

August 8, 2011

Work Session

The Wendell Town Board of Commissioners held a work session following the recessing of the Regular Board meeting on Monday, August 8, 2011 at 8:20 p.m. in the Courtroom of Wendell Town Hall with Mayor J. Harold Broadwell, II, presiding. Also present were Commissioners Carol Hinnant, Sid Baynes, Christie Adams, Ira Fuller, Virginia Gray, Manager Hugh Montgomery, Planning Director Teresa Piner, Planner Stacy Griffin, Police Chief Vance Johnson, Lieutenant Bobby Langston, Attorney Jim Cauley and Town Clerk Jonnie Driver.

Item 1 – Presentation from Mrs. Teresa Piner, Planning Director, and review of surveys regarding public transportation.

Manager Montgomery said in working with the transportation service for the past six months he wanted more information about who needed to ride buses, so he challenged the Planning Department to come up with a survey. The Planning Department has gone to apartment complexes and housing units, the library, and the Senior Center and asked people specifically if they needed to ride the bus and Mrs. Piner will report those findings to the board.

Planning Director Teresa Piner said many of the people in the area do not have cars and would be interested in riding the bus. She said most people were interested in going to grocery stores and doctor's offices and the most popular destinations were the Zebulon Wal-Mart and Knightdale. She said the most popular time of day for bus needs was mid-day Monday thru Friday.

Commissioner Baynes stated from the results of the surveys it looked as if the transportation needs of the citizens of Wendell were not being met at this time. Mrs. Piner said that is correct.

Commissioner Hinnant said it would be helpful if we could use the things that people have listed as their needs for Economic Development and try to get some of those things in our town so that people would not have to leave town.

Item 2 – Next steps toward implementation of the “2011 Comprehensive System wide Recreation, Park and Open Space Plan for Wendell, North Carolina” and reintroduction to the “Zebulon – Wendell Greenway Master Plan” as presented by Mrs. Teresa Piner and Brinkley Wagstaff.

Mr. Montgomery said Teresa, Brinkley and I have met since the comprehensive Master Plan was reviewed by the board. We have multiple Master Plans and we have to determine which Master Plan we need to use. He said Mrs. Piner said today that we need to move the UDO toward the Comprehensive Master Plan and not vice versa and that he thought that was a good idea.

Parks and Recreation Director Brinkley Wagstaff said in 1985 the Town of Wendell did an analysis to determine the needs of the Parks and Recreation Department and community and the park was 37.4 acres at that time. In 2001 the Community Center opened and in 2003 the town purchased the Clark Property which made the park over 80 acres. During 2004-2005 the board of Commissioner reviewed a series of expansion plans developed to show additional open space which included 4 ball fields and a future entrance to the park, however there was no funds

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available so nothing was done at that time. He said in 2006 the board reviewed plans to expand the park to include a Senior Center and no funds were available and no action was taken. He said also in 2006 staff begin to construct the multi-purpose area which is now t-ball fields.

Mr. Wagstaff said on April 27, 2009 the Board of Commissioners voted to adopt the Wendell Park Master Plan prepared by Malone and McBroom Engineering Firm with the inclusion of sidewalks along West Third Street into the plan. He said also in 2009 Mr. Bob Doyle donated 21 acres of open space and brought the total acres of the park to 103. He said in an effort to move as efficiently as possible we would like to ask the board's approval to proceed with the development of a site specific plan for the Wendell Park using the plan prepared by Malone and McBroom Engineering.

Mr. Wagstaff said we did not know that we would have to invest as much as we did into the Comprehensive Master Plan that East Carolina has done and we have accepted to this point. He said our strategy is to convert the Master Plan prepared by Malone and McBroom with changes, modifications, deletions and additions and make it the Wendell Park Site Plan, He said this would be the second step in the application process if the town decided to apply for the PARTF Grant.

Mr. Wagstaff asked the board to put the Wendell Parks Site Plan on the agenda for discussion at the August 22, 2011 Regular Board meeting.

Commissioner Baynes said we are only focusing on the park, and when I look through the East Carolina Plan they recommend neighborhood playgrounds, greenways and blue ways in other parts of the town. He said we need to take a step back and look at where the needs are and make a comprehensive plan that is the next step which is what Dr. Wendling recommended to us. He said we need to look at the town in its entirety and decide where the needs are. He said he would like for the board to have a planning session or retreat in the near future to decide where the needs are before we decide anything. He said he felt this was also a part of Economic Development.

Mr. Wagstaff said we have had meetings and we have looked at the amusement park on Wendell Boulevard to see if we can use that facility for a splash pad with a play ground and picnic area and the go cart track as a skate ramp. We have talked with Wake County Schools about putting something at Thompson field such as a play ground and picnic area and they were very receptive to that. We have also talked with Pleasant Grove Church about using the ball field that is located there. He said there is also a meeting with Zebulon this week about the Little River Park to see what their plans are in that area. He said we are in favor of doing whatever this board directs us to do.

Planning Director Teresa Piner stated staff has taken a look at the Executive Summary or Master Plan which has been accepted, but not yet been approved. She said in order to move forward with incorporation into the UDO some changes have been made to meet the requirements in the UDO. She said staff would like to take elements of the plan and put them in the UDO.

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Commissioner Hinnant suggested that the board have a retreat with staff to discuss some of the options and update the board on where we are with our priorities that were set. Commissioner Hinnant suggested that the board have a retreat on Monday, August 22, 2011 somewhere around 12:00 noon. Mr. Montgomery said he would contact the board members within the next couple of days to make sure of what items the board wanted to discuss and the exact time of the meeting. Everyone was in agreement.

Item 3 – Review Special Events Requirements and Permits as provided by Mr. Jim Cauley, Town Attorney.

Manager Montgomery stated that Mr. Cauley suggested that the board review a process that was developed in another municipality for Special Events. He said the document is before you tonight or discussion or instructions.

Manager Montgomery said the board has the document prepared by Mr. Cauley before you and it is for discussion or instructions.

Commissioner Hinnant said under our general liability policy do we have a legal liability endorsed out or do we have legal liability endorsement. Mr. Montgomery said we do not. She suggested that it should be added back to our policy. She said we require people to have additional insurance, but we need to make sure that they are listing the Town of Wendell as an additional insured on that policy.

Manager Montgomery said maybe he should get the League of Municipalities to come and speak to us about what our policy covers. Commissioner Hinnant said it would be ok with me if you and the finance officer talk with the league and just make sure that we are covered.

Manager Montgomery said we will make the changes to the document and bring it back to the board at the August 22, 2011 meeting for approval of a policy, not an ordinance, but a policy.

Mayor Broadwell adjourned the work session at 9:20 p.m.

J. Harold Broadwell, II, Mayor

Attest:

Jonnie S. Driver, Town Clerk