



City of Holly Springs

Date: Monday, July 27, 2020

Location: 3235 Holly Springs Parkway, Holly Springs

**Holly Springs Parks and Recreation Authority
Special Called Meeting
Agenda
(immediately following the Council Meeting) Council Chambers**

- I. CALL TO ORDER
- II. SPECIAL PRESENTATION
 - Lauren Eckardt, Bigtime Eventing & Kirsten Johnson, What's Up Dog
- III. NEW BUSINESS
 - A. Approve/deny August 20, 2018 Parks and Recreation Authority meeting minutes
- IV. ADJOURNMENT

Dear Mr. Logan

The 58.6 acre former Cagle Cattle Farm property provides Holly Springs with an opportunity to develop a multi-functional park facility. The Holly Springs Park will have world class equestrian and dog training facilities while encouraging public access to this amazing asset utilizing the walking trails, pickle ball courts, an off leash dog park, food truck area, and the Cagle Lake Pavilion. The Pavilion area could include picnic tables, a children's playground, a fishing pier, and a possible replacement for the recently lost community garden.

The Holly Springs Equestrian Training Facility will provide public access for all areas of equestrian training (Dressage, Show Jumping, Hunter Jumpers, and Eventing) including the area's only public access cross country training course and the gorgeous trails around the property. In addition to usage from the 40 resident horses the training facilities will be available for use from individuals or groups(i.e.: Pony Club, area school teams, 4H, FFA, etc.), through daily, monthly or annual fees. Multiple Clinics and Competitions will not only provide the opportunity to watch and learn from some of the Country's most outstanding professionals, competitors and teachers, they will also generate a significant amount of publicity for Holly Springs as well as ongoing support for local businesses.

The equestrian section will have 4, ten stall boarding barns, each containing an office and tack room. Initially there will be 2 all weather outdoor arenas, with a third to be added after completing the cross country course. One of the outdoor will have mirrors. All the arenas will have synthetic footing. The covered arena will have lights and mirrors. The back of the property has a significant elevation change, which I look at as a "gorgeous roll" making it ideal for a cross country schooling/training section. All levels, Amoeba to Preliminary, will have access to banks, ditches and water. Jumps will constantly be moved to ensure the ground and keep people coming.

The Holly Springs Canine Training and Eventing Center will provide public access for the enjoyment and pleasure of canine training, lessons, classes, and competing in dog sports including Agility, Dock Diving, FAST CAT/lure coursing, Obedience, Rally, Canine Good Citizen, Disc (Frisbee), Herding, Tracking, Field Work, Nose/Scent Work, and Freestyle as well as an off leash play and exercise area. There will be office space for a ProShop, Canine Chiropractor, Canine Physical Therapist, Canine Conditioning, and Canine Massage Therapist.

The indoor center will have two regulation size rectangular arenas or rings that will be 100x120 each with a GrassTex artificial turf surface that may have the potential to be rolled for the purpose of other events that would require a synthetic dirt surface and one arena for Obedience, that will be 40x50 surface of rubber matting. There will be an outdoor arena/ring that will be 100X120 to allow for practice and trials in an outdoor setting and on a synthetic dirt surface.

There is no other facility like this in the south and the closest similar facility is in Pennsylvania. Indeed there are small indoor training facilities and none in the Atlanta area.

The Atlanta area has two indoor facilities in the area that hosts agility training but it does not allow for public access for training and practice nor competitions. Currently, dog agility trials are held in local covered or uncovered horse arenas which are not protected from the unpredictably of weather.

During specified hours the Canine Training Center will have the ability to be rented for personal training and practice, dog events, trials and potentially on a large scale for National or Specialty Dog Shows. These shows will bring revenue and publicity to the Holly Springs area through the use of lodging, dining, shopping, and other consumer market places. These big events are often televised.

In addition to their primary uses, both the enclosed equestrian arena and the dog training building can be utilized for a variety of community related events, for example: weddings, fundraisers, fall festivals, or even local art shows.

After reviewing the public surveys from HSPRA and comments from you, Mayor Miller and others in the community we have included pickle ball courts, an unleashed dog park, walking trails with connections to adjacent property, and a Pavilion area on Cagle Lake on the site plan prepared by Hayes James Engineers/Land Planners. The Pavilion area can include picnic tables, playground equipment, a fishing pier, or other community uses.

If approved the City would provide the basic infrastructure (clearing, site grading, pervious parking for the entire site), while the Equestrian Training Facility and Dog Training Facility will be responsible for building their facilities. That will include the horse barns, outdoor arenas, the covered arena, dog training building and dock diving facility. Ultimately, if approved there will be 3 ground leases with the Holly Springs Parks Recreation Authority, for the Equestrian Training Center, Dog Training Center, and with the City of Holly Springs for the parking and other public uses.

We now need approval from the City to proceed with ground leases, which we understand will require approval from the City Commission. In making significant capital investments our private investors will require ground leases for a "time certain", in our situation 30 years, after which the City will own the improvements and can renew at the City's discretion.

We look forward to working with the City to turn this amazing piece of property into an iconic landmark for not only Holly Springs or Cherokee Country but all of North Georgia.

Very Truly Yours,

Lauren Eckardt
Bigtime Eventing LLC
HS Equestrian, LLC

Holly Springs Parks and Recreation Authority
Special Called Meeting Minutes
August 20, 2018

Members Present: Chairman Karen Barnett, Vice Chairman Kyle Whitaker, Jeremy Smith, Michael Roy Zenchuk II, and Dee Phillips.

Elected Officials and Staff Members Present: Mayor Steven W. Miller, City Attorney Robert M. Dyer, City Manager Robert H. Logan, City Clerk Karen Norred, Chief Michael Carswell, and Information Technology Manager/Facilities Manager Ron Carter.

Chairman Karen Barnett called the meeting to order.

Dee Phillips moved to enter into Executive Session for the purpose of real estate. Michael Zenchuk seconded the motion. Motion carried 5-0.

Dee Phillips moved to return from Executive Session. Michael Zenchuk seconded the motion. Motion carried 5-0.

Michael Zenchuk moved to remove item A from the Consent Agenda, the Lease Agreement by and between the Holly Springs Parks and Recreation Authority and James Richard McArthur. Vice Chairman Whitaker seconded the motion. Motion carried 5-0.

Consent Agenda:

1. September 7, 2017 Meeting Minutes.

Michael Roy Zenchuk II moved to approve the Consent Agenda for August 20, 2018. Vice Chairman Whitaker seconded the motion. Motion carried 5-0.

No reports to discuss.

Michael Zenchuk moved to adjourn. Vice Chairman Whitaker seconded the motion. Motion carried 5-0.

Meeting adjourned

Respectfully Submitted.

Karen Barnett, Chairman

Attest:

Karen Norred, City Clerk
(Seal)



Presented by Kirsten Johnson 720.775.8513



What's Up Dog at Holly Springs Park, Georgia

Community Dog Sports Complex Concept

Kirsten Johnson

720.775.8513

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People love their dogs, and dogs have become part of the family. People love to spend time with them, spend money on them, and they love to participate in dog sports and activities. Over half of the population owns a dog. In Holly Springs that could mean that there as many as 6500 dogs in the community.

Organizations like the American Kennel Club (AKC) have realized the growing trend in pet ownership and have a wide variety of sports to include all dogs no matter their breed or pedigree. This is exciting news for everyone who owns a dog, even dogs who have been rescued. The AKC has over 22,000 dog sporting events per year. Sports include Agility, FAST CAT, Flyball Dock Diving, Obedience, Rally, ACT (agility), Trick Dog, Freestyle, Disc Dog, Tracking, Search and Rescue, and Nose work. There is also Herding (such as ducks, sheep, and cattle), Field Work, and Go To Ground. The AKC and other venues have a wide range of dog sports that can appeal to everyone and every dog, adults and children alike.

People with Autism or Post Traumatic Stress Disorder can benefit from participating in dog sports. Dog sports help the person to feel more in control, to be emotionally and socially more connected and stable, and give the person a sense of belonging and accomplishment.

The Jack Russell Club of America is a club for only Jack Russell Terriers or other similar terriers that focuses on preserving, protecting, and working the breed. The Jack Russell Club hosts exhilarating trials and fun days that include Go to Ground, Superearth, Barn Hunt, Tracking and Locating, Thunder Tunnel, Agility, and the ever-exciting Racing! Jack Russells are often "hired" to hunt and remove vermin and rodents.

There are other venues for the sport of Agility that include USDAA, NADAC, CPE, and UKI. These venues have competitions that are local as well as International including a World Team that participates in training and tryouts and World Travel. It is awe-inspiring to watch the dogs

and handlers in these incredible performances. Frisbee, Flyball, and Freestyle are also International Sports.

What's Up Dog Canine Center at Holly Springs Park could be a fantastic place to host world team tryouts, training, and competitions. Imagine Holly Springs being a destination spot for International visitors.

What's Up Dog Canine Center at Holly Springs Park, Georgia will provide public access for the enjoyment and pleasure of canine training, lessons, classes, and competing in dog sports including Agility, Dock Diving, FAST CAT/lure coursing, Obedience, Rally, Canine Good Citizen, Disc (Frisbee), Herding, Tracking, Field Work, Nose/Scent Work, Schnutzhund, and Freestyle as well as an off leash play and exercise area. There will be office space for a ProShop, Canine Chiropractor, Canine Physical Therapist, Canine Conditioning, and Canine Massage Therapist. The Holly Springs K9 police officers could find their professional training home at What's Up Dog.

The indoor center will have two regulation size rectangular arenas or rings that will be 100x120 each with a GrassTex artificial turf surface that may have the potential to be rolled for the purpose of hosting events that would require a groomed dirt surface and one arena for Obedience, that will be 40x50 surface of rubber matting. There will be an outdoor arena/ring that will be 100X120 to allow for practice and trials in an outdoor setting and on a groomed dirt surface.

There is no other facility like this in the south and the closest similar facility is in Pennsylvania. Indeed there are small indoor training facilities in the Atlanta area. The Atlanta area has two small indoor facilities that hosts agility training but it does not allow for public access for training and practice nor competitions. Currently, many local dog agility trials are held in covered or uncovered horse arenas which are not protected from the unpredictably of weather.

During specified hours and online scheduling What's Up Dog Canine Center at Holly Springs Park will have the ability to be rented for personal training and practice, dog events, trials and potentially on a large scale for Specialty Dog Shows. These shows will bring revenue and publicity to the Holly Springs area through the use of lodging, dining, shopping, and other consumer market places. These big events are often televised.

People travel near and far for dog shows and about 1/3 of participants travel with their campers and travel trailers. Often people will only travel to shows that can accommodate camping. People really enjoy camping and the lifestyle it affords whether for a dog show or pure pleasure and enjoyment. I know of people that travel 15 minutes from their home to go camping. There are Campgrounds specific for dog lovers. Providing camping at Holly Springs Park provides recreation and enjoyment of a beautiful park for hiking, fishing, and dog fun. The campground would provide a service and product for enjoyment and also a source of income for Holly Springs.

Holly Springs is a community of families and friends who care about each other. The first time I met with the city manager and mayor I felt a strong sense of community and a sense of belonging. Cagle Dairy Farm with its silos, cows, fresh milk, acres of green pastures, pond, and red barns on Stringer Road was a wonderful place to celebrate the community and make memories through the corn maze and tours of the dairy.

The 56+ acres, pastures, and pond remain on Stringer Road though the dairy farm has moved to Ball Ground. The people of Holly Springs enjoy the country lifestyle with open pastures and space to enjoy playing, running, biking, fishing, trails, and playing with their dogs. I have listened to the wants of the people, the members of city council, and the elected officials and I have designed a park that has room for horses and eventing, and for dog sports, shows, and off leash play as well as a community garden, fishing, pickleball, and other community events such as festivals and movies on the lawn all in a community park that has big open spaces to play, run, and make memories.

