

Richland County Recreation Commission
Regular Board Meeting Agenda
Monday, January 26, 2009
6:00 p.m.

Commissioners in Attendance:

Delano Boulware, Chairman
Wilbert Lewis, Vice Chairman
Rev. Charles Epps, Secretary
J. Marie Green
Barbara Mickens

RCRC Staff in Attendance:

Lew Leopard
Curt Wilson
Cynthia Robinson
Mary Anne Grant
Ronnie Kinnett
Linda Carter
Bob Redfern
David Stringer
Janet Heuer
Eugene Koon
Robert Allen
Tony Cooper
Leigh Cheatham
Cornelia Watts
Tiyana White
Steven Tindall

Others in Attendance:

James Bridgett, Parliamentarian

1. Call to Order

Chairman Boulware called the meeting to order at 6:05 p.m.

2. Adoption of Agenda (Action)

Mr. Lewis moved to adopt the agenda as outlined; second by Ms. Green. The motion was approved unanimously.

Mr. Lewis stated he would have to leave the meeting early because of a prior commitment.

3. Approval of Minutes (Action)

Rev. Epps stated for the record that he, Chairman Boulware and Mr. Bridgett met to correct errors found in the minutes of several previously approved minutes. He stated that Lew Leopard and Cynthia Robinson were in attendance at that meeting. He suggested that the word 'revision' as shown in the agenda and on the corrected minutes be changed to the word 'corrected.'

Mr. Bridgett concurred and explained that Robert's Rules of Order distinguish between a "revision" as something that changes the intent; what was done was a "correction" of errors that did not change the intent.

Ms. Green moved to delay approving the "corrections" to the minutes of called meeting of December 9, 2008; regular meeting of November 17, 2008 called meeting of November 6, 2008; called meeting of August 14, 2008; and regular meeting of July 21, 2008; seconded by Ms. Mickens. The motion was approved unanimously.

Rev. Epps moved to approve the minutes from the regular Board meeting on December 15, 2008 and the Special Called meeting on January 5, 2009; seconded by Ms. Green. The motion was approved unanimously.

4. Public Input (Information)

Richard Evans, of the Lower Richland Football League at Caughman Road Park, stated their league would like to use the fields at the Garners Ferry Sports Complex and requested information on how to accomplish that.

Mr. Leopard replied that the football league should make their request through Bob Hickman. Bob Redfern stated he would give them Mr. Hickman's contact information.

5. Financial Briefing (Information)

Curt Wilson reported Mr. Bob Milhous, RCRC's independent auditor, had a scheduling conflict so his formal presentation would be delayed until the February Board meeting.

Mr. Wilson reported on cash flow projections. He reported that he had contacted the county treasurer, David Adams, about RCRC funding for the rest of the year. Mr. Wilson said that Mr. Adams did express concern about delinquent tax payments which could affect the Commission, but that he was cautiously optimistic.

Mr. Wilson reported that the actuarial report for GASB-45 will be delayed another two weeks.

The General Fund was reimbursed \$29,689 from the Bond Fund for up front bond expenses incurred prior to the Bond approval.

6. Offer from Norfolk Southern Railroad Company to Move Washington Park (Action)

Mr. Leopard reported that he received a notice from Norfolk Southern Railroad about plans to sell the property where Washington Park is located to a developer. RCRC only has a 30-day license on that property and Norfolk Southern can terminate the license at any time.

Approximately 3.9 useable acres on a five-acre parcel on Shop Road has been identified as a site to possibly relocate Washington Park. Norfolk Southern offered to lease that property to RCRC to develop a new park. They also offered to sell that property to RCRC for \$100,000. If leased, the terms would be \$1 per year for 10 years and at the end of the 10 years RCRC would have the first right of refusal to purchase the land at the then fair market value.

Ronnie Kinnett reported on options to develop the proposed site, if the Board decides to either lease or purchase the property.

Option #1: An unpaved walking trail, picnic shelter, basketball court, small playground, water fountain and storm drainage and grading, estimated cost \$101,264.

Option #2: All improvements under Option #1 plus a little league baseball field (backstop, bases, clay infield and grassing only – no fencing or lights), estimated cost \$173,500.

Mr. Kinnett pointed out that there are some concrete footings and paved parking areas at the proposed site that would have to be demolished prior to any grading.

Mr. Stewart Lee, an attorney representing the developer, reported that the developer is willing to contribute \$15,000 of grading services at the proposed site, and that work would be done prior to starting on their own project at the current park site. Mr. Lee also stated that residents would be allowed to use the current park until the developer begins work there.

Mr. Leopard asked if the developer had a timeline on starting the project at the current Washington Park site. The developer's representative stated they would want to start the project around Labor Day (September 1, 2009). The closing date for the sale of the current Washington Park property is the first week in March.

7. Offer to Provide an Easement for Land Adjacent to Olympia Park (Action)

Mr. Brent Chitwood, of Chitwood Development, LLC offered the Board an easement on a portion of his property that is adjacent to Olympia Park. He stated that a portion of the pathway through the park was inadvertently installed across the property line some years ago.

During the discussion that followed, Mr. Chitwood said that he would not require RCRC to maintain the easement. His offer includes the entire area up to Carolina Street on both sides of the creek, including all of the flat area up to the point where the berm begins (the 'toe slope'). Mr. Chitwood explained that he wanted the public to have use of the land forever for pathways and open park space. He acknowledged that this would improve the value of his adjacent property, which he plans to develop. Mr. Chitwood did say that he expects RCRC to survey for the easement and have it formalized. Mr. Chitwood stated he

consulted his attorney and was told that he would assume more liability with the easement but it would be no more than the liability from a public sidewalk.

Mr. Kinnett stated that he expected that a survey and drawings would be needed as part of the process.

Mr. Leopard asked for permission to move forward with researching the project.

Ms. Green moved to allow staff to research the costs of securing the easement, to contact the attorneys to get their comments, and to bring costs back to the Board; seconded by Rev. Epps. The motion was approved unanimously.

Mr. Leopard asked Mr. Chitwood what his timeframe was and the response was 'anytime in the next year.'

8. Report on Request for Qualifications (RFQ) Process (Information)

Ronnie Kinnett stated that the committee compiled a timeline to review the RFQ's, grading process and interviews. They hope to have final approval by March 16th. He requested that the Board allow the committee to issue an RFQ for Architectural and Engineering Services.

Rev. Epps moved to allow the committee to issue the second RFQ for Architectural and Engineering Services; seconded by Ms. Mickens. The motion was approved unanimously.

9. Appointment of Budget Subcommittee

Chairman Boulware appointed Ms. Mickens and Ms. Green to the Budget Subcommittee.

10. Executive Session

Rev. Epps moved to go into Executive Session to discuss a contractual matter and a personnel matter; seconded by Ms. Green. The motion was approved unanimously.

Executive Session

Ms. Green moved to end Executive Session; seconded by Ms. Mickens. The motion was approved unanimously.

The Chairman stated that no votes and no action were taken during Executive Session.

Rev. Epps moved to return to regular session; seconded by Ms. Mickens. The motion was approved unanimously.

Ms. Green moved that the RCRC contract offer on the Kelly Mill property stand as proposed for all three tracts and to notify the sellers' agent of the decision to withdraw the current contract offers, ending the contract negotiating process; seconded by Ms. Mickens. The motion was approved unanimously.

Rev. Epps moved that the RCRC contract for the purchase of the Long Green Parkway property upper portion only of the Mungo Company tract in Northeast Richland County for the approximate uplands acreage of 36.1 and to provide a tax donation letter to the Mungo Company for the approximate remaining wetlands of 41.58 acres of the upper portion only and that RCRC would NOT make an offer on any of the remaining acreage which would then allow the Mungo Company to provide the remaining 143.57 acres of uplands and wetlands on the lower portion to any Richland County Governmental Agency; seconded by Ms. Mickens. The motion was approved unanimously.

11. Other Business

- a. M & O Project Status Report (Hand Out)
- b. Bond Project Status Report (Hand Out)
- c. February Board Meeting – Since the February regular Board meeting falls on a holiday (President’s Day), a change of dates is recommended. (ACTION)
This item was not addressed.

12. Adjourn

Ms. Green moved to adjourn; seconded by Ms. Mickens. The motion was approved unanimously.

The Chairman adjourned the meeting at approx. 10:25 p.m.



Delano Boulware, Chairman

Minutes signed February 23, 2009