

## Shoal Creek Park Foundation Board Meeting Minutes

9-20-2017

Board members present: Terry Arnold, Philip Busby, Susan Fulmer (by phone), Robert Miller, Gary Muehlbauer, Cristie Muehlbauer, Ashley Robinett (by phone), Cameron Vowell, Dee Woodham, H.G. McGaughy

Board members absent: Butch Ellis, Maurice Valentine, Nisa Miranda, Blake Ray, Travis Reed, Dan Ruth, Susan Wilder-White

Ex-officio present: Mayor Hollie Cost, City Clerk Herman Lehman, Mike Jones (representing Tom Walker), Zac Brown (representing Mary Ellen Heuton/John Stewart)

Ex-officio absent: Alex Dudchock, Quincy Whitehead

Others present: Melinda Nix

### 1. **General Board Issues and Financial Report**

Dee summarized the financial situation:

- a. \$100k in the SCPF account was from Ms. Mahler's bequest for general purposes at SCP. The following bills were paid from this account since our last meeting: Floodway study- \$8000 dollars (half of the project) and \$1150 for a survey required for the floodway study. The 8-31-17 balance was \$92,317.
- b. The city holds \$100k from Ms. Mahler's bequest for trail paving from SCP to Orr Park or within SCP and \$300k of the \$400k for city-wide trail paving was moved to Mahler house repair/restoration.

Dee asked the committee to propose new board members to her. The board was set-up with rotating terms, so the one-year slots will become vacant soon.

### 2. **Trailhead/bathroom/pavilion** facility- (Committee: Terry, Chair; Gary & Philip)

The archeological phase II dig is complete, and we are cleared to move forward with the selected trailhead/bathroom/pavilion facility location. The phase II archeological dig found the same artifacts as the first dig. This consisted of pre-historical tool making remnants.

Turner/Batson has an updated preliminary design for the trailhead/bathroom/pavilion facility. This design is available, but some details are still in progress. A formal bid package is needed next for the trailhead/bathroom/pavilion facility. Final design and cost estimate will be coming soon from Turner Batson.

It was noted during the discussion on this topic that it would be important to ensure the design considers the panoramic view from the pavilion facility. It was also suggested that a coping wall should

be part of the sidewalk. Terry suggested minimizing the amount of scope and cost spent making the bathroom facilities fancy and to make the design as simple as possible.

A motion was made and passed to authorize the sub-committee to work with Turner-Batson and the city to finalize design and move forward with a formal bid process.

Options for using solar power were also discussed, but no clear consensus was achieved on this option. The committee will work with Turner Batson on best way to handle power. It has also been evaluated that using a septic system for the facility will be cheaper than tying it to the city sewer system.

### 3. **House-** (Committee: Chair: Gary, Terry, Philip)

The house has been tested for asbestos. Asbestos was found in the materials on the outside of the house and in the kitchen tile.

Christy-Cobb has made an unofficial minimum estimate of \$500K minimum to renovate the house, before talking with contractors. They wanted the board's input on proceeding with the house evaluation. Several foundation members voiced the opinion that sufficient evaluation has not yet been made to support the preliminary renovation estimate and that the current evaluation of the house should continue. Recommendations were also made to continue with minimal preservation efforts on the house to finish installing moisture barrier and sealing the structure.

Hollie Cost added that the Shoal Creek Park Foundation is charged with determining the best plan to get the maximum public use of the endowment. She also commented that just fixing the foundation for \$100K would not allow public use of the house.

Suggestion was made that the possibility of selling off a portion of the property to fund renovating the house should be considered.

It was also pointed out that overall, house museums are not having much success nationwide and may not add value to the park in the long term. The question of placing the house on the national register was also raised.

A motion was made to recommend to City Council to hire Christy-Cobb for up to \$10k to investigate costs of renovation/uses for the house. This money is expected to come out of the \$300k set aside for the house. Motion passed unanimously.

Recommendation was made to call the house the Perry-Mahler house to honor the people who built it.

### 4. **Event Committee-** Chair: Mary Ellen, Sue, A.V. representative Mike Jones

October 5<sup>th</sup> will be the first event committee meeting.

### 5. **Cattle RFP Committee-** Chair: Terry, Blake, Philip

The committee recommended pulling the cattle from the N and NW sections, about 30 acres and reforesting these areas. Beardon/Nix continue to run cows on the land through the leasing contract with the city.

Concern for how to maintain the land that is not leased for grazing was raised. The amount of pasture is significant and requires mowing and spraying weeds to maintain. It was suggested that planting the open pasture to native trees and other plants would be a good way to maintain the park. Terry volunteered to keep the N and NW sections mowed until the trees are planted. Terry reported a preliminary estimate of planting trees at \$10k.

Dee agreed to get a group together to discuss further how to proceed with re-planting and how this fits with the conceptual long-term plan for the park.

#### **6. Floodway Study**

Marty Martin will be finished with the floodway study very soon. The preliminary results identify locations for 60 foot spans (for bridges) across the creek in the northern part of the property and at the existing foot bridge location. These would not require FEMA review.

#### **7. Updates and Future Project**

Not covered in the meeting due to time.

8. **Next meeting:** The regular Dec. meeting was moved to Jan. 10<sup>th</sup> at 1:00 at City Hall due to the holiday schedule.