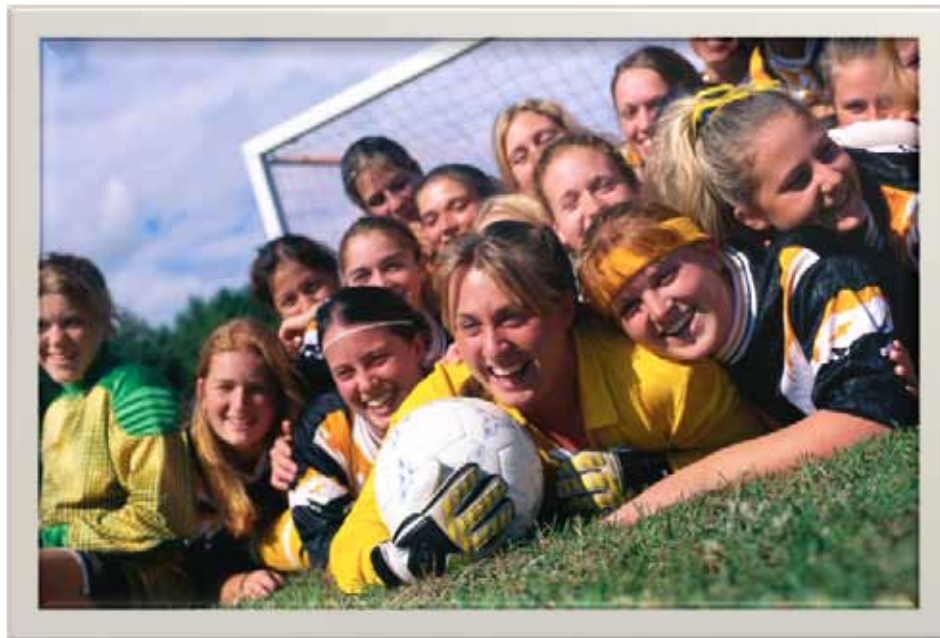


BUCKHANNON – UPSHUR PARKS AND RECREATION ADVISORY BOARD



WELLNESS COMPLEX ACTION PLAN

Buckhannon-Upshur Parks & Recreation Advisory Board
Upshur County Courthouse Annex
38 West Main St., Rm. 302, Buckhannon WV. 26201 7/26/2009

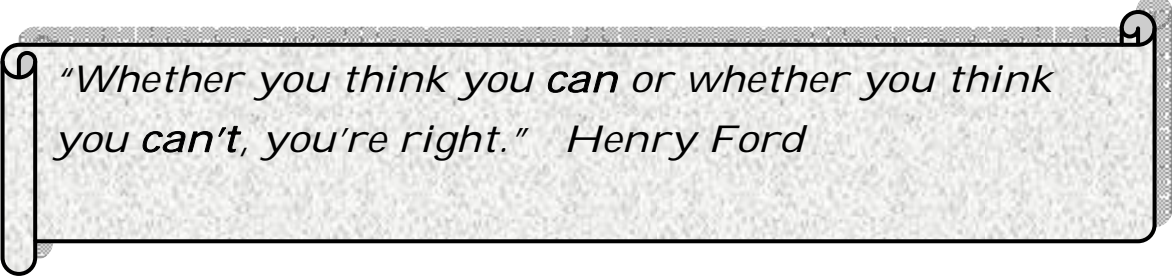
Upshur County Wellness Complex
Ridgeway Road
Statement of Purpose and Objectives

In recognition of the need for more recreational and organized sports facilities; the Upshur County Commission has charged the Buckhannon-Upshur Parks and Recreation Advisory Board with the responsibility of developing and coordinating the future use of the Upshur County Wellness Complex for wellness thru sport and recreation. Through ongoing and future discussions with sports and recreational organizations, community suggestions and general public interest, the Advisory Board will endeavor to create a Complex for all of Upshur County, a recreation facility all can be proud of and have ownership in.

It is the will of the County Commission and Advisory Board that the Complex addresses and hopefully enhances the ONE goal of the Complex. "To give the citizens of Upshur County, young and old, family and community, wellness thru means of sports, recreation, teamwork, and environmentally pleasing gathering places." It is recognized that a healthy and active lifestyle in general leads to a healthy and active population. The recreational Complex must address the needs of organized sports, as well as the general citizenry. In that spirit the Advisory Board will strive to develop and construct a Complex that includes fields for each of the following: Hard ball field (baseball, softball) and Open field (soccer, football, and lacrosse). A playground and restroom facilities will also be included. To enhance those activities there will also be a walking / biking trail incorporated in the future. It is also hoped that enough green space will also be available at different times of the year to accommodate any needs the citizens of Upshur County may deem necessary.

Not only does the new Wellness Complex hope to give the citizens of Upshur County a beautiful location to gather and enjoy community activities; but also an opportunity to show visitors and other communities thru tournaments and invitational activities how great Upshur County is to live, work and play. We hope to encourage visitors and competitors to enjoy and experience all that Upshur County and the City of Buckhannon have to offer, in particular our unique business flavor and leisure activities.

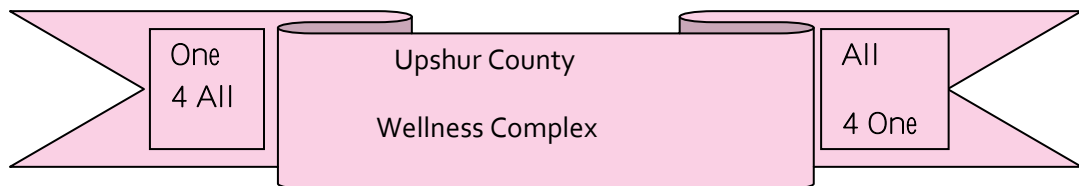
It is the vision of the County Commission and Advisory Board to have a facility that will be available for all seasons and all citizens. It will be a particular endeavor to include any "special needs" that some of our citizens require for access and involvement. This will include easy accessibility and facilitation for any physically challenged citizens. It is a priority that we address the needs of ALL citizens. The Buckhannon- Upshur Parks and Recreation Advisory Board and the Upshur County Commission are excited for the future of Wellness and recreational activities in our community.



"Whether you think you can or whether you think you can't, you're right." Henry Ford

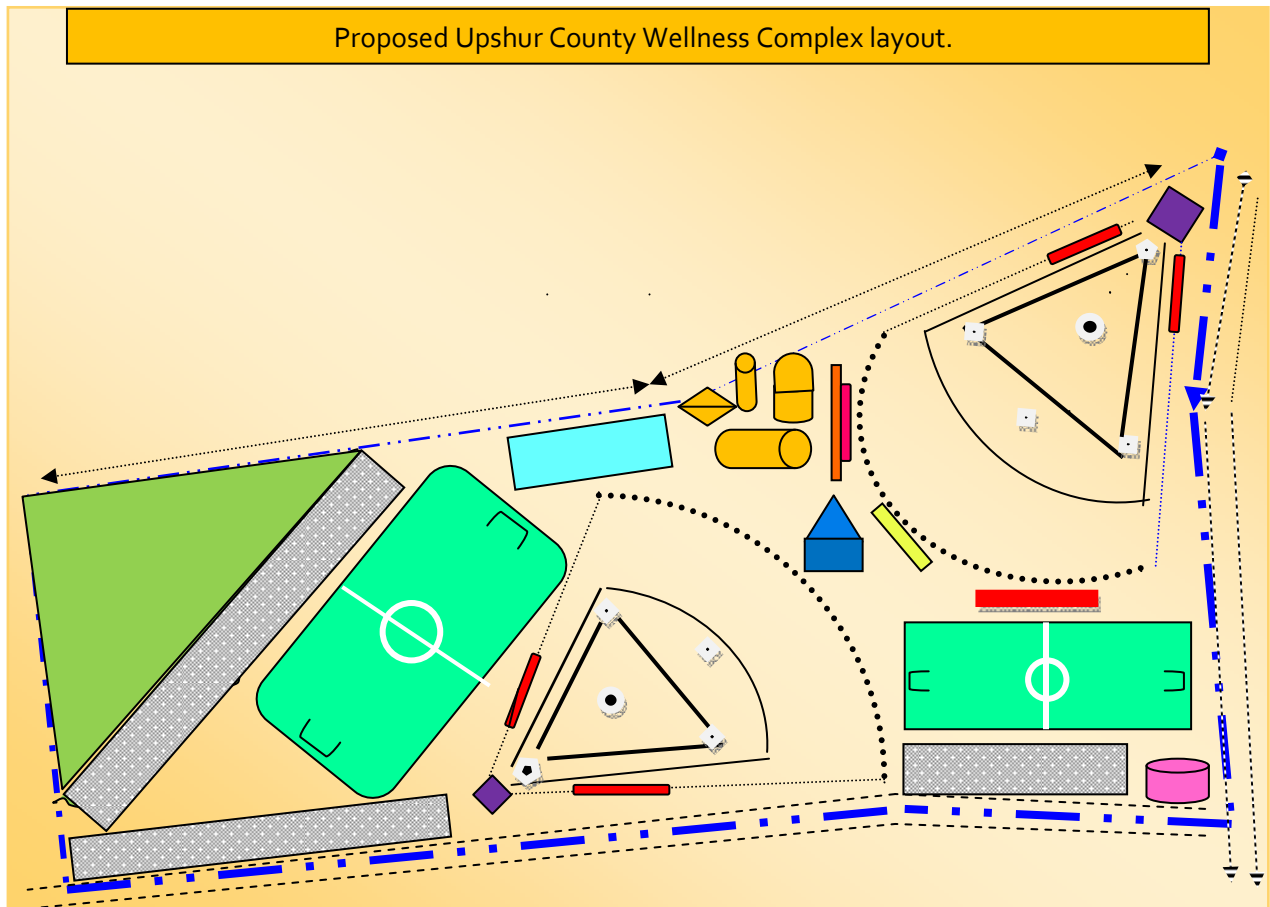
Timeline of Events to Date

- Oct. 2007... Determination by Upshur County Commission to purchase 14 acres of land adjacent to new Armory project.
- Dec. 2007... Determination of Upshur County Commission to utilize land purchased for Park and/or Recreational usage. Project was accepted by Parks and Recreation Board to develop property. Planning Committee was elected and charged with research.
- Jan. 2008... Needs assessment and current recreation opportunities/facilities were identified by committee. Reports were made at the regular meeting of the Board. Then submitted to Commissioners for review.
- Feb. 2008... Informal exploratory meeting held with organizations interested in space for usage at facility by planning committee. AYSO Soccer, WV. (Mid-State) Soccer, Youth Football, Babe Ruth Baseball, Adult M/F Softball, and Men's Basketball were represented at the meeting. Numbers of participants, size of playfield, current status, where playing, and any special needs were discussed. All organizations stated needs and submitted requirements for their sport. Discussion was held about funding and active participation of organizations interested in facility usage.
- Feb. 2008... Information from planning committee meeting submitted to Board for review and questions. Discussion by Board about funding and insurance issues for the Complex. Construction issues addressed, as well as a plat/map of property. Permission requested for Bennett Surveying to survey and identify issues concerning the property. A formal meeting of organizations and the Board was requested at the March meeting. Along with any required dimensions, shapes, boundaries (fencing), buildings, and other needs of each organization and any funding resources that each organization may have for development of stated needs was requested.
- Mar. 2008... Plat map and recommendations/observations by Bennett Surveying discussed and evaluated. Open discussions with organizations attending meeting were addressed and evaluated. Specific plans and requirements were submitted by each organization for assessment and feasibility. Majority of organizations agreed that Babe Ruth baseball was the top priority organization in need of a home. It was agreed that Babe Ruth field would be the "anchor" field and had first choice of placement on property. A 1 year timeline was requested of the planning committee for future development of the property. A name for the facility was discussed for future reference and public relations. The Upshur County Wellness Complex was voted upon and recommended to the County Commission for approval. Discussion with attending Commissioners and County Administrator about any governmental funding possibilities.



- Apr. 2008...Upshur County Wellness Complex development timeline was submitted for approval. Inventory of available and currently used facilities for sports and recreation in the county was submitted and reviewed. Discussion concerning the entry road to facility was debated. Where should parking, fields, spectators, and restrooms be located was discussed. Discussion of particular sport needs and facilities, or buildings. Discussion about new Armory and effects on Complex planning. Discussion of what the sports organizations are doing now for playing fields. Department of Highways to be contacted concerning road to property. Issues concerning Mike Ross ownership of gas well on corner of property, and discussion of building a fence around it. Discussion of F.E.M.A. issues around property. Next meeting (May) of Advisory Board to be held at property was voted on and passed. Preliminary placement of fields and parking etc....discussed.*
- May 2008...Advisory Board meeting was held at the Complex property. Members walked about the property and discussed issues on site. All agreed on perceived levelness of property and lack of major clearing needed to develop the property. Major issues were the road to property, and parking issues if used immediately. Safety for the citizens using the property was also addressed. Flooding issues were evaluated, along with the need to raise the property towards the creek area. Defined the property lines and utilities known at that time. No resolution was offered about road to property. Drainage and any start-up development issues were discussed. It was resolved that organizations could not use property until basic safety issues were corrected and any liability concerns are addressed.*
- June 2008...Final layout of fields was discussed. Discussion about volunteers (professional) to help begin the development of Complex. Construction and costs were discussed related to the first stage of development. Discussion about where the County Commission stands in terms of funding and in-kind services. Upshur County Wellness Complex goals and objectives discussed, and a formal statement to be submitted at next meeting of Board.*
- July 2008...Goals and objectives statement for Complex submitted and discussed. Media support was solicited for new Complex. Discussion about application for volunteer support submitted to WVWC asking for engineering students to help in Complex development. Community members that may be resources for development were discussed. Corporations and business that may be able to assist was discussed. Estimations of overall expenditures were discussed. Ways to defer or stage construction were discussed. Other recreational facilities and complexes were used as resource for our Complex development. Discussion of how other facilities were developed and funded. Research to begin for funding sources. One revenue stream is identified for Complex (County Park) and dismissed due to negative revenues. Estimation of funding needed is around \$1.15 million dollars. It is estimated to take \$200,000 to raise elevation and level property above the flood plain. That includes soil, equipment, rock, and labor.*
- Aug. 2008...Goals and objective statement voted and submitted for Commission approval. Volunteer application submitted to WVWC for volunteer students. Road issues to Complex continue. Mowing of the property by County personnel was suggested*
- Sept. 2008...Discussion of economic issues regarding the funding of Complex. Region VII was suggested for funding possibility. Grants were also discussed for organizations and suggestions about any future fund raising activities.*

- Oct. 2008...Packets for National Guard assistance discussed and approved.
- Nov. 2008...Continuing discussions about funding resources. Department of Highways road concerns also discussed. An ice skating rink (temporary) was discussed to be placed at Complex property for winter. Awaiting donations or support for materials needed.
- Jan. 2009...no discussions. No new business.
- Feb. – June 2009...Continuing discussions of funding or lack thereof. Request by Board to organizations for any funding resources they may have. Encouraged any organizations to begin construction plans and active usage of Complex. To get usage out of Complex property, other options were discussed for utilization of Complex until any funding can be secured.



*Estimated investment needs for
Development of
Upshur County Wellness Complex.*

Stage One: *It has been determined that elevating the lowest lying area (creek bank) at least 4 ft. would suffice until Armory is under construction. Proper drainage and runoff is essential on the hardball fields. The need to locate a water source, tap into it and lay pipe for usage. This should also incorporate the sewage lines needed for concessions and restroom facilities. Electricity would need to be established within this same time range primarily in preparing the property for construction and utilization when the need arises, also, enclosing the gas well with a strong fence.*

Estimated cost for stage one-.....\$400,000

Stage Two: *Soccer and Open field sport preparation will be focused on. Once fields are raised and leveled with proper drainage installed, fertilization and seeding of fields can begin. The need to locate a place to build a storage room/shed for any field and equipment maintenance needed. It is expected that all organizations that routinely use the fields will ensure their upkeep and appearance. All equipment (goals, nets, flags, shelters, etc...) should be routinely checked for safety and condition. Once the fields are ready for activity, it will be the responsibility of the organizations to take pride in the facility thru trash collection, refuse, restroom cleanup, and active participation. Landscaping and improvements to the open field areas are encouraged. It is the hope of the Advisory Board that the fields will be impressive and extemporary for visitors and fellow residents. It is believed that the open field sport area's will be the least expensive initially to develop and utilize. It is more sweat investment than monetary investment. It is expected that the purchase of goals (football, soccer, lacrosse) and field lining equipment be environmentally and aesthetically pleasing.*

Estimated Cost for Stage Two-.....\$200,000.

Stage Three: *Once the hardball organizations determine their field dimensions, evaluate and address any stage one issue, work can begin on public access areas such as; parking, road issues, water fountains, restrooms, playground, and pedestrian (walkway, bikeway) concerns. It is anticipated that any road concerns will have been resolved and fixed by stage three. For this is when we begin the construction and heavy duty work of project. There are 2 roads that border the Complex property. As mentioned before it is hoped that the W.V.D.O.H. will address the entrance road to the Complex from Brushy Fork. There is, however, another road that runs the length of the Complex property. It has a gate for when the Complex is closed. This road will also be the access to parking spaces directly off of it. Once parking areas have been established, pedestrian walkways, trails, sidewalks, will be marked and developed. It is at this point we hope to have established the location for electrical service to be hooked up. Especially important are ready access lines for the employment of night time stadium lights to be installed at a later date. Any electrical needs for concessions, restrooms, security lighting and emergency phone service should also be established. There of course are permits, bidding, and the hiring of personnel to do all of the previously mentioned duties. This would be the time to evaluate and resolve issues pertaining to the Complex*

entrance road vegetation along its side for clearing and fencing. It is thought right now to leave the native tree area untouched, or perhaps the underbrush removed for shade and exploration.

Estimated Cost: \$300,000 (w/o big lights)

Stage Four: As progress is made for public access and safety we hope to have begun the construction and assembly of the hardball fields. Once field dimensions have been established and marked, the proper foundation to build on is needed. That requires sand, stone, dirt, and much attention. As the infields and outfields are addressed, safety fencing and dugouts are requiring construction. The amount of fencing needed is daunting. The installation and safety concerns regarding quality professional fencing are expensive. It is however a wise investment for the safety of players and spectators alike. Last but not least are 2 scorekeepers' elevated buildings and bleachers for spectators.

Estimated cost: \$250,000

Stage Five: Is our final stage of construction and development for the Complex. Depending upon funds and resources there are a few projects left. The major projects that we hope to get donated or funded will be a centrally located playground area, a walking trail with exercise stations along the way if desired, a bicycle trail for enjoyment and riding, a shelter/picnic area in the wooded section of the Complex. Eventually electronic scoreboards for the athletes and spectators can be purchased. There has also been discussion of a seasonal/temporary outdoor ice skating rink. There is no estimate of cost for stage five. It will be determined by the enthusiasm and community support once the Wellness Complex has established itself to the benefit and enjoyment of its citizens.

In Conclusion, the Buckhannon-Upshur Parks and Recreation Advisory Board would like to thank the County Commissioners, County personnel and volunteers, for the opportunity to develop the Wellness Complex project. Especially the members of the Advisory Board that have volunteered their time for such a worthy community endeavor. It was the "Buckhannon 2015" comprehensive plan that helped recognize the need for more community recreation and opportunities for healthy activities according to statistics provided in a survey which B.U.H.S. students, WVWC students as well as County and Buckhannon residents participated in. It stated that "the lack of activities in the local community was the **second** biggest dislike/weakness". Residents identified the need for ball fields, tennis courts, skating rink, miniature golf, a downtown pool, a YMCA and / or a Community Recreation Center". The County has taken the first steps to satisfy the needs of its citizens.