



TOWN OF WAXHAW PARKS AND RECREATION ADVISORY COMMITTEE

3620 Providence Road S. Waxhaw, N.C 28173
Telephone (704) 843-2195 Fax (704) 256-1748
www.waxhaw.com

Location – Waxhaw Community Meeting Room
209 W. S. Main Street
6:30 pm Wednesday , January 14,2105

1. Call to Order at 6; 30 pm by Chairman Mr. Tony Spellings of the Parks and Rec Advisory Board. Suzanne Polito Second. All in favor. In attendance are :
 - a. Mr Tony Spellings- Chair
 - b. Ms. Jeanne Cina- Vice Chair
 - c. Ms. Suzanne Polito-secretary
 - d. Mr. Robert Figueroa- Member of Parks and Rec Advisory Board
 - e. Mr. George Reavis- Member of Parks and Rec Advisory Board
 - f. Mr. Brandon Schaeffer- Member of Parks and Rec Advisory Board
 - g. Ms. Natalie Jackson- Director of Waxhaw Parks and Recreation
 - h. Public- Mr. Ron Zimmerman

Absent Mr. Rob Smith-member of parks and rec

2. Approval of the Agenda- Brandon Shaeffer,Rob Figueroa Seconded. All in Favor
3. Minutes from Oct 22, Nov 19th tabled

Old Business:

Dan and Emily, lead designers from The Stewart Group present and distributed a copy of the Voiced Comments as well as Written Comments from the Public Meeting on Oct 22, 2014 at The Museum of The Waxhaws Comments to be reviewed, by Parks and Rec Advisory Board this evening. Horton Park Concept A and B renderings copies provided as well as a graphed breakdown of the voiced and written comments.. Full Drawings available as well as mock blank drawings and overlays for Breakout work session.

1. Meeting Goals Distributed by Dan and Emily of The Stewart Group

- a. Clearly Define program elements to be included in the Master Park Plan
- b. Develop a theme/character for the park
- c. Establish Recommendations for the final master planning

2. Updates from Director of Parks and Recreation/ Natalie Jackson

Natalie met with :

- a. Board of Commissioners
- b. Events division
- c. Museum of the Waxhaws
- d. Small Town Main Street/Economic Restructuring Committee
- e. Mr . Ron Zimmerman

Verbal Comments are as follows:

Board of Commissioners

- a. needs connectivity to downtown
- b. gave no direction as to a theme
- c. refer to Horton Property as a Community Central Park

Events Division

- a. should be able to accommodate Town Events
- b. should have plenty of vendor parking
- c. ample power supply for vendors/events
- d. connectivity to Lynn St important for traffic flow, EMS

Museum of the Waxhaws

- a. the museum is in the process of raising money for their own amphitheater
- b. their amphitheater would not compete with the town theater as they want to accommodate the Symphony, and the town would like a smaller more intimate musical venue space
- c. they have received a \$100,000 matching grant for this project already

Small Town Main Street/ Economic Restructuring

- a. security is a main concern
- b. dog friendly
- c. food cart/ possible mobile food carts permissible
- d. more restrooms
- e. ample power supply
- f. water feature/ spark park a nice and attractive feature
- g. provide great opportunity for photo ops
- h. replace skate park with event venue space
- i. no mountain bike trail due to size limitations
- j. walking trails
- k. no dog park due to aesthetics and smell
- l. more bathrooms
- m. community center/venue/kitchen
- n. preferred concept A
- o. recommend not doing in stages
- p. need specific budget
- q. need to tie to 2030 comprehensive plan
- r. meet with local business owners to give them first shot at food/music/etc
- s. connectivity to downtown/water tower area
- t. need to generate revenue/standard policy
- u. noise in park and amphitheater needs a 200 ft buffer if abutting residential
- v. pedestrian bridge over tracks
- w. compacted earth trails
- x. sensory garden
- y. park for all ages,special needs and animals
- z. train is a good idea to consider
- aa. administration/security on premise
- bb. bike racks

Beautification Committee

- a. implement public art plan

Train Element/ Ron Zimmerman

- a. several interested individuals
- b. possible to modify the version/smaller scale if needed to fit for space limitations
- c. petition in Town Signed by over 669 individuals including 404 locals
- d. would increase the foot traffic to downtown Waxhaw
- e. would be seen as an attraction
- f. would operate on Town owned Land , but the Railroad and all of its components would be owned by Private Business leasing space on Town Land

- g. Train loop no longer going to Museum of the Waxhaws, but rather proposed to run entirely in Horton Park Property

Review of Public Input

Public verbal and written comments reviewed by each individual advisory board member separately and then comparative notes as to the top features that stood out among the comments

- a. Recreation center should be changed to “ Community Center “ and garden
- b. Cut through road okay with most, necessary for traffic flow
- c. Up front amphitheater for small music venues
- d. No bike trails
- e. Covered picnic shelters/passive areas and leisure sports
- f. Train themed, but not necessarily a train attraction
- g. Dog friendly , but no separate dog park unless size increased
- h. Water feature/splash pad
- i. No tennis/outdoor basketball/baseball/more of a sports oriented theme should go elsewhere
- j. Natural elements/compacted trails
- k. More bathrooms
- l. ADA accessible

Public Comments:

Mr Ron Zimmerman presented his idea of incorporating his miniature gauge railroad in the Horton Property and would like to see his idea implemented in to concept C rendering. At this time, since the contract allows for four total renderings, careful consideration must be made when considering altering the rendering to depict all of the above mentioned in verbal and written comments from both the public as well as the multiple committees that represent Waxhaw. Mr Zimmerman was asked a series of questions to help this advisory board determine if it would be prudent and fiscally responsible to incorporate his train park and ask The Stewart Group for additional changes and renderings of the Horton Park Concept C.

The questions posed to Mr. Zimmerman are as follows with his response to each:

1. Do you have an Official Business Plan ready and presentable if asked?
“ I have the sketches and renderings of the Train Concept and what the park could look like”

At such time, Mr Zimmerman presented his sketches to the Parks and Recreation Advisory Board. This is not the first time viewed by the Board, as they have been made public and available on other occasions

2. Do you or have you been pre-qualified for the entire financing of this project and do you have a Bank Letter or Investor Letter to show?

“ Financing is not the issue, but rather whether we can put it in downtown Waxhaw or not. We have over 669 signatures of record for those that support the train. “

3. How much will it cost- Bottom Line to build this entire Train Park as depicted in your drawings?

“ It will only cost as much as what it takes to prep the land and get it ready, which the Town of Waxhaw will be responsible for “

4. What is the Cost of the linear foot of the track to get an idea of cost to build out?

“ The cost is not the issue, but rather where the train will go and what the path and course the tracks will take. It typically costs about \$50 per linear foot”

5. If the Town were to give you the go ahead within the next few months to get this Railroad going and not delay the time line for the completion of the park as to be determined, would you have the financial backing and proper surveys and engineering studies to get it done ?

“ No, not at this time, but this railroad would increase the pedestrian foot traffic to downtown and add to the economy. It will pay for itself over time”

6. What are you proposing the ridership and revenue to be and how will the parking and current roadways handle the amount of people?

“ Typically multiply 12 people per five cars=70 people per hour times three trips per hour = 210 riders per hour times 8 hours in the day=1680 riders per day.. would run on weekends, summer and holidays. The riders would then go into town and spend money and eat and shop”

7. Are you prepared to have the Railroad Concept and Construction of such opened up to the Bid Process of receiving multiple bids , since the project is over the allowable policy amount of \$10,000 by the Town of Waxhaw, and that is a necessary step and safeguard for all spending and major projects ?

“ Hey, if you get a better bid and someone else can do it, that is great for the town. I had the engineer of Carowinds check out the site and says it's a great attraction for our Town.

Do you have actual engineered studies of the property to even ensure that the Railroad would be structurally sound and able to be built?

“ No, I have the drawings that I have provided and I have walked that land many times”

After review of all of the supporting material from previous meetings, verbal and written comments, input from the other advisory boards of Waxhaw and above questions and answer session with Mr Zimmerman the advisory board was asked by The Stewart Group to take a formal vote as to move forward with the incorporation of Mr. Zimmermans Railroad Concept or to not incorporate it into the Concept C rendering.

The advisory board, motioned by Mr Tony Spellings, second by Suzanne Polito, Unanimous by all to vote this evening.

Vote taken by show of hands who was in favor of incorporating the train concept- zero show of hands in favor. Unanimous vote against The Railroad to be incorporated into the Horton Park Property.

Mr Zimmerman was thanked for his time and told by multiple board members that his concept was an interesting one and he had put much time and effort into his presentations, but at this time it would not be a good fit for this particular park project.

Mr. Zimmerman collected his belongings and thanked the Board and departed the Meeting.

Breakout- Design Session

Multiple Templates and design concepts taking into account all of the above mentioned input were discussed and at 10:35 pm Motion to approve conceptual rendering C made by Chairman Tony Spellings. Second George Reavis, Unanimous Vote to move forward with The Stewart Group to provide Rendering C of the Horton Property in the near future.

Motion to adjourn meeting made by Tony Spellings, second Jeanne Cina . Unanimous Vote to adjourn at 10:45 pm