

**Village of Misenheimer**  
**Public Meeting Minutes Regarding Possible Utilization of the Gladstone Property**  
**Community Building**  
**December 7, 2014 2PM**

**Council Present:** Michael Herron, Mayor  
Mike Burrage, Mayor Pro Tem  
Micah Edquist, Finance Officer  
Judy Hammill

**Staff:** Pam Humphrey, Administrator

**Visitors:** Mike Riemann  
Lane Peeler  
Mark Stephenson-Gladstone Committee  
Jon Byers-Gladstone Committee

**Council Not Present:** Peter Edquist

**Call to Order:** Mayor Herron called the meeting to order at 2:10 PM with a quorum being declared present.

**Introduction of Visitors:** The Visitors and Staff as noted above were welcomed to the meeting.

**Public Comment:** Mayor Herron opened the floor for public comment. The following is a summarization of the public comments and discussion regarding the possible utilization of the Gladstone property:

**Mike Riemann:**

- The Gladstone building is an important historic building in the Village. It once served as a way station for itinerant Methodist ministers.
- Prefers to restore the Gladstone building to what it was before. Improvements will have to be made to use the building.
- Consider a wood shake roof like the original roof which is currently under the tin roof.
- The Gladstone property needs to be equipped with restrooms that are clean and efficient.
- In agreement that the building be utilized as a cultural/performance/arts public assembly building.
- Hopes that the Carolina Thread trail route will come near or to the Gladstone property. Trails can impact municipal economies by tying into attractions. The trail route through the Village has not been finalized at this time.
- Would estimate that to just restore the Gladstone building could take approximately \$250K or more.
- The draft site plan for applying for the NC PARTF grant containing proposed park elements crowded the available land and limited parking.
- Proposed performance events that could be held in the renovated building would most likely not generate enough revenue to cover the costs to hold the event.

**Mike Burrage:**

- Council looked at the Gladstone property and the adjacent lot and decided to purchase them. An architect was enlisted to assist in determining possibilities regarding how the building and the property could be utilized. Initial restoration efforts have been completed to stabilize the building. A diverse study committee was appointed by Council to work with the architect. The Committee and Council considered a grant to supplement funding needs. The NC PARTF grant required that the Village commit a matching financial commitment, operate the property as a park for twenty-five (25) years and consider three (3) recreational elements. The Committee looked at conceptual ways to utilize the Gladstone property. The next step is to get the community involved and ask what the community would like to see.
- Should we use Village money to save the building since we currently operate on a break even basis regarding our revenues and expenditures?
- Should we consider grant funding?
- Should the Village consider what can be done to restore the building investing approximately \$10K per year?
- The ultimate goal was never for the building and property not to be utilized.
- Earlier discussions had considered the property to be utilized as a museum.
- Folks outside the Village have an interest in the restoration and utilization of the Gladstone property.

**Jon Byers:**

- Prefers to continue to preserve the building and to stabilize it.
- Prefers that the building and property are not utilized for public use as his residential property adjoins the Gladstone property.

**Mike Herron:**

- Did not think that the proposed recreational trail on the draft site plan for the NC PARTF grant preparation was necessary. Runners and walkers in the Village use the Pfeiffer University campus or the roadways.
- We need to know where the possible septic area may be located.
- The roof currently needs repairs as well as the siding to continue to stabilize and protect the building.
- Prefers that restrooms not be in the Gladstone building. Locating them at the back of the building in a separate companion structure is acceptable.
- Could the building qualify for a historical marker?
- The Charlotte Metro area continues to grow and spread in our direction.

**Micah Edquist:**

- We are required to have heat to obtain a certificate of occupancy (COO) for the Gladstone building.
- There are safety and insurance issues utilizing the building in its current state.
- What’s our definition of restoration? Fully historical?
- My residence is across the street from the Gladstone property and it’s important to think about the impact to neighbors if the public will be utilizing the Gladstone property.
- Recommends another possible entrance to the property from Wesley Chapel Road.
- There is a lot of historical significance regarding the property. Artifacts should be displayed.
- Let’s not overdo development of the property for our time. A park concept could alter the original property.

**Judy Hammill:**

- Most people alive today associate Gladstone as a church vs. a school.
- There are people that would want to rent a quaint structure and its surroundings for a unique place for a wedding. It’s uncertain what rental rate would be suitable for our area (\$200-\$500-\$1,000?).

**Mark Stephenson:**

- Can the Gladstone building be utilized similar to the Kron House at Morrow Mountain?
- Does not want to destroy the historic aesthetics of the building.
- The property does not need a catering kitchen.
- Suggests minimal use of the property on a by appointment basis.

**Lane Peeler:**

- Will people want to continue to put money into the property if it may not make money?
- Rentals need parking and restrooms.

**Adjournment:** The meeting was adjourned at 3:00PM.

**The next Public Meeting is scheduled for Monday, January 12, 2015 at 6PM at the Community Building regarding the possible utilization of the Gladstone property.**

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Mayor	Date	Pam M. Humphrey, Administrator/Clerk	Date