

**TOWN OF WEDDINGTON
SPECIAL TOWN COUNCIL MEETING
WORK SESSION
MONDAY, JUNE 10, 2019 – 4:30 P.M.
WEDDINGTON TOWN HALL
1924 WEDDINGTON ROAD WEDDINGTON, NC 28104
AGENDA**

1. Open the Meeting
2. Determination of Quorum
3. Adoption of the Agenda
4. Discussion of Town Park Design with Cardno
5. Presentation of Town Branding by Jeni Bukolt from Haven Creative
6. Adjournment

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MINUTES
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1. Open the Meeting

Mayor Callis called the meeting to order at 4:35 p.m.

2. Determination of Quorum

Quorum was determined with all members present: Mayor Elizabeth Callis, Mayor Pro Tem Janice Propst, Councilmembers Jeff Perryman, Mike Smith, and Scott Buzzard.

Staff present: Town Administrator/Planner Lisa Thompson, Town Clerk Karen Dewey, Finance Officer Leslie Gaylord, Town Attorney Karen Wolter

Visitors: Andrew Hill and Eric Lalone from Cardno, Jeni Bukolt from Haven Creative, Bill Deter, Jennifer Conway

3. Adoption of the Agenda

Motion: Mayor Pro Tem Propst made a motion to adopt the agenda as presented.

Vote: The motion passed with a unanimous vote.

4. Discussion of Town Park Design with Cardno

Mr. Hill presented the two park design concepts: one with the current road and one with the road moved to the north side of the park property. These concepts were generated from discussions with Ms. Thompson. This meeting is to hear Council's vision and ideas for the final design with smaller details to be planned out later.

Council discussed the different options for the access road and expressed concerns about parking.

Mayor Pro Tem Propst stated that she preferred concept A over concept B.

Councilmember Buzzard stated his preference for the road to be moved to the north side of the park property. He expressed concern with lack of parking with concept A and additional driveway cuts along Weddington Matthews Road.

Mayor Pro Tem Propst stated that if the access road isn't moved now, the Town doesn't need to build a new access road on the park property. When the neighboring parcels are developed in the future, the access can be built on those properties instead of Town property.

Mayor Callis asked how much park space would be lost with concept B and moving the access road. Mr. Hill responded that in some degrees it would waste space. Mayor Callis stated that she is concerned with the loss of space with the road cutting through the park property. Mr. Lalone replied that the road cut through does take space and cuts off the back corner of the park property in concept B, whereas in concept A, the amphitheater is in the back corner and when it isn't in use, there is a lot of green space that visitors to the

park can use. Mayor Callis stated that some of the walking trail is also lost with concept B. Mr. Lalone agreed that a lot of space is lost.

Councilmember Perryman asked if there was any advantage of one concept over the other as far as the cost of maintenance. Mr. Hill responded that concept B may create a little more maintenance, but the components are for the most part, identical and not complex.

Councilmember Perryman asked about security of the park with cameras on the walking trails and fencing to keep children out of the roads and separating pedestrian and vehicular traffic. Mr. Hill agreed that fencing the perimeter in a low hedge to keep children safe was necessary. Cardno doesn't incorporate security cameras in their projects.

Councilmember Perryman asked about parking options other than using the shopping center. Mr. Hill responded that they can reconsider where to expand parking options.

Councilmember Perryman asked if Cardno provides 3D concept plans. Mr. Hill responded they do 3D plans and flyover videos and they can be prepared once the concept design is complete. It can be a still image or a flyover.

Councilmember Smith stated his concern with the splash pad and the maintenance of the park concepts. He expressed his apprehension with these plans and asked if they represented what was agreed to at the Council retreat. Councilmember Smith is also concerned with the encroachment of park traffic on town business, with the proposed changes to the garage and storage area. He believed the park concept was only going to include a barn for storage, office space, and events going for a more simplistic design. Councilmember Buzzard agreed. He stated that he thought a barn and walking trails would be the main features.

Mr. Lalone stated that Ms. Thompson had shared those comments from Council retreat, but Cardno wanted to meet with Council in a work session to hear ideas and concerns before changing the designs.

Mayor Pro Tem Propst stated that all councilmembers want a barn. She asked if parallel parking for option A could be included along the access road so it wouldn't take away from the acreage of the park. Mayor Callis asked if some could be added along the back side of the park property along the parking lot that is already behind the shopping center. Councilmember Smith suggested planning parking in that area, designate a walkway to the park, and once the park is completed and in use, the parking plan can be reviewed and changed, if it needs to be. Mayor Pro Tem Propst stated that parking at the shopping center can be an option, and once the Treske and Spittle properties are developed, the new access road and parking can run on that property, north of the park property.

Mayor Callis stated that she spoke with Ms. Thompson and the sewer line will run down to this property about this time next year and Mr. Treske has said he will do what needs to be done to get the sewer line in. The lack of sewer connectivity has been prohibitive to development in that area, but the line is coming. She reiterated that building the access road as drawn on concept B will take up a lot of the park property.

Councilmember Buzzard stated that if the park plans don't include a lot of the features, there isn't a need for a lot of property.

Councilmember Smith stated that the discussion is including too many options and the Council discussed more simplistic features: a barn, walking trail, sitting areas, and if they want to add more features, it can be done at a later date.

Mayor Pro Tem Propst stated that all councilmembers agree on the barn, walking trail, and greenspace. Mr. Hill asked who the council would like to see drawn to the park. Mayor Pro Tem Propst responded that she would like to see families come out, a place for food trucks, a farmers' market, and features that would bring families out because Weddington is families.

The Council discussed specific options for the park. The consensus was no splash pad. Maintenance is a concern for water features. Mayor Pro Tem Propst stated that she prefers a water feature. Councilmember Smith stated that a water feature can be drawn on the plans and taken off the plans later. The Council discussed the renovation of the current garage. The concern was that bathrooms and hardscape in that area would impede on town business. Mr. Lalone stated that the hardscape around the garage area was envisioned as an event space for town hall, not as the entrance to the park and visitors to the park would park behind the shopping center, nearer to the park.

Councilmember Buzzard stated that if the power poles and guide wires currently in the park are moved, the focal point of the park can change. Ms. Thompson stated that she checked on the cost of moving the poles and the total would be \$68,000. Mr. Hill asked that if they generate a new sketch, can they assume that the power poles will be moving. The Council agreed that another work session is necessary with a visual summary of everything discussed and assuming the power poles and guide wires are moved.

The Council continued discussion on keeping current access road and it being moved to the other side of the property as different phases of the park are completed. They discussed using that area for the food truck Friday events, farmers' market, and other event possibilities in the future and asked Mr. Hill to include some parallel parking along the road.

Council agreed that possible park features may include:

- A barn structure with kitchen, storage, event space
- Walking trail(s)
- Outdoor seating areas with green space
- Parking
- Possible fountain/water feature but moved to the main park area-not behind Town Hall
- Move utility poles and guide wires
- Play space
- Possible amphitheater, maybe a moveable structure
- Parallel parking
- Farmers' market space

Council agreed to schedule another work session to work out details

Mayor Callis recessed the meeting at 6:19 p.m.

Mayor Callis called the meeting back to order at 6:29 p.m.

5. Presentation of Town Branding by Jeni Bukolt from Haven Creative

Jeni Bukolt gave a presentation for the town branding. The Council and staff took a survey to express opinions on the options presented. Haven Creative will continue to work on the town logo, color scheme, tag line and branding story to bring other options back to Council.

6. Adjournment

Motion: Councilmember Smith made a motion to adjourn the June 10, 2019 Special Meeting Work Session at 6:50 p.m.

Vote: The motion passed with a unanimous vote.

Approved: July 8, 2019

Elizabeth Callis
Elizabeth Callis, Mayor

Karen Dewey
Karen Dewey, Town Clerk