

INTRODUCTION

1.1 General Benefits of Parks and Recreation

Over the past 50 years, America has seen a tremendous increase in the demand for parks and recreation facilities. This is due in part to the ever decreasing amount of available open space in which to recreate, but is also directly related to the population explosion of the baby-boomer generation and the children and grandchildren that have followed. These factors, coupled with the increased awareness of the benefits of a healthy lifestyle have placed incredible stress on the existing parks and recreation facilities across the country.

Parks and open recreation areas play a critical role in the health of a community. Research has shown that physical activity in the out-of-doors can improve both physical and psychological health. As a result of this type of regular activity, virtually all aspects of a persons' physical well-being show significant improvement and the risk of disease is greatly reduced. Physical activity can also relieve anxiety and improve one's overall general psychological well-being.

1.2 Recreation Enabling Law

North Carolina General Statute (G.S. 160A-351) empowers Yancey County with the authority to provide a parks and recreation system for the leisure of its citizens. The statute also "declares that the public good and the general welfare of the citizens of this State require adequate recreation programs, that the creation, establishment, and operation of parks and recreation programs is a proper governmental function...". By this statute, Yancey County has the authority to designate or purchase buildings and land for use as parks and recreation facilities, allocate funds for the operation of the system, as well as accept gifts of real or personal property for parks and recreation programs.

1.3 Yancey County Parks and Recreation Advisory Committee

In March of 1997, the Yancey County Commissioners adopted a resolution to formally establish the Advisory Committee. The purpose of this Committee is to provide guidance to the Director of Parks and Recreation and act as a liaison between the Director, County Manager, Citizens of Yancey County, and County Commissioners, concerning matters of facilities, programs, and strategic

planning of the department. The current members of this committee represent a broad range of recreational needs across the county and demographic groups.

1.4 Scope of the Planning Process

The role of the Yancey County Parks and Recreation Department is to plan, develop, and maintain parks; provide safe recreational activities that encourage healthy lifestyles for all citizens; develop new programs and identify potential facilities for future programs. The department also provides assistance to various civic organizations and serves as the primary clearinghouse for scheduling school facilities outside normal school activities.

The scope of this plan is to exploit the recreational opportunities afforded by the abundant natural resources of Yancey County and to identify recreational opportunities available to all citizens whether through public or private means. Yancey County has never had a formal Master Plan for Parks and Recreation. It is the intent of the Parks and Recreation Advisory Committee to develop a plan that will address the specific and long term recreational needs for the citizens of Yancey County over the next seven to ten years. This will be accomplished through an inventory and assessment of the current recreation facilities and programs and an implementation of a program(s) that will meet the identified needs.

1.5 The Public Participation Plan

Recreational Needs Survey - The purpose of developing a public participation plan is to accurately address the needs of the community at large and identify those needs which are realistic and achievable within the current and anticipated resources.

In December 2008, an extensive survey was performed to measure the levels of interest in the various types of recreation. Over 1800 surveys were distributed to the students in the Yancey County schools as well as the employees of the largest employers in the county (Yancey County Schools, Yancey County, and Young & McQueen Paving and Grading).

Media Participation - The local newspaper, the Yancey Common Times Journal, published the survey in their weekly newspaper and the local radio station WKYK 940 AM posted the survey as well as the meeting times of each public forum in their respective media.

Cultural Diversity - As a service to the ever growing Hispanic population, the survey was translated to Spanish by a local teacher and distributed to the Hispanic Community through Centro de Enlase.

Local Business Collaboration - Members of Healthy Yancey, a local organization committed to the healthy development of the citizens, volunteered to distribute the survey through their businesses (Blue Ridge Health and Wellness Center and the Yancey County Health Department). Two local businesses, Farm Bureau Insurance and Players Sporting Goods served as collection points for the surveys.

Survey Results - A tremendous response was elicited with 595 surveys being completed and returned by the deadline of December 19th. The surveys were tabulated by the Be Healthy Appalachian Network in Boone, NC.

Public Forums – A series of meetings were held in the courtroom of the Yancey County Courthouse with varying degrees of participation, but a great deal of input, opinion, and enthusiasm for the current proposed project at the Whitt Bottoms Property on Whittington Road

1.6 Land Use and Natural Features

Centrally located in the Western North Carolina Mountains midway between Boone and Asheville, Yancey County is home to Mt. Mitchell (at 6,684 feet, the highest mountain east of the Mississippi) and 18 additional peaks with elevations exceeding 6,300 feet. The county shares its northwestern Appalachian Mountain Ridge with Tennessee. The scenic Blue Ridge Parkway outlines Yancey's southeastern boundary. Ridges and valleys carved over eons by the South Toe and Cane Rivers and their tributaries alternately reveal and conceal a landscape rich in natural and agricultural resources. The county's major east-west thoroughfare is U.S. 19

Eight hundred years ago, the Cherokee tended cornfields on the banks of the Cane and hunted elk amid the mountains' towering virgin forests. The elk and Cherokee villages are gone, but corn still grows in the rich bottomlands. Christmas tree plantations of Fraser firs are the dominant species of the mountaintops' spruce/fir forests-pattern sloping hillsides. Nurseries propagate pink shell and flame azalea and Catawba rhododendron that naturally ornament the surrounding mountains' woodlands and balds.

Inventory of Existing Recreational Facilities

The inventory of existing recreational facilities is divided into three sections: facilities owned and operated by Yancey County; facilities owned by Yancey County Schools, but operated by Parks and Recreation and civic organizations; privately owned facilities open to the general public.

2.1 Facilities Owned and Operated by Yancey County

Ray-Cort (Constructed 1975) - Small park (4.18 acres) located approximately ¼ miles from the town square. The sidewalk to connect the park to the town square stops 200 feet from the park entrance. The park consists of Swimming Pool, Changing Room, Skate Park, Outdoor Basketball, Playground, and (2) Picnic Shelters. Since the construction of the swimming pool in the early 1930's it has undergone two renovations, the most recent in 1970. For the past thirty eight years the pool has been maintained on a limited basis. The base of the swimming pools outer wall is crumbling and visible from the road leading into the park. In the late 1990's a skate park was erected in the center of the park. The Skate Park has been a source of regular concerns for the Parks and Rec staff as well as the town police. The outdoor basketball court is in a secluded location and is very difficult to provide adequate supervision. Likewise for the picnic shelters. Graffiti and suspected drug activity are a constant problem. The pool is open from Memorial Day through Labor Day. The remainder of the park is open during daylight hours to all users year round. ADA compliance is limited throughout the park.

Patience Park/Toe River Campground (Constructed 1960's/Donated to County in 1975) - Largest of the current parks. Covering 24 acres, this park is located 10.6 miles from Burnsville on Highway 80 South. It is the only county facility with campsites. Hoot Owl Hall is a large wooden building that can accommodate approximately 200-250 people. The roof of the building is in extremely poor condition. Parallel to the Hall and just off the pool deck is a picnic pavilion and changing rooms for the swimming pool. A small game room sits just below the hall and pool areas. In the parking lot, a general store offers camping supplies and serves as the campground office. The pool is filled by pumping water out of the adjacent South Toe River. Between the pool area and campground sits a small playground with basic playground equipment and a beach volleyball area. The main campground consists of 200 sites. Many of the sites are located along the South River. 140 of the sites are RV sites with water, sewer,

and electrical hook-ups. The remaining sites are for tent camping and offer water and electrical services. The bathhouse is located in the center of the campground and can accommodate 8-10 persons at one time. Perpendicular to the bathhouse is a picnic shelter and play area for camper. While the swimming pool is accessible to the general public, the campground itself is restricted to only paying campers and their guests. ADA compliance is limited throughout the park.

Old Burnsville Gym (Original construction late 1930's WPA program) - Originally built on the grounds of Yancey Collegiate Institute, the gym sits on 3.63 acres and became part of the public school system and served as the primary athletic facility for Burnsville High School and later Burnsville Elementary until early the early 1990's when a new elementary school was built. The gym was purchased by the county and still serves as the only indoor athletic facility owned by Yancey County. In late 2005 the gym floor was deemed unsafe and the gym was closed until a local group of volunteers began the process of completely renovating the gym. The interior of the gym was cleaned, painted and a new floor, restrooms, and backboards were installed. Currently the gym is open year round from 7 am to 7 pm unless adult leagues are in season. Currently there is no ADA accessibility to the building. Facility supervision is limited to only those times that organized programs such as basketball and volleyball take place. The facility is also used by the local youth league and various school teams.

Kid Mountain Playground (Constructed in 2002) - Located on the same site and approximately 100 yards from Old Burnsville Gym. Purchased and built by a group of local volunteers. The structure was donated to the County upon completion with the understanding that the Parks and Recreation Department would maintain the area. Multiple slides, bridges, and climbing apparatuses are available to children of all ages. A separate area is designated for children under age 5. The area is not handicap accessible, but does meet minimal ADA requirements for use. There is no supervision by the Parks and Recreation staff.

Lincoln Park (Constructed in 1977) - Situated on 4.61 acres, this park serves as the only County owned baseball/softball facility. With a distance of 178' all along the outfield fence the park is suitable for U8 baseball and U12 softball. A childcare center is located just outside the centerfield fence and is frequently hit by homeruns in the older baseball age groups. Practice times must be limited during the summer for the safety of the children attending the daycare center. A central press box and concession stand serve refreshments to the players,

parents, and fans. The restroom facilities have one toilet each, no sinks, and no lights. A batting cage was purchased and installed by the youth league in 2001. Outside of the leftfield fence, an old tennis court has been converted to a T-ball field. There are no screened dugouts and the players sit on benches just a few feet off of the playing field. As with the childcare center, games on this field must be scheduled around age groups on the main field. There are no restroom facilities in this area of the park and port-a-johns are used. Parking is very limited throughout the park and traffic congestion is significant. Handicap accessibility is limited, but not difficult. Drainage for the field sometimes creates a problem. There is no clear delineation between county and town responsibilities for clearing the drain line.

2.2 Facilities Owned by Yancey County Schools (operated by Parks and Recreation)

All six elementary schools, both middle schools, and the lone high school in the county is used heavily by outside groups. While the gyms and fields at these schools are maintained by Yancey County schools, reciprocating agreements exist that allow the groups to collaborate in the purchase of equipment and major repairs. The playgrounds at the six elementary schools serve as community parks for the students in that area.

2.3 Privately Owned Facilities Open to Public Use

There are a few several fee based recreational activities in Yancey County. While it is acknowledged that the fitness center, golf course, white water rafting, and fee based fishing guides contribute to the overall quality of life in Yancey County, they are not considered in this report because they are not openly accessible to the public.

2.4 State and Federal Facilities

Yancey County has both state and national parks within its borders. The Pisgah National Forest is situated in the southern area of the county and houses both the Carolina Hemlocks Recreational area and Black Mountain Campground. In the very southern tip of the county the Over Mountain Victory Trail crosses the Black Mountain range, as does the historic Blue Ridge Parkway. In that same general area is the Black Mountains and Mount Mitchell, the highest peak east of the Rockies. Along this range sits four of the five highest peaks in the eastern

Yancey County Parks and Recreation | 2010 Comprehensive Master Plan

United States. In the northern portion of the county and along the Tennessee border, the Appalachian Trail traverses Yancey County.

**Table 1 – Yancey County Recreation Facilities
(Outdoor Facilities)**

County Owned	Pool	Playground	Trail/Track	Skate Park	Picnic Area
Kid Mountain		X			
Lincoln Park					
Patience Park	X	X			X
Ray-Cort Park	X	X	X	X	X
School Owned	Pool	Playground	Trail/Track	Skate Park	Picnic Area
Bald Creek		X			
Bee Log		X			
Burnsville		X	X		
Cane River					
Clearmont		X			
East Yancey					
Micaville		X			
Mtn. Heritage			X		
South Toe		X			

Table 2 – Yancey County Recreation Facilities (Fields & Courts)

County Owned	Baseball Softball				
Lincoln Park	2				
School Owned	Baseball Softball	Football	Adult Soccer	Youth Soccer	Tennis
Bald Creek	1				
Bee Log	na				
Burnsville	1		1	1	
Cane River	1	1	1		
Clearmont	1				
East Yancey	1	1	1	1	
Micaville	1			2	
Mtn. Heritage	2	1	1		4
South Toe	1			1	

Table 3 – Yancey County Recreation Facilities (Indoor Facilities)

County Owned	Basketball	Volleyball
Old Bville Gym	X	X
School Owned	Basketball	Volleyball
Bald Creek	Youth	
Bee Log	Youth	
Burnsville	Youth	
Cane River	X	X
Clearmont	Youth	
East Yancey	X	X
Micaville	Youth	
Mtn. Heritage	X	X
South Toe	Youth	

Table 4 - Camping/Hiking

Facility/Area	Primitive Camping	Water Electric	Full Hook-ups	Trails <2miles	Trails >2miles
Pisgah Nat'l Forest					X
Carolina Hemlocks	X	X	X	X	
Black Mtn Campground	X	X			X
Toe River Campground	X	X	X	X	
Appalachian Trail					X
Overmountain Victory Trail					X

Statement of Goals and Objectives

3.1 Goal of the Master Plan

Before you take a trip, you must decide where you want to go. This master plan is the first step in a long journey for Yancey County Parks and Recreation. The goal of this master plan is to put in place a realistic 5 year plan that will provide all citizens of Yancey County with recreation opportunities that will meet their current needs, be expandable to meet future needs, and do so in the safest manner possible, while adhering to the highest degree of fiscal responsibility to the taxpayers of Yancey County.

3.2 Objectives of the Master Plan

These objectives are specific and measurable steps that mark progress toward accomplishment of the goal of this master plan.

- a. To develop the current Whitt Bottoms Property into a multi-use park
- b. To evaluate existing structures to determine suitability for future uses
- c. To establish a plan for renovating or removing structures in need of significant improvement
- d. To capitalize on the abundant natural resources and use them to propagate new outdoor recreation programs
- e. To foster communication and collaboration among local organizations that will cultivate efficiency in meeting the recreational needs of the citizens
- f. To develop a sense of ownership within the community that will foster volunteerism, constructive criticism, and participation of the citizens

Future Needs

4.1 Survey Results

The recreation survey conducted in 2008 was quite clear about the recreation activities that are highest in demand for Yancey County.

In the survey, participants were asked to rank their preference of various outdoor activities on a scale of 1-5 with 5 being the highest. A section for open comments about other needed activities was included. Once the results were tabulated, it was apparent that while organized youth sports such as baseball, softball, and soccer were in high demand, passive recreation opportunities ranked the highest of all categories. Activities such as walking/running trails, picnic areas, playgrounds, river access points, and areas for outdoor concerts ranked the highest of the listed activities. Many of the organized sports areas such as baseball, softball, and soccer ranked moderately high with the most interest in the youth level of these sports. While activities such as a ropes course, climbing walls, and disc (Frisbee) golf did receive some interest, the cost of these programs versus the number of participants do not warrant investing tax dollars at this time. Conversely, lacrosse and field hockey received the least amount of interest but there remains the possibility of programming these sports since they can use the same fields as the higher interest sports such as soccer.

The Advisory Committee has used these results to prioritize the phased plans for the project. By phasing the project into three sub-projects, the Steering Committee felt comfortable that the needs of the citizens would be met in the order of interest. The "Happy Accident" is that all the highest priority elements are also some of the lowest in cost. By focusing the priorities on activities such as walking trails, picnic areas, river access points, and soccer fields, a large number of people can be served at very little cost.

While the data indicates that youth sports rank lower than the abovementioned activities, it is apparent in the community that new space for the youth to play baseball, softball, and soccer are a very high priority as well.

4.2 Modern Facilities

The construction of the new comprehensive recreation grounds on the Whitt Bottoms property is paramount to the success of this plan and the provision of recreation services in accordance with the goal and objectives of this master

plan. In 2006 Yancey County was awarded a grant from the Parks and Recreation Trust Fund to purchase a 26 acre tract of land in the Whitt Bottoms section of Yancey County. This property is ideal for its intended use and mirrors the results of the recreation needs survey. The development of this property in phases will serve to both provide the community with the requested recreational activities while also being cognizant of the financial constraints of the county budget.

4.3 Use of Existing Parks and Facilities

Of the four existing parks in Yancey County, only Kid Mountain is less than 30 years old. While each park has been improved from time to time, none have ever received a major renovation. Since it is impractical to cease using these facilities altogether, a plan must be developed to repair and maintain these facilities and improve them with modern amenities when possible.

Lincoln Park serves the needs of the youth baseball and softball programs and will continue to do so for many years to come. The recent addition of a smaller modified field for U6 play has been a great addition.

Kid Mountain is heavily used and has begun to show some signs of wear. Basic annual maintenance such as pressure washing, stain/sealant, and fresh mulch will serve the families well for many years.

Old Burnsville Gym is the oldest permanent structure in the Parks and Recreation inventory. But because of the recent renovation performed by Graham's Children's Health Services, it will continue to be a local landmark and the focal point for adult league sports such as basketball and volleyball.

Ray-Cort Park is the highest use park in the department inventory. With a large picnic shelter, swimming pool, playground, and skate park it is the jewel of the park system. In order for the picnic shelters to continue to be of use to the citizens, regular preventative maintenance must be instituted.

Patience Park/Toe River Campground provides the only county owned camping area in Yancey County. Because this is the only park in the county outside the county seat of Burnsville, it is another high use area and is beginning to show its age.

4.4 Use of Natural Resources

Yancey County is home to some of the most spectacular hiking trails and trout streams in the Eastern United States. Collaboration with local groups such as Yancey Trails and the Carolina Mountain Club is vital to the growth of the hiking industry in Yancey County. Likewise, the abundance of trout streams should be promoted and perhaps even programmed, in order to capitalize on this growing industry.

Recommendations

While the current budget situation cannot be ignored, consideration must be given to maintaining the current recreation facilities, otherwise it is likely that some may become unusable. Until funding is secured for the Whitt Bottoms project, major improvements should be considered for the existing facilities. While some improvements have been mentioned earlier in this document, a more detailed investigation should begin within the next year to identify safety issues and unmet regulatory compliance requirements.

With consideration of the recreational needs survey, the Whitt Bottoms property would satisfy virtually every identified need listed in the survey. This project is very achievable in the next five years. Although funding from state and other sources would make the project much appealing, the possibility of other funding methods such as local bonds cannot be ruled out.

Lincoln Park

- upgrade Lighting System (including new poles)
- demolish and install new restroom facilities that are handicap accessible and provide running hot water for hand washing
- replace fence around perimeter of field and dugouts including backstop

Old Burnsville Gym

- install security cameras
- lacks adequate handicap accessibility
- replace exterior doors
- install awning over main doors

Ray-Cort Park

- install security cameras
- begin planning process to replace swimming pool

Patience Park/Toe River Campground

- inspect Hoot Owl hall and all adjacent buildings for structural integrity
- improve playground areas with mulch/sand in fall areas
- construct large group camping site at far end of property
- begin planning process to renovate or replace the current swimming pool

Future Land Acquisitions

- consideration should be given to acquiring some of the many privately owned mining area in the county and converting them to ATV parks, equestrian areas, and/or natural areas for hiking and picnicking
- within the next five years, some thought must be given to the future use of the now defunct Yancey-Mitchell Landfill and how that large area of land will be used. Some possibilities could include a municipal golf course, campground, ATV park, equestrian park, or natural area

Implementation

The initiation of this plan begins once the Yancey County Board of Commissioners adopts the plan. This action affirms the commitment of the county's elected officials, staff, and citizens to provide a system of parks and recreational facilities that meets the goal and objectives of this plan over a period of time.

6.1 Cost Estimates

The costs estimates in this plan are for the proposed capital projects outlined in the Recommendations portion of the plan. The cost estimates are general and are based on information provided by other county staff and recent projects in the area.

Table 5 – Cost Estimates

Park	Cost Estimate
Comprehensive Recreation Grounds (Whitt bottoms)	
Phase I	\$699,480
Phase II	\$1,000,000
Phase III	\$500,000
Sub-total	\$2,199,480
 Lincoln Park	
Upgrade lighting	\$75,000
Install new restrooms	\$15,000
Replace fence & backstop	\$20,000
Sub-total	\$110,000
 Old Burnsville Gym	
Install security cameras	\$2,500
Replace doors	\$5,000
Install awning	\$1,500
Sub-total	\$9,000
 Ray-Cort Park	
Install security cameras	\$2,500
Pool Replacement feasibility study	\$5,000
Sub-total	\$7,500
 Paitence Park/Toe River Campground	
Improve playground areas	\$5,000
Construct large group camping site	\$3,500
Pool Replacement feasibility study	\$5,000
Sub-total	\$13,500
 Future Land Acquisition	
Feasibility study to convert old landfill into recreation area	\$10,000
Sub-total	\$10,000
GRAND TOTAL	\$2,349,480

6.2 Funding the Master Plan

Although economic times are tight, especially here in the economically distressed areas of the Western North Carolina Mountains, it is imperative that action is taken on this Master Plan. Parks and Recreation is historically one of the most underfunded areas of local governments. The \$2.35 million figure over a five year period of time, while significant to a small rural county, is not insurmountable.

Funding Sources

General Fund: allocations are made in the county's annual operating budget.

General Obligation Bonds: long term financing through general obligation bonds offered to the public and private investors through and investment banking or bonding agent for the county. General obligation bonds are usually approved by referendum vote of the citizens for specific approval of the investment because very often the approval may require a property tax increase to meet the debt obligation. In North Carolina, general obligation bonds are still the most common funding source used to finance park projects.

User Charges: typically a very small amount of the total parks and recreation operating budget, user fees come from providing a benefit to a private user when there is no loss of benefit by the general taxpayer.

Revenue Sources

Although the monetary cost of this master plan is not excessive, it is significant for a small, rural county. Therefore, a strategy of using alternative sources of funding must be developed to accomplish the goal and objectives of this master plan.

Federal Grants – the Land and Water Trust Fund has recently been replenished via the Stimulus Funds.

State Grants – the *Parks and Recreation Trust Fund* grants are a significant source of revenue for projects such as these, although in recent years, the level of funding has greatly diminished. Also, the *Recreational Trails Program* and *Adopt-A-Trail Program* are source of revenue.

Foundations: Organizations such as the Baseball Tomorrow Fund sponsored by the MLB Player's association, Cal Ripken Foundation, Blue Cross Blue Shield Healthy Communities grants, and many others are available at various times of the year.

Irrevocable Trust: An individual, usually worth more than \$1 million, leaves a portion of their wealth to the parks and recreations department in a trust fund that allows the fund to grow with periodic interest payments, thereby creating a stream of revenue that can be tapped without affecting the principal.

Life Estates: While living, an individual can leave their property to the county for the use as a park, in exchange for them to live on the property until their death.

Capital Projects Sales Tax: A sales tax enacted by both approval of a referendum and the state legislature. The tax must be used for a specific purpose and is limited to a specific period of time. This tax may be used for recreational facilities.

Hospitality Tax: A tax placed on prepared meals and beverages that are served. The revenue must be used for promotion of tourism; parks and recreation projects are permitted.

Revenue Bonds: Used to finance high use athletic facilities like athletic centers, golf courses, and aquatic centers, the debt is paid off using user fees and/or money generated from the operation.

Corporate Sponsorships: Corporations pay money to market and promote their business. Sponsorships are also used for programs and events.

Partnerships: Two or more agencies jointly fund the development or operation of revenue producing recreational facility. The partners share risk, operational costs, responsibilities and management.

Recreation Service Fees: A dedicated user fee established for the purpose of constructing or maintaining recreation facilities. Typically used for organizational activities, which require a reservation, such as athletic leagues.

Private Concessions: A contract with a private business to provide and operate recreational facilities financed, constructed, and operated by the private business, with additional compensation paid to the county.

Annual Appropriation/Leasehold Financing: A complex financing structure that requires the use of a third party to act as the issuer of a bond, construct the facility and retain title until the bonds are retired. The county enters into a lease agreement with the third party, with annual lease payments equal to the debt service requirement. Third party bonds are considered less secure than county general obligation bonds, thus more costly. Separately issued bonds do not affect the county's debt limitations, nor do they require a referendum.

Conclusions

By applying proven management practices, innovative development of facilities, and firm resolve in funding the projects outlined in this master plan, Yancey County is capable of attaining the very attainable goal and objectives of this master plan. The citizens of Yancey County have made do with very scarce resources and recreational facilities for many, many years and the time has come to move forward and begin the process of establishing Yancey County as a model for recreation facilities and programs.

A trip of a thousand miles begins with one step.

Attachment D

2010 Parks and Recreation Capital Improvement Plan

Comprehensive Recreation Grounds (Whitt bottoms)		2010	2011	2012	2013	2014
Phase I	\$699,480	\$ 699,480				
Phase II	\$1,000,000		\$ 500,000	\$ 250,000	\$ 250,000	
Phase III	\$500,000					\$ 250,000
Sub-total	\$2,199,480					
Lincoln Park						
Upgrade lighting	\$75,000					
Install new restrooms	\$15,000	\$ 15,000				
Replace fence & backstop	\$20,000			\$ 20,000		
Sub-total	\$110,000					
Old Burnsville Gym						
Install security cameras	\$2,500	\$ 2,500				
Replace doors	\$5,000	\$ 5,000				
Install awning	\$1,500		\$ 1,500			
Sub-total	\$9,000					
Ray-Cort Park						
Install security cameras	\$2,500	\$ 2,500				
Pool Replacement feasibility study	\$5,000				\$ 5,000	
Sub-total	\$7,500					
Paitence Park/Toe River Campground						
Improve playground areas	\$5,000	\$ 2,500	\$ 2,500			
Construct large group camping site	\$3,500	\$ 3,500				
Pool Replacement feasibility study	\$5,000				\$ 5,000	
Sub-total	\$13,500					
Future Land Acquisition						
Feasibility study to convert old landfill into recreation area	\$10,000			\$ 10,000		
Sub-total	\$10,000					
GRAND TOTAL	\$2,349,480	\$ 730,480	\$ 504,000	\$ 280,000	\$ 260,000	\$ 250,000

Attachment E



YANCEY COUNTY

110 Town Square, Room 11 • Burnsville, North Carolina 28714
PHONE: (828) 682-3971 • FAX: (828) 682-4301

Nathan Bennett, County Manager
Walter Savage, Chairman
Jerri Storie, Commissioner
Johnny Riddle, Commissioner

A RESOLUTION ADOPTING A COMPREHENSIVE RECREATION MASTER PLAN FOR YANCEY COUNTY

WHEREAS, the Yancey County Commissioners recognize the importance of adequate recreational opportunities and facilities for the citizens of Yancey County, and

WHEREAS, in order to avoid duplication of efforts as well as insuring equitable availability of services in meeting these needs, a comprehensive recreational master plan will be required, and

WHEREAS, the Yancey County Board of Commissioners has appointed a Parks and Recreation Advisory Board which has recommended that such a study be completed, and

WHEREAS, Yancey County is willing to endorse and cooperate in the development and equitable funding for such a master plan.

NOW THEREFORE BE IT RESOLVED, by the Yancey County Board of Commissioners that Yancey County expresses its willingness to participate in the development and equitable funding of a Recreation Master Plan for Yancey County.

Adopted this the 28th day of January, 2010

Walter Savage
Walter Savage, Chairman

Jerri Storie
Jerri Storie, Member

Johnny Riddle
Johnny Riddle, Member

Attest:

J. Jason Robinson
J. Jason Robinson, Clerk to the Board of Commissioners

(county seal)



Attachment G



YANCEY COUNTY

110 Town Square, Room 11 • Burnsville, North Carolina 28714
PHONE: (828) 682-3971 • FAX: (828) 682-4301

Nathan Bennett, County Manager
Walter Savage, Chairman
Jerri Storie, Commissioner
Johnny Riddle, Commissioner

**A RESOLUTION ADOPTING A PARKS AND RECREATION CAPITAL
IMPROVEMENT PLAN FOR YANCEY COUNTY**

WHEREAS, the Yancey County Commissioners recognize the importance of adequate recreational facilities for the citizens of Yancey County, and

WHEREAS, the Yancey County Board of Commissioners has appointed a Parks and Recreation Advisory Board which has recommended that such a plan be completed, and

WHEREAS, Yancey County is willing to endorse and cooperate in the development and equitable funding for such a capital improvement plan.

NOW THEREFORE BE IT RESOLVED, by the Yancey County Board of Commissioners that Yancey County expresses its willingness to participate in the development of a Parks and Recreation Capital Improvement Plan for Yancey County.

Adopted this the 28th day of January, 2010

Walter Savage
Walter Savage, Chairman

Jerri Storie
Jerri Storie, Member

Johnny Riddle
Johnny Riddle, Member

Attest:

J. Jason Robinson
J. Jason Robinson, Clerk to the Board of Commissioners

(county seal)



Attachment H

CAMPGROUND 2009

EXPENSES

SALARIES:, FICA/MED, RET, HEATH	69,066.71
JANITORIAL SUPPLIES	3,604.16
REPAIR & MAINTENANCE -BLDG	4,790.26
OFFICE & OTHER SUPPLIES	4,313.35
TRAVEL MILEAGE	1,091.12
TELEPHONE	3,491.95
ELECTRICITY	13,740.10
REPAIR & MAINTENANCE-GRNDS	39,178.56
STORE/ACTIVITIES INVENTORY	9,888.31
INTERNET	895.40
PRINTING	1,606.00
FUEL OIL/GAS	308.97
COPIER/FAX LEASE	32.43
YANCEY INSURANCE	35.00
DUES/SUBSC	269.70
PERMITS	330.00
	152,642.02

-31,959.79
 BRYAN COOPER
 No account for inventory

\$120,682.23

REVENUES

SEASONAL SITES	70,667.34
WEEKEND SITES	38,695.34
HALL RENTAL	1,490.00
GAME ROOM	876.72
STORE REVENUES	9,327.72
	121,057.12

TOTAL PROFIT(LOSS): (31,584.90) \$374.89

	FICA/MED	RET	HEALTH	
ROBBIE TIPTON	\$16,446.60	\$1,258.16	\$814.11	\$2,899.58
MARK DAVIS	\$8,554.95	\$654.45	\$423.47	\$2,322.85
RANDALL HALL	\$14,080.00	\$1,077.12		
ZACHARY HOWELL	\$1,040.83	\$79.62		
DAKOTHA CHANDLER	\$12,295.50	\$940.60		
KAYLEIGH LAWS	\$630.04	\$48.20		
JENNIFER SIMONETTI	\$4,909.95	\$375.61		
COURTNEY HUSKINS	\$199.78	\$15.28		
	\$58,157.65	\$4,449.05	\$1,237.58	\$5,222.43
TOTAL:		\$69,066.71		

JANITORIAL SUPPLIES

VENDOR	AMOUNT
CHAMPION SUPPLY	\$3,604.16
	\$3,604.16

OFFICE SUPPLIES

VENDOR	AMOUNT
BANKS ELECTRONICS	\$58.68
ROSES	\$811.34
CREDIT CARD	\$2,047.12
THE OFFICE SHOPPE	\$1,119.51
FOX BROS	\$41.61
JEFF HOWELL	\$200.00
ROBBIE TIPTON	\$35.09
	\$4,313.35

CONST & REP - BLDGS & GRNDS

VENDOR	AMOUNT
ASHEVILLE FIRE PROTECTION	\$147.56
BLUE RIDGE HARDWARE	\$652.10
HERITAGE LUMBER	\$1,506.56
SUMMIT	\$178.00
POPLAR GROVE MINI MART	\$143.17
WESTSIDE RENTAL	\$279.93
BRYAN COOPER	\$295.00
BOYER'S PORT A JOHN	\$96.56
ROTO ROOTER	\$480.00
MAYLAND SEPTIC	\$500.00
FOX BROTHERS	\$136.38
MARK IT TRUCKING	\$375.00
	\$4,790.26

TRAVEL/MILEAGE

VENDOR	AMOUNT
ROBBIE TIPTON	\$600.76
JEFF HOWELL	\$319.16
MARY BETH WOODY	\$49.49
BURNSVILLE GAS	\$50.13
POPLAR GROVE MINI MART	\$71.58
	\$1,091.12

STORE INVENTORY

VENDOR	AMOUNT
RENFRO'S PRODUCE	\$370.03
PEPSI	\$2,852.02
CREDIT CARD	\$2,304.97
SAM'S CLUB	\$3,429.24
WALMART	\$258.41
MARY BETH	\$50.00
HERITAGE TIRE	\$163.12
PHIL'S TIRE	\$72.00
MADISON BAIT	\$134.40
REDDY ICE	\$68.50
FOX BROS	\$16.01
NATHAN BENNETT	\$169.61
	\$9,888.31

TELEPHONE

VENDOR	AMOUNT
VERIZON SOUTH	\$3,388.05
INFO TECH SYSTEMS	\$103.90
	\$3,491.95

INTERNET

VENDOR	AMOUNT
APPALACHIAN NETWORK	\$148.49
BANKS ELECTRONICS	\$118.55
COUNTRY CABLEVISION	\$628.36
	\$895.40

ELECTRICITY

VENDOR	AMOUNT
FRENCH BROAD EMC	\$13,740.10
	\$13,740.10

FUEL OIL/GAS

VENDOR	AMOUNT
BLOSSMAN GAS	\$122.63
POPLAR GROVE MINI MART	\$186.34
	\$308.97

PRINTING

VENDOR	AMOUNT
YANCEY GRAPHICS	\$1,606.00
	\$1,606.00

R & M GROUNDS

VENDOR	AMOUNT
ALLEN'S SMALL ENGINE REPAIR	\$24.95
CREDIT CARD	\$15.36
LLOYD ALLEN	\$150.00
MITCHELL GLASS	\$193.94
WESTSIDE RENTAL	\$197.74
BRYAN COOPER	\$31,959.79
DANNY BALL TRUCKING	\$3,489.31
BURLESON PLUMBING	\$417.41
ROTO ROOTER	\$180.00
MAYLAND SEPTIC	\$400.00
RONNIE COX TRUCKING	\$225.55
SUMMIT	\$112.30
HERITAGE LUMBER	\$1,299.77
FOX BROTHERS STORE	\$180.19
BLUE RIDGE HARDWARE	\$332.25
	\$39,178.56

COPIER/FAX LEASE

VENDOR	AMOUNT
TOSHIBA	\$32.43
	\$32.43

BONDING

VENDOR	AMOUNT
YANCEY INSURANCE	\$35.00
	\$35.00

DUES/SUBSCRIPTIONS

VENDOR	AMOUNT
CHAMBER OF COMMERCE	\$150.00
SIMPLE NET	\$119.70
	\$269.70

PERMITS

NCDENR - WATER	\$330.00
	\$330.00

Site #	#Nights Occupied	# Nights Available	% Occupancy
1	65	165	39%
3	100	165	61%
4	65	165	39%
5	86	165	52%
6	78	165	47%
8	34	165	21%
45	111	165	67%
49	57	165	35%
51	101	165	61%
52	102	165	62%
73	61	165	37%
86	79	165	48%
90	73	165	44%
91	74	165	45%
92	76	165	46%
93	83	165	50%
	1245	2640	47%
Site #	#Nights Occupied	# Nights Available	% Occupancy
25	36	165	22%
26	32	165	19%
27	34	165	21%
53	53	165	32%
63	37	165	22%
67	63	165	38%
68	57	165	35%
69	143	165	87%
74	30	165	18%
87	44	165	27%
	529	1650	32%
Site #	#Nights Occupied	# Nights Available	% Occupancy
54	45	165	27%
55	46	165	28%
56	36	165	22%
57	45	165	27%
58	33	165	20%
59	29	165	18%
60	28	165	17%
61	33	165	20%
62	27	165	16%
64	31	165	19%
65	22	165	13%
66	26	165	16%
	401	1980	20%
Site #	#Nights Occupied	# Nights Available	% Occupancy
TOTAL	2175	6270	35%

Attachment I

Proposed Rates - w/o electric meters

Table 4

CAMPGROUND				
	Nightly	Weekly	Monthly	Seasonal
Tent (1 per site)	\$ 21	\$ 132		
One additional Tent	\$ 5	\$ 30		
Water & Electric	\$ 25	\$ 157	\$ 488	
One additional Tent (per night)	\$ 5	\$ 30	\$ 130	
Full Hook-Up (30A)	\$ 32	\$ 202	\$ 624	\$ 1,540.00
Full Hook-Up (50A)	\$ 35	\$ 220	\$ 682	\$ 1,660.00
Add'l Fees	Night	Week	Month	Seasonal
Adult (per night)	\$ 2.00	\$ 1.75	\$ 1.50	Incl
Child (per night)	\$ 1.25	\$ 1.00	\$ 0.75	Incl
WiFi (per night)	\$ 2.00	\$ 1.75	\$ 1.50	\$ 1.00



January 19, 2010

Mr. Nathan Bennett
County Manager
Yancey County
110 Town Square
Burnsville, North Carolina 28714

RE: REVISED Proposal for Engineering Services
Comprehensive Recreational Park
at Cane River and Whittington Road
Yancey County, North Carolina

Dear Mr. Bennett:

Thank you and Jamie McMahan for taking time to meet with McGill Associates on December 3, 2009 to discuss the revised scope for the Comprehensive Recreational Grounds (CRG) along the Cane River on Whittington Road, and for the subsequent emails on this subject. As we have discussed, you have expressed the desire to proceed with planning and permitting for the first phase of the CRG with funding from Yancey County.

Therefore, we are pleased to present you with this revised proposal to provide professional engineering services for the design and permitting of the CRG. As we understand it, the project generally consists of the developing the 26.39 acre property in phases, as was described in the previously submitted Parks and Recreation Trust Fund (PARTF) application. The first phase of this project will involve the construction of the following:

- A. Rough grading and grassing of the entire property
- B. Surface drainage and storm water measures, including three (3) small fishing ponds which will also function as sediment basins and water quality storage ponds
- C. Erosion and sedimentation control measures
- D. Gravel parking for the small parking lot located at the front (northeast corner) of the proposed park, containing approximately 23 spaces
- E. Canoe launch with a 6 foot wide gravel access trail from the front gravel parking lot
- F. Perimeter fencing along the west boundary with a wood rail fence

E n g i n e e r i n g • P l a n n i n g • F i n a n c e

McGill Associates, P.A. • P.O. Box 2259, Asheville, NC 28802 • 55 Broad Street, Asheville, NC 28801

828-252-0575 • Fax: 828-252-2518

G. Gates and signage at both proposed entrances.

H. Walking trail parallel with Whittington Road, to provide a loop trail when combined with the grassed roadbed within the park

To accomplish the above scope of design, we anticipate providing the following services:

DESIGN & PERMITTING

1. Consult with Yancey County staff and all appropriate parties to initiate communications, define schedules, discuss approvals, gather initial data and information, and fully determine the technical requirements for the project.
2. Consult with and meet all affected utilities, departments and agencies to assess the effect on the proposed facilities, and to apply for preliminary approvals as appropriate and/or available, and to determine the requirements for full approvals.
3. Using existing topographical surveys provided by Webb Morgan & Associates and our previously prepared site plans for the layout of the park, develop and design a complete site plan for the proposed layout of ball fields, parking, roads, trails, erosion control measures, and other related facilities and amenities.
4. Provide coordinate geometry for layout of facilities.
5. Perform cut/fill calculations to determine final earthwork quantities.
6. Provide contract documents and technical specifications for purposes of obtaining bids.
7. Prepare a final project cost estimate.
8. Meet with County staff to review the plans and cost estimates, and make any requested revisions.
9. Submit the erosion control plan and permit application to the North Carolina Department of Environment and Natural Resources (NCDENR) Division of Land Resources, Land Quality Section for their review.
10. Submit a driveway permit application to the North Carolina Department of Transportation (NCDOT) for the two proposed drive entrances.
11. Submit a Pre-Construction Notification to the United States Army Corps of Engineers (COE) and the NCDENR Division of Water Quality for the proposed canoe launch.

12. Provide plans to the Yancey County Building Inspection Department for flood ordinance review, although no fill in the floodway is anticipated and no flood study will be necessary, per my meeting on December 14 with John Murphy and Neil McCurry.
13. Consult with NCDENR, NCDOT, COE, and County staff after permit submittals, and revise our plans to reflect any review comments or permit conditions.

We anticipate providing the above services for the following fees, based on the above scope of work:

Design & Permitting (Lump Sum)

\$ 34,900

These fees are based on all work of the project being performed by one (1) Contractor responsible for the entire project. If the Owner makes use of any volunteer work or materials from other contractors, material suppliers, equipment vendors, private individuals, or other entity other than the single bidder/Contractor, then additional engineering services may be required for the purposes of coordination, quality assurance and inspection, and permit compliance. These additional services, if needed, will be billed at our usual hourly rates, per the attached basic fee schedule.

The above fees do not include the following:

- A. Geotechnical services before or during construction
- B. Landscape design other than turf seeding mixture(s)
- C. Structural design
- D. Electrical design
- E. Easement documents
- F. Out of town travel other than to the site
- G. Application or approval fees (which should be paid directly by the Owner)
- H. Design of stage; playground equipment; ball field fencing, dugouts, or bleachers; concession building; wells and water system; septic system.

This proposal assumes the following:

1. Drawings will be prepared using our title block
2. As the basis of our design, we will use the accurate, up-to-date topographic survey of the entire site provided by Webb Morgan & Associates and John Young, PLS, as well as the Master Plan developed by our office in January 2009 as part of the PARTF grant application.
3. Storm drainage design is included; however, other utility design such as water, sewer, electrical power, or gas distribution is not included.

4. Construction sets will be provided as necessary for Owner review and for Agency approval and permitting.
5. Easement documents and/or acquisition assistance are not included.
6. It is assumed that there are no wetlands on the site or that the cumulative impacts on streams or wetlands will not require regulatory approval by the U.S. Army Corps of Engineers or the N.C. Division of Water Quality, other than the impact along the banks of the Cane River for the proposed canoe launch.
7. Our assistance at this time is for Design and Permitting only. We will be pleased to provide another proposal at the completion of this scope of services for the assistance with bidding of the project, and for construction administration of the project (estimated to involve a period of 180 days of construction time).
8. Any changes to the site plan or layout of facilities made by the Owner which occur after our final design documents have been started will be considered additional services.
9. Services for tasks other than those specifically detailed above are not included in the above fees.

If the above is acceptable to you, please provide appropriate signature below and return one (1) copy to us. We appreciate your consideration of our services and look forward to working with you. Should you have any questions or need additional information, please do not hesitate to call me.

Sincerely,
MCGILL ASSOCIATES, P.A.



DALE E. PENNELL, PE, PLS
Senior Project Manager

ACCEPTED:

 Nathan R. Bennett Yancey County Manager 1-29-2010
NAME TITLE DATE

cc: Danny Bridges, PE, McGill Associates
Harry Buckner, PE, McGill Associates