that TYSA be required to come to this committee before rejecting any use of the field.

Mr. Faison will relay these comments/concerns to Mr. McKeller and request that these updates and amendments be brought back to the Committee for final review before forwarding to City Council.

## **G. Project Updates**

## **1. Bracken Preserve Expansion**

Mr. Granat noted that there are two pieces of the Bracken Preserve expansion, the most important of which is the collaboration with Conserving Carolina to buy the land. He said there is a verbal agreement to extend the closing on the property until November 30th. Private funding is approximately \$120,000 to \$125,000 at this time and the team is working on and hoping for a few more larger-scale donors. The Brackenfest biking fundraising event and silent auction is taking place this coming weekend and they are considering another event for the hiking community in October or November. Mr. Olson also suggested adding a trail running fundraising event in the near future.

Mr. Granat said one of the major factors in being able to close this package is the element of how much the City can contribute. Conserving Carolina is pushing fundraising, but the ask for City Council is can the City contribute between \$75,000 and \$150,000 for this project? Conserving Carolina believes that if the City could come up with approximately \$75,000, and figuring private funding of approximately \$150,000, we would then have the option to consider a loan through one of the different organizations that offered a loan to make this happen or through Home Trust Bank who has also offered that as an option. Mr. Olson added that they have a couple of donors in mind who may be willing to fill the gap if the City could contribute something toward the purchase. Mr. Hooper said if there is going to be an ask from the City, that will require a separate meeting to figure out a) exactly how much it is going to be; b) what form it is going to take – does it have to be cash or can it be something else; and c) what process we are going to take to bring it to Council and compare it to our other needs.

## **2. Estatoe Trail/Tannery Park**

Mr. Ray reported that we have engineered plans for a  $\frac{3}{4}$ -mile stretch of the Estatoe Trail that was recently approved by City Council. This portion is from the Mary C. Jenkins Community Center to Rosman Highway. Crossing the Tannery is the most expensive piece due to the Brownfield and that section of the trail is estimated to cost \$592,000. The Rathie property is not subject to the Brownfield and is estimated to cost \$295,000.

Mr. Ray noted that crossing Rosman Highway is going to be tricky as NCDOT is not accustomed to allowing mid-block crossings, especially along one of their major highways, but we met with them and they have given us some design requirements. We have submitted a plan approved by Council and NCDOT is currently considering that plan. Mr. Ray mentioned that once we get across Rosman Highway then we're going to have to figure out what to do because it is pretty rough where Norton Creek goes under the highway and spills out. We will more than likely have to do an elevated boardwalk.

Mr. Lutz provided information on options for pedestrian crossing lights for the committee's review. Mr. Granat noted that the lower cost options didn't appear to have

any sensors to turn it on and off and we would not want lights that flash all the time. He suggested that we need to do some more research. Mr. Lutz noted that we will need six signs for three locations: 1) Railroad Ave. & McLean Rd.; 2) Railroad Ave. & Probart St.; and 3) at the top of the hill on Railroad Ave. by Comporium.

#### H. Set Date for Next Meeting

The next regular meeting of the Parks, Trails & Recreation Committee is scheduled for Wednesday, October 19, 2022 at 3:30 PM.

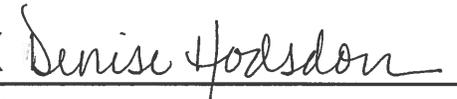
#### I. Adjourn

There being no further business, the meeting was adjourned at 4:44 pm.

X 

Mac Morrow,  
Chair, Council Member

Minutes Approved: October 19, 2022

X 

Denise Hodsdon  
Executive Assistant