

**MINUTES OF THE CALLED MEETING OF  
THE BOARD OF COMMISSIONERS  
TOWN OF MINT HILL, NORTH CAROLINA  
SEPTEMBER 14, 2016**

The Board of Commissioners of the Town of Mint Hill met in called session on Wednesday, September 14, 2016 at 6:00 p.m. in the Flex Room, Mint Hill Town Hall.

**ATTENDANCE**

Mayor: Ted H. Biggers, Jr.

Commissioners: Dale Dalton, Richard Newton and Katrina (Tina) W. Ross

Town Manager: Brian L. Welch

Deputy Town Manager: Lee Bailey

Town Engineer: Steve Frey

Town Clerk: Michelle Wells

Mayor Biggers called the public meeting to order, ruled a quorum present and the meeting duly constituted to carry on business. The purpose of the meeting was to discuss plans for the Mint Hill Athletic Park located at 9801 Brief Road.

Gary Wirth, Wirth and Associates, stated the team was comprised of himself, Jeff Sherer, Carr Mumford and Andy Aldridge. The Master Plan for the Mint Hill Athletic Park located at 9801 Brief Road had been approved by the Board; the meeting tonight was to receive approval to move forward while reviewing the modified plan and the financial projections. The first phase of the Mint Hill Athletic Park included: two un-lit multi-purpose fields (grass) that were approximately 120 yards by 75 yards; one lit multi-purpose field with artificial turf; one baseball stadium with seating for 750 individuals; a playground; walking trails; parking for 305 vehicles and an open grassy area. No water or sewer was available property therefore the open grassy area would provide adequate space for the well and septic needed.

The design team reviewed the drawings with the Board indicating the baseball stadium would have multi-purpose facilities including the restrooms, pavilions and concessions that would provide for all of the park facilities. The full sized stadium included a press box, grandstand, dugouts and a secure fence.

Questions from the Board included:

What type of statute was planned (near the ticket booth) for the stadium? The statute was merely a placeholder for a landscaping piece.

Was the walking trail changed from the previous plan? The walking trail was modified due to the wetlands on the property. The playground was now shown on the stadium side.

Was the entrance aligned with the Mint Hill Athletic Association Complex? The trees located at the MHAA Complex were very nice and mature. The trees caused the team to have "cold feet" when they contemplated asking the MHAA to cut them down for alignment. The approximate distance between the two entrances was 150 feet.

Could the alignment the driveways be done on the Town property? The driveways could not be moved enough to align them by altering the plan on the Town property. Engineer Frey reminded the Board that the plan had not been reviewed by NCDOT yet.

What about pedestrians that cross over from the Town park to the MHAA Complex? Police would be needed for pedestrian traffic.

Would a traffic signal eliminate the need for constant police presence when assisting with pedestrian traffic? Yes, if the driveways were aligned and a traffic signal was installed.

Could a pedestrian bridge be installed? Yes, but it would be extremely long, due to the slope, and expensive to the point it was not feasible. A signalized pedestrian cross walk (similar to school cross walk) may present itself as a solution in the future.

How far down Brief Road was the water line? The waterline in Ashe Plantation was a residential line and would not be large enough the service the site.

If water was projected, in the near future, perhaps we could wait; would that be feasible? It was very expensive to run water lines.

When would the County begin building the Fairview Road Regional Park? It was estimated that it may be 15 years until the County may have the park completed.

Would it cost several hundred thousand dollars to run water and sewer? Yes; it was estimated at \$600,000. On the other hand, well was projected to cost \$100,000 and septic \$65,000.

Would there be an issue with the land being able to perk? Not that they were aware of based on the preliminary soil tests.

Where was the location of the well? The well would most likely be placed near the grassy field area.

Had an artificial turf field already been decided on? No final decision had been made but grading/drainage and the growing season had been factors to have one artificial multi-purpose field. Residents had suggested the Town closed the grass fields at Veterans Park when Staff smelled rain. An artificial turf field could be used in the rain.

What was the price difference between artificial and natural turf? The artificial turf costs approximately \$500,000 more than a grass field to build.

What was the lifespan of an artificial turf field? A turf field would last about 10 years.

Could you charge for programming at the Park? Yes; there was viability to charge however Manager Welch pointed out that the revenue stream would not pay the electric bill or the debt service on the project.

Mint Hill Legion Baseball coaches, Bryan Bunn and Stu Brown, stated there were American Legion teams, collegiate teams and 9U travel teams that would make good use of a baseball stadium. There were teams that used the Jack Hughes Park in Pineville that would like to be closer to Mint Hill and would use a stadium here. They noted the Gastonia Grizzlies have an

average attendance of 2,000 per night. Providence Day school recently installed an artificial turf field and it was virtually maintenance free. An artificial turf baseball field would provide for larger tournaments, College Wood Bat Leagues and would be great for the community. The design teams noted there would be a possibility of alternate seating in addition to the 750 seats.

Would there be enough of a revenue stream to offset costs? The anticipated revenue stream would not be taken into consideration when reviewing the overall financial projections of building the Mint Hill Athletic Park.

Would there be a possibility of expansion? Yes; the stadium could be expanded to seat up to another 750 individuals.

What was the length of the walking trail? The trail was at least .5 of a mile.

What did the trail map colors represent? The gray trail would be asphalt and the tan trail would be concrete.

Were there “home” and “away” bleachers or would the fans sit together? Typically the team benches were separated but fans would sit together. The bleachers would be approximately 25 feet in length and 3 rows high.

The discussion then shifted to the financial projections. The project shown would cost approximately \$7,048,646. The team ran through each detailed line item.

Project Elements	
Baseball stadium (up to 750 seats) with dugouts, lighting, irrigation	1,311,320
Restrooms and concession buildings 548,982 Ticket booth	35,553
Multi-purpose (soccer, lacrosse & football) fields - one artificial turf field with lighting, other 2 fields natural turf (sprig) with irrigation and no lighting	948,644
Playground (play structure, swings, slides, accessible surfacing)	82,400
Walking trail with trail linkage - paved trail with benches	101,986
Parking lot - 310 cars	483,004
Site preparation (clearing, grading, erosion control, utilities, water quality BMP's, pavilions, and landscaping)	2,675,808
Turn lane and entry allowance	180,250
<b>Subtotal</b>	<b>6,367,947</b>
Contingency	172,542
Construction management, site planning, preliminary design, survey and appraisals,	508,156

or the cost of preparing the application (not to exceed 20% of the cost of the project) 508,156	
<b>Total</b>	7,048,646

**Alternates:**

Delete stadium, replace baseball with a multi-purpose synthetic turf field & lights	Deduct 514,759
Delete stadium, replace baseball with a multi-purpose natural turf field & no lights	Deduct 1,246,435
Use metal stadium bleachers in lieu of stepped concrete (same # of seats)	Deduct 220,359
Prefab metal canopy at grandstand in lieu of steel structure with shingle roof	Deduct 22,932
Revise a multi-purpose field to synthetic turf (from natural sprigged turf)	Add Per Field 500,000
Add sports lighting per multi-purpose field	Add Per Field 150,000
Geofill (coconut)/shock pad in lieu of crumb rubber at multi-purpose synthetic turf	Add Per Field 199,382

**Clarifications and Qualifications**

Rock Excavation & Unsuitable Soils are included as an allowance (\$100,000)

No tap fees or development fees included (\$20,000 allowance included for building permit)

Wetland fees not included

No Phase I or II or Soil Borings are included

No special inspections, construction materials testing are included

Inflation or escalation has not been included

Asbestos/hazardous material testing and surveys are not included

FF & E is not included

Audio / video / lighting / smart boards / projectors are not included Security and or camera systems are not included

Utilities connections and/or off site lines not included

Tele/data cabling are not included

LEED Certification not included

Where would the crushed rubber or coconut (the fill chosen) go in relation to the fields? The synthetic dirt would be used to create the field. Mecklenburg County no longer used crushed rubber due to some potential health concerns.

What was the retention of heat with the two options (crushed rubber or coconut)? The crushed rubber retained more heat. The coconut would need to be shipped from overseas. Water cannons would be available to the field, though. White rubber reflects heat and was an option, too. The white rubber would be more expensive than black rubber but less expensive than coconut.

What were the highlights of the clarification and qualifications section? They just were clarifying what was and what was not included in the numbers shown. Wetlands mitigation depended on disruption and may cost up to \$25,000 an acre but there was less than an acre to be disturbed.

Mayor Biggers asked the Board, based on the plan shown, if they liked the basic plan layout and concept. He asked if this was what the Board wanted. If so, the Staff would work on a plan to pay for the stadium and present that to the Board at the next meeting.

Commissioner Ross said she liked the concept and the layout of the plan.

Mayor Biggers said he would like the baseball field to be artificial turf.

Bryan Bunn and Stu Brown stated the in-field could be turf and the outfield could be grass. Manager Welch asked the design team to calculate the price of each of those options.

Commissioner Dalton said he liked the concept and layout; he, too, would like the stadium to have artificial turf.

Ron Freeman, Park and Recreation Committee Chair, stated the plan looked great and he was a little shocked by the price but he realized things cost money. He hoped it would come to pass.

Mayor Biggers suggested holding a separate meeting for financing as Staff would need time to refine a proposal to pay for it.

What were the time constraints for building based on the PARTF Grant? The grant required ground breaking within three years of the date on the contract which was October 2014.

Was the playground area approximately the size of the Wilgrove playground area? Yes.

The Board agreed by consensus to the layout and concept of the Park and to move forward with the project.

Mayor Biggers said a finance meeting would be held in the near future.

There being no further Public Comments, to come before the Board, Mayor Biggers adjourned the Public Meeting at 7:14 p.m.

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Michelle Wells, Town Clerk