



**TOWN OF HARRISBURG, NORTH CAROLINA
HARRISBURG TOWN HALL
PARKS & RECREATION ADVISORY BOARD MEETING**

**July 26, 2021
6:00 PM**

AGENDA

1. CALL TO ORDER

- A. AGENDA ADOPTION
- B. SPECIAL PRESENTATIONS
- C. PUBLIC COMMENT - Anyone wishing to address the Board may do so during the Public Comment section. Please state your name and address for the record, be courteous and do not repeat what has already been said. Please keep your comments about the subject and not personal in nature.

2. CONSENT AGENDA

- A. Approval of Minutes from June 21, 2021

3. OLD BUSINESS

- A. Vacancy on Board

4. NEW BUSINESS

- A. Discussion of Advisory Board Meeting Day
- B. Public Open Space Dedication (Payment Fee In Lieu of Acceptance) Lower Rocky River Rd. - McKinley Residential Subdivision
- C. Public Open Space Dedication (Payment Fee In Lieu of Acceptance) - Shoppes at Hickory Ridge - Blume Corner
- D. Departmental Updates - Jim Spina - Parks and Recreation Director

5. ADVISORY BOARD UPDATES

6. COUNCIL UPDATES

7. ADJOURNMENT

Town of Harrisburg's Vision Statement

Harrisburg will be the best small town in North Carolina based on low density housing, excellent economic opportunities, a safe living environment, and efficient and effective municipal services. Amenities such as excellent recreational programs, adequate open space, attractive shopping opportunities, a diversity of restaurants, and a connected system of roadways, sidewalks, greenways, and bicycle lanes will continue to enhance the quality of life of the Town. These services and amenities will be provided while retaining reasonable tax rates and debt levels.



TOWN OF HARRISBURG

Agenda Item Details

Title:

Approval of Minutes from June 21, 2021

Presenting Personnel:

Suggested Motion or Action:

Motion to approve minutes from June 21, 2021

Description/Background:

Recommendation:

Fiscal Impact:

Attachments:

1. Minutes June 21, 2021

MINUTES

Harrisburg Parks & Recreation Advisory Board Meeting

6/21/2021 at 6:05p.m.Meeting called to order in-person by Linda Thurman

In Attendance

Brett Crosby Delroy Ross

Linda Thurman Jason Marshall

Board Administrators Present: Shawn Marble and Jim Spina

Council Member(s) Present: Rodney Dellinger

Absent: Carl Westine and Tim Morris

Harrisburg Arts, Culture & Heritage (HACH) Member and Board Liaison: Micah Cash

Agenda Adoption/Approval of Minutes

Motion was made to adopt agenda by Jason Marshall and seconded by Delroy Ross. Motion passed unanimously.

Linda Thurman indicated a modification to the minutes from May 24th be made to reflect the date noted for the next month's meeting show as June 21st, 2021 and not June 28th. A motion was made to approve the agenda and its change by Delroy Ross and seconded by Jason Marshall. Motion passed unanimously.

Special Presentations/Public Comment

A. HACH Presentation

- a. Micah Cash attended to announce the Art Walk scholarship winner. With only 2 applicants this year, Rachel Wilson won and plans to study Arts at UNC Wilmington. The board discussed the low applicant reasoning. Micah advised the board that they marketed the scholarship in different forums along with informing local teachers to recommend to students to apply.

Old Business

- A. The Advisory Board opening remains open and board members are encouraged to identify candidates to apply
- B. Volunteers are still needed for July 4th celebration.

New Business

- A. Department Updates: Administration/Special Events/Projects & Athletics presented by Jim Spina and Shawn Marble
 - a. Projects
 - i. Pharr Mill Deconstruction – Meetings scheduled with contractor on June 22nd to discuss the project and timelines. Container will be shipped to site for materials to be gathered.

Mill structure will be knocked down safely and focus will be to salvage as much of the building material and equipment. Councilman Dellinger provided suggestion to connect with a design consultant onsite to discuss repurposing/preserving.

- ii. Harris Depot – There are funds in the Fiscal year 2022 budget to add weather proofing to the support structure and work on the roof and eaves of the historic Post office. Thoughts to make it more usable for potential meetings in the future. Bathroom addition is also in the proposed project plan. All work will occur with the expectation of preserving the look of the post office.
- iii. Disc golf course – Parks Dept have met with Ace place to design a short course for beginners/families and kids at Harrisburg Parks near field 1 – viewed with contractor. Discussion led by Jason Marshall. Concern there is not enough space and safety concerns with discs flying around pre-existing trails. Jim will reassess the planning and work with Adam and Jason to identify a good location. Jim noted during discussion that no trees would be cut.
- iv. Holcomb Woods: Town opened up contest to name the athletic space at Holcomb Woods. Received 2 applicants but with further research, Parks deemed the 2 suggestions to not be suitable for various reasons presented to the board. Discussion around naming the complex the Holcomb Woods Athletic Complex or Sports Complex. Jim will take this feedback and present it to Town Council.
- v. Improved Communications: Parks Dept has internal meetings as well as discussions with the Comms Director of the town along with the Town Manager with the goal of improving communications. Team is working to create and execute plan across all platforms to increase engagement with town residents.

b. Programs/Events

- i. Splash pad has opened with overall success. Have distributed surveys to residents and have received good feedback overall. Monitoring social media for additional feedback. A few issues identified from the first 2 weeks have been resolved.
- ii. Camps and summer programs have begun. All things came together quickly considering the recent relaxing of restrictions.
- iii. Spring Sports ended the first week of June. Registration for fall athletics has begun.
- iv. Rockin' in the Burg was held on June 12th with beer garden and larger crowd than first concert from May. No issues.
- v. Shelters have been consistently booked at Harrisburg Park with very few complaints.
- vi. July 4th event is being planned. Parade on Saturday so roads are not closed on Sunday for church services. Fireworks are scheduled for both nights. Shuttle services will be offered. Harris Depot woods will be fenced off as the fireworks fall out zone. Still seeking golf carts with 4+ seats.

Advisory Board Updates

A. Sustainability Board Updates

- a. Linda will be volunteering on 7/3 and 7/4 at the Sustainability Board's tent during the July 4th festivities at Harrisburg Park

B. Multicultural Festival Update

- a. Delroy as part of the festivals Executive Committee is seeking help identifying non-Indian vendors that would benefit be a part of the Festivals offerings for residents. Board discussed and offered some leads to Delroy.

Council Updates

A. Councilman Dellinger Updates

- a. Town Council has a scheduled meeting with a hiring firm to identify a new Town Manager. Engaged with Human Resources on this vacancy.
- b. Construction updates
 - i. Stallings Road and timeline of late June for roundabout construction to begin.
 - ii. Robinson Church is in the process of being repaved
 - iii. There are quite a few neighborhood proposals that are up for approval by council in the coming months
 - iv. Construction Project for 49 will go to vote next month

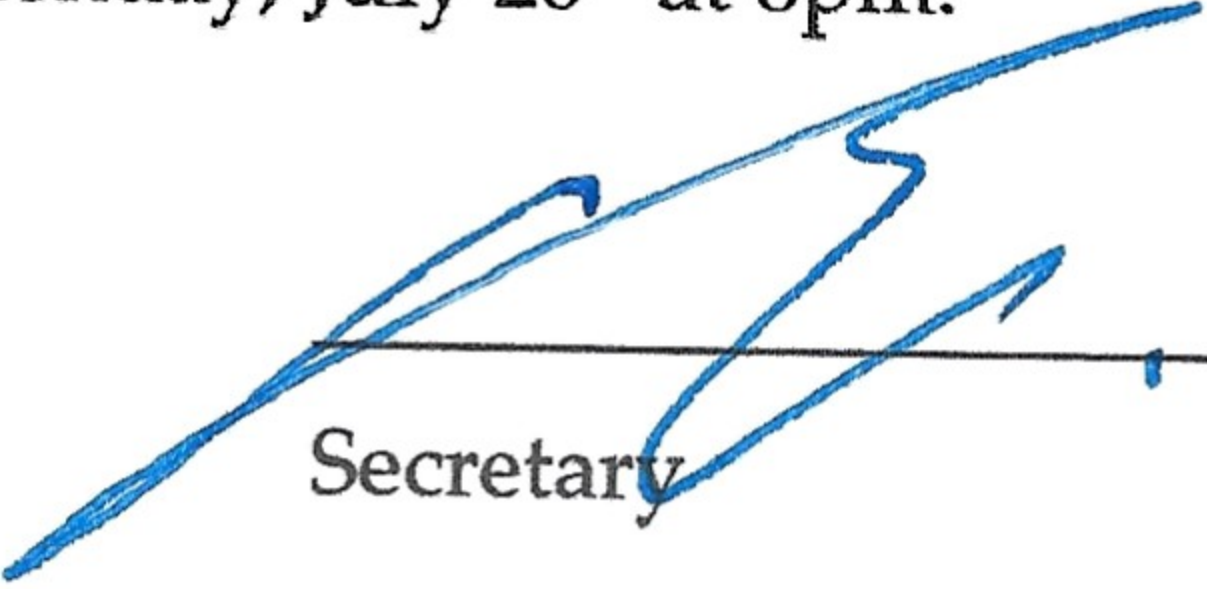
Adjournment

Motion was made to adjourn meeting by Jason Marshall and seconded by Brett Crosby. Motion passed unanimously.

Meeting was adjourned at 7:25p.m.

Next Meeting: In-person at Town Hall on Monday, July 26th at 6pm.

Chair


Secretary

6/29/2021



TOWN OF HARRISBURG

Agenda Item Details

Title:

Vacancy on Board

Presenting Personnel:

Suggested Motion or Action:

We have one applicant for the vacancy on the Parks and Recreation Advisory Board. If selected, the board can make a motion to request Town Council to review and appoint this member to the board (application attached).

Description/Background:

Recommendation:

Fiscal Impact:

Attachments:

None



TOWN OF HARRISBURG

Agenda Item Details

Title:

Discussion of Advisory Board Meeting Day

Presenting Personnel:

Suggested Motion or Action:

Discuss the possibility of changing the day of the month the advisory board meets. If agreed upon, make a motion to change the monthly meeting day and make changes to by-laws as needed.

Description/Background:

Recommendation:

Fiscal Impact:

Attachments:

None



TOWN OF HARRISBURG

Agenda Item Details

Title:

Public Open Space Dedication (Payment Fee In Lieu of Acceptance) Lower Rocky River Rd. - McKinley Residential Subdivision

Presenting Personnel:

Suggested Motion or Action:

Description/Background:

Lower Rocky River Rd (McKinley Residential Subdivision): A rezoning is requested to 162 single family homes on 193.12 acres (2 parcels). Town's Ordinance requires as Public Open Space dedication as part of new subdivision at the rate of 1/35 of an acres per the number of lots developed. For proposed 162 lots, a total of 4.62 acres is to be dedicated for public open space, of which Reedy Creek Greenway's 25 feet easement accounts for 1.72 acres. The greenway is to be built and delivered as part of the project as well. The remainder 2.9 acres is to a payment in-lieu of the open space which amounts to be \$15,016.49 based on the purchase price. Letter is attached for your reference and here is the link to the overall plan <https://drive.google.com/file/d/1UM54fydJF-S7CRZlrwWfgWQMhuXT2miu/view>

Recommendation:

Fiscal Impact:

Attachments:

1. McKinley Subdivision_Parks Fee in Lieu Letter_07-21-2021_Signed

July 21, 2021

Town of Harrisburg
Mr. Sushil Nepal
4100 Main Street, Suite 101
Harrisburg, NC 28075

RE: Public Open Space for McKinley Subdivision

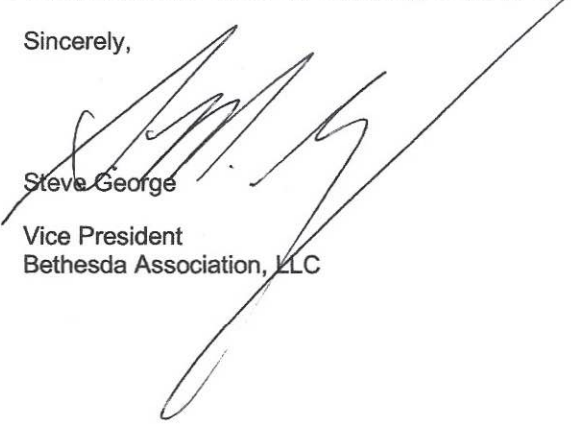
Dear Mr. Nepal,

We would like to present payment in lieu of dedication of public open space for the proposed McKinley single family subdivision plan along Lower Rocky River Road. The total purchase price for the property is \$1,000,000 and the acreage is 193.121 acres which averages out to \$5,178.10 per acre. There are 162 lots to be annexed into the Town of Harrisburg which calculates to 4.62 acres of required open space based upon 1/35 of an acre per unit. The McKinley subdivision plan proposes 1.72 acres of public open space via a 25 ft greenway easement. We request to make a payment for the remaining 2.9 acres of required public open space at the time of lot platting.

Total Fee to be Paid = \$5,178.10 / acres x 2.9 acres = \$15,016.49

Please advise if you have any questions or need additional documentation. We look forward to working with you and the Town of Harrisburg on this project.

Sincerely,



Steve George

Vice President
Bethesda Association, LLC



TOWN OF HARRISBURG

Agenda Item Details

Title:

Public Open Space Dedication (Payment Fee In Lieu of Acceptance) - Shoppes at Hickory Ridge - Blume Corner

Presenting Personnel:

Sushil Nepal, Planning & Economic Development Director, James Spina, Parks and Recreation Director

Suggested Motion or Action:

Description/Background:

Shoppes at Hickory Ridge (Blume Corner): A rezoning is requested to build a mixed-use development at the corner of Hickory ridge and Rocky River Rd, commonly referred as the Blume Corner. The goal is build a mix of commercial and residential (town homes) units. Town's Ordinance requires as Public Open Space dedication as part of new subdivision at the rate of 1/35 of an acres per the number of lots developed. For proposed 55 town home lots, a total of 1.57 acres is to be dedicated for public open space which amounts to be \$62,800 based on the value of residential portion of the site.

Letter is attached for your reference and here is the link to the overall plan

https://drive.google.com/file/d/1GBPptwhCu5_hU6_uXlDICnhOUrUMu8Rg/view

Recommendation:

Fiscal Impact:

Attachments:

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July 22, 2021

Town of Harrisburg
Mr. Sushil Nepal
4100 Main Street
Harrisburg, NC 28075

Re: Public Open Space Dedication for Proposed Rezoning on Hickory Ridge Road

Dear Mr. Nepal:

True Summit Capital is applying for a mixed use development at Hickory Ridge Road and Rocky River Road (the Site). Per Ordinance, public open space dedication is required at a rate of 1/35 of an acre per the number of lots developed.

We would like to present payment in lieu of dedication of public open space. The recent purchase price for the overall 14.28 acre property is \$950,000. It is noted, the residential portion of the site 8.89 acres with a fair market value of \$40,000 per acre.

There are 55 lots proposed on 8.89 acres of the site thus the land dedication would be equal to 1.57 acres.

Total fee to be paid in lieu = $1.57 \times \$40,000 = \$62,800$

Payment will be provided at the time of lot platting.

Please do not hesitate to contact me if you have any questions or need additional information. We look forward to working with you and the Town of Harrisburg on the redevelopment of the Site.

Respectfully,

DocuSigned by:

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Mohammed Idlibi
True Summit Capital



TOWN OF HARRISBURG

Agenda Item Details

Title:

Departmental Updates - Jim Spina - Parks and Recreation Director

Presenting Personnel:

Suggested Motion or Action:

Description/Background:

Recommendation:

Fiscal Impact:

Attachments:

None