

**TOWN OF HOPE MILLS
BOARD OF COMMISSIONERS SPECIAL MEETING MINUTES
MONDAY, FEBRUARY 11, 2019, 5:30 P.M.
BILL LUTHER BOARD MEETING ROOM**

Mayor Jackie Warner called the special meeting of the Hope Mills Board of Commissioners to order on Monday, February 11, 2019 at 5:32 p.m.

GOVERNING BOARD MEMBERS PRESENT

Mayor Jackie Warner, Mayor Pro Tem Mike Mitchell, Commissioners Jessie Bellflowers, Pat Edwards, Meg Larson and Jerry Legge.

STAFF PRESENT

Town Manager Melissa Adams, Town Clerk Jane Starling, Finance Director Drew Holland, Interim Parks and Recreation Director Maxey Dove, Parks and Recreation employee Stephen Kessinger, Public Works Director Don Sisko, and Human Relations Director Laticia Daniels-Black. Also present was Rachel Cotter with McAdams Group.

INVOCATION AND PLEDGE OF ALLEGIANCE

The invocation was led by Commissioner Jerry Legge, followed by the Pledge of Allegiance led by Mayor Jackie Warner.

1. APPROVAL OF AGENDA – ADDITIONS OR DELETIONS.

Motion made by Commissioner Edwards and carried unanimously, to approve the agenda as presented.

2. PRESENTATIONS.

- a. For the purpose of receiving the presentation; and consideration and discussion of, the findings of the Comprehensive Plan and the proposed Master Plan for the Golf Course.

Rachel Cotter with McAdams Group presented this item with the aid of a PowerPoint presentation. Ms. Cotter commented the intent of this presentation is to review the draft Master Plan and draft Golf Course Master Plan and receive feedback and questions from the Board. Any comments and questions received today will be taken into consideration along with a Parks and Recreation Committee and public input presentation later this month, for incorporation into the final Comprehensive Plan. The presentation contains two parts.

Part one: Goals and objectives of the Comprehensive Plan.

There were recommended goals presented related to parkland, facilities, programs, finance, and staffing.

Parkland goal 1 recommendation; refresh the physical condition of existing parks to enhance user experience. This goal was broken down into objectives:

- Improve the overall safety and appropriate use of parks.
- Upgrade, expand or repurpose outdated parks and amenities with those meeting current recreation trends and community need.
- Collaborate with the Public Works Director to finalize the ADA transition plan.
- Improve overall aesthetics, visual appeal and character of the parks system.
- Refresh existing parks through capital improvements.

Parkland goal 2 recommendation; improve equity throughout the park and recreation system. This goal was broken down into objectives:

- Improve geographic distribution of parks.
- Improve distribution of financial investment in parks.
- Improve public transportation to parks.
- Develop inclusivity plan that identifies current strengths and opportunities in services provided to special populations and veterans.

Parkland goal 3 recommendation; plan for a robust greenway system with meaningful connections. This goal was broken down into objectives:

- Develop a greenway network master plan.
- Maximize trail loops within existing parks and Town owned land.

Parkland goal 4 recommendation; develop existing vacant parkland to meet current recreation needs. This goal was broken down into objectives:

- Develop 98.29 acres of vacant parkland to meet current recreation needs by expanding facility and amenity offerings.
- Acquire 15.09 acres of additional parkland by 2028 to meet future recreation needs.

Facilities goal 1 recommendation; maintain high quality facilities that meet user needs in a safe and enjoyable way. This goal was broken down into objectives:

- Address building upgrades and improvements to protect the Town's building and facility assets and improve user safety.

Facilities goal 2 recommendation; create public facilities that are usable by all ages and ability levels. This goal was broken down into objectives:

- Incorporate ADA improvements into existing facilities.
- Provide dedicated recreation space for special populations and veterans.

Facilities goal 3 recommendation; update or expand existing facilities to respond to changes in facility demand generated by changing demographics and trends. This goal was broken down into objectives:

- Expand indoor facility space to meet increasing programming demands.

- Use the priority investment rating score to prioritize construction of new facilities or refurbishing and improvement of existing facilities.

Facilities goal 4 recommendation; maximize program space through renovation and by making spaces multi-functional. This goal was broken down into objectives:

- Recapture underutilized spaces for additional program space.

Program goal 1 recommendation; implement program management principles ensuring consistent delivery of quality programs. This goal was broken down into objectives:

- Develop a recreation program plan for consistent service delivery.
- Continue to align program offerings with community needs and priorities.

Program goal 2 recommendation; improve the sustainability of programs and services through marketing and sound financial practices. This goal was broken down into objectives:

- Develop a marketing strategy for the department to promote programs and increase awareness.
- Develop financial practices for determining the cost of service, program pricing, and cost recovery.

Finance goal 1 recommendation; develop a consistent approach to financing the system. This goal was broken down into objectives:

- Develop a business plan for the department including recreation services, facilities, and capital.
- Incorporate financially sustainable practices into all aspects of operations.

Finance goal 2 recommendation; increase revenues and decrease expenses. This goal was broken down into objectives:

- Develop additional funding methods to support the department.
- Enhance cost containment measures for financial sustainability.

Staffing and operations goal 1 recommendation; enhance decision making to effect positive change. This goal was broken down into objectives:

- Empower staff to make decisions and implement improvements
- Use community input and scientific survey results to prioritize and validate decision making.

Staffing and operations goal 2 recommendation; codify department procedures to improve effectiveness, efficiencies and safety. This goal was broken down into objectives:

- Develop a department manual and with policies, operating procedures, and new standards as they are developed. Train staff as updates are made and as part of the on-boarding process.

- Position the department to deliver quality services with enhanced marketing and technology.
- Enhance training for staff to increase skills, leadership and employee growth through professional development.

Staffing and operations goal 3 recommendation; Prepare the organizational structure to meet existing and future demand. This goal was broken down into objectives:

- Develop a five-year personnel plan.

Part II: Golf Course and Municipal Park Recommendations.

Conceptual plans were provided for Municipal Park renovations, golf course park concepts A and B, and a suggested 2019 PARTF grant request.

Ms. Cotter explained that the next steps for the Town are;

- Address Comments.
- Finalize action and implementation plan.
- Presentation to the public.
- Adopt plan.
- PARTIF grant application.

Motion made by Commissioner Bellflowers and carried unanimously, to approve a committee to study the feasibility of a partnership to build an aquatic facility; and to invite Commissioner Larson, Interim Parks and Recreation Director Maxey Dove, County Commissioner Glenn Adams, the Cumberland County School Athletics Director, a Representative of the Sandhills YMCA, and Ms. Sally Bailey Chair of the Parks and Recreation Committee to participate.

Commissioner Larson commented that the additional parcels owned by the YMCA and the private individual had another owner of the mineral rights. Commissioner Larson inquired how much it would cost for the golf course plan. Ms. Cotter responded that a cost estimate would be included in the final deliverables once the Board chose between the two concepts; this is probably a ten million dollar park.

Mayor Warner inquired if the Town were to partner with the YMCA, would it be possible to include them in this plan. Ms. Cotter responded that perhaps a mixed-use building belonging to the Town with the YMCA providing aquatics and the Town providing classroom space and gym space could be included. A building of that type in and of itself would cost around eight million as she has recently toured one. She added in her opinion, it would be a great idea to have the YMCA partner in a building on the property.

Commissioner Legge inquired how many basketball facilities are included in the building. Ms. Cotter responded that is yet to be determined, the first thing to do when you undertake development of a recreation center is to do a programming study and look

at program demand. Commissioner Legge stated right now we are using a lot of school gymnasiums.

Commissioner Bellflowers inquire how many acres either plan A or B would take. Ms. Cotter responded 91.95. Commissioner Bellflowers commented the number one amenity requested by our citizens and others is an aquatic center and this are no current plans to build one anywhere in the county. Commissioner Bellflowers inquired why the Town can't construct the wagon wheel in the municipal park and have the multi-purpose park on the golf course property along with an aquatics center. Commissioner Bellflowers remarked it would be a much quieter facility for the surrounding community.

Mayor Pro Tem Mitchell commented Fayetteville has passed a bond referendum to provide additional parks and recreation facilities and he feels an aquatics center is needed in Hope Mills. He would like to see the Town do a bond referendum to let the voters decide. Mayor Pro Tem Mitchell inquired if the pines would be removed for the widening of Golfview Road. Ms. Cotter stated the pine trees would be planted as part of a regenerative landscape.

Ms. Cotter stated the last thing to talk about is the PARTIF grant application due May 1st. The grant requires 50% matching funds from the Town and we can request up to \$500,000. Ms. Cotter did not advise requesting the maximum amount as no one has been awarded the entire amount in years. The grant is very competitive and the Town would need to have the matching funds committed in a Capital Improvement Plan and would have to approve the Master Plan prior to applying. Ms., Cotter recommends this if the first step of the park improvements is the PARTIF request. If everyone is in agreement on the scope, a cost estimate will be run. The elements that were chosen are the entrance road, two ADA parking spots, a sensory trail, a restroom, picnic pavilion, and another ADA parking spot with creek access.

Commissioner Bellflowers commented he would like to see another presentation with some of the questions that were raised tonight answered before the final presentation. Town Manager Adams stated the Parks and Recreation Committee are scheduled to meet on the 25th of February. Ms. Cotter commented she has a conflict that night. Ms. Adams inquired if the Parks and Recreation Committee could change its meeting date to another night that week. Ms. Adams requested Interim Parks and Recreation Director Maxey Dove follow-up with the Committee.

Commissioner Larson commented baseball was the least requested item but the plan includes a set of new fields in a wagon wheel on the golf course and she fears the public will not understand that. Finance Director Drew Holland responded that staff and McAdams have reviewed that repeatedly and tried many different layouts but must have a wagon wheel concept in order to have tournaments so that the outfields point away from one another. All the current fields have outfields pointing toward each other and space constraints at Municipal Park wouldn't allow that configuration. Interim Parks and Recreation Director Maxey Dove commented our present fields will not allow for

tournaments because of size and configuration. By moving the baseball fields to the golf course, the municipal fields could be repurposed for soccer which has the Town's sports programs next most enrollments.

The consensus of the Board was to have Ms. Cotter present the Golf Course Master Plan to the Parks and Recreation Committee on February 26, 2019 at 4:00 p.m. to be followed by a public comment session in the Recreation Center from 5:00 to 7:00 p.m.

3. ADJOURNMENT.

Motion made by Commissioner Legge and carried unanimously, to adjourn the meeting.

Mayor Warner adjourned the meeting at 9:08 p.m.

Jackie Warner, Mayor

ATTEST:

Jane G. Starling, CMC
Town Clerk