

REQUEST FOR BOARD ACTION

HENDERSON COUNTY BOARD OF COMMISSIONERS

MEETING DATE: September 5, 2017

SUBJECT: Offer to Purchase Lake Osceola

PRESENTER: Mr. Todd Leoni
Owner of Lake Osceola

ATTACHMENTS: Yes

1. Conceptual Plan for Lake Osceola

SUMMARY OF REQUEST:

As directed by the Chairman, the attached offer to purchase Lake Osceola is presented for Board's consideration. Should the Board be interested in pursuing the purchase, staff is available to perform a detailed due diligence investigations and report back to the Board. Mr. Leoni will be present to present the offer and answer any questions from the Board.

The following is from an email from Mr. Leoni,

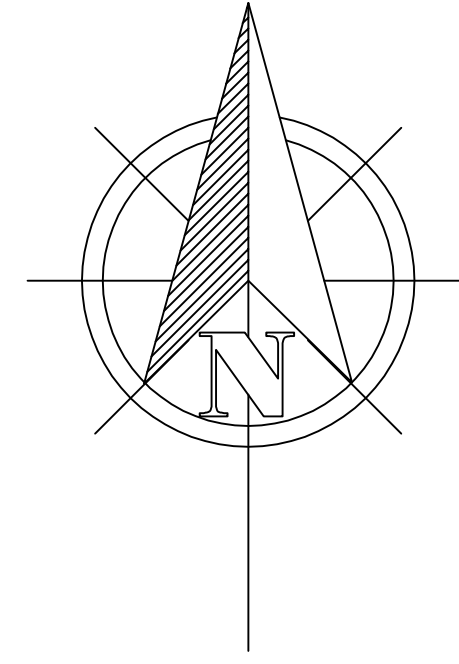
“This email shall serve as my intent to offer Henderson County the exclusive right to purchase Osceola Lake and its right title and interest in the lake including but not limited to full riparian rights that are now vested in my ownership subject to my own use of the lake as well. I have owned the lake for almost 30 years and grew up learning all kind of water sports and fishing on this lake as a little boy. It is very special to me and It is my intent to offer the lake to the county so they can offer it as a public lake. As you know, to build a lake like Osceola today could cost upward of 15 million dollars. I am interested in offering it to the county for 3 million provided that it is maintained as a lake forever, that the county maintains it and manages it and opens it up to the public. I am also the owner of the Mountain lake Inn in North Lakeside Drive and it is vital to my business as well. Being not quite 2 miles from the center of town, I think it would be a great asset for the residents of Hendersonville and especially the visitors including fisherman, bird watchers, bikers, walkers and many other uses. The lake has provided many amenities for many people for many years. I am upgrading the Dam and it will be in full compliance when I turn it over to the county. I will have a much more detailed narrative when I am heard September 5th.”

BOARD ACTION REQUESTED:

The Board is requested to discuss the offer proposed by Mr. Leoni, and direct staff accordingly.

Suggested Motion:

No motion suggested.



PARK SITE "SOUTH " AMENITIES

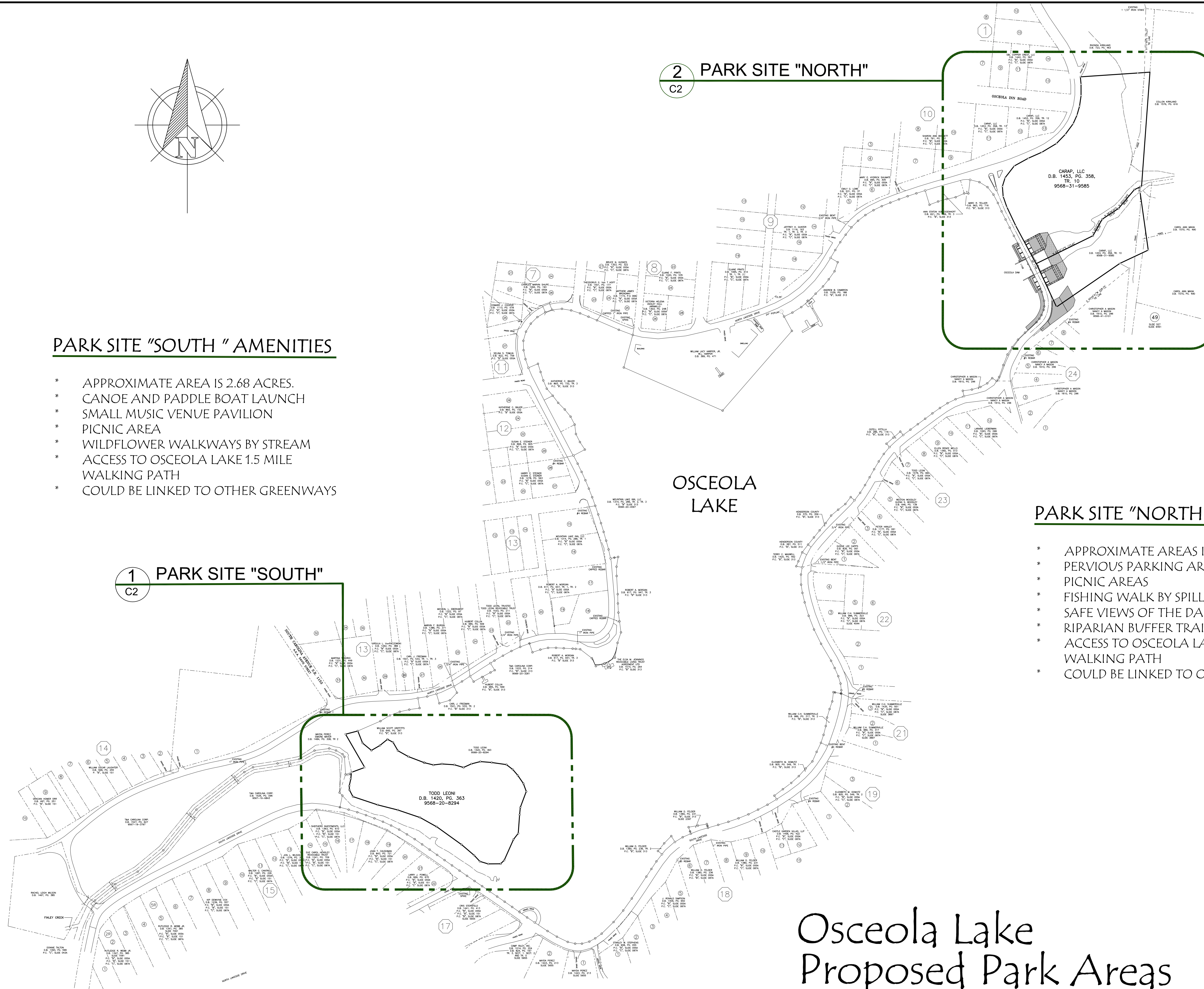
- * APPROXIMATE AREA IS 2.68 ACRES.
- * CANOE AND PADDLE BOAT LAUNCH
- * SMALL MUSIC VENUE PAVILION
- * PICNIC AREA
- * WILDFLOWER WALKWAYS BY STREAM
- * ACCESS TO OSCEOLA LAKE 1.5 MILE WALKING PATH
- * COULD BE LINKED TO OTHER GREENWAYS

1 PARK SITE "SOUTH"

2 PARK SITE "NORTH"

PARK SITE "NORTH" AMENITIES

- * APPROXIMATE AREAS IS 3.36ACRES.
- * PERVIOUS PARKING AREA FOR 20 CARS
- * PICNIC AREAS
- * FISHING WALK BY SPILLWAY POOL
- * SAFE VIEWS OF THE DAM
- * RIPARIAN BUFFER TRAIL
- * ACCESS TO OSCEOLA LAKE 1.5 MILE WALKING PATH
- * COULD BE LINKED TO OTHER GREENWAYS



Osceola Lake Proposed Park Areas

SCALE: 1" = 125' +/-

REV. #	DATE	DESCRIPTION

SCALE	1" = 50'
DRAWN BY	GAMESO - OTHERS
CHECKED/APPROVED BY	BGP/CSD
DATE	04-11-17
PRINT DATE	5-12-17
PROJECT NO.	16-004
SHEET NO.	C2 of 28
DRAWING NO.	

C1

SCALE: 1" = 125' +/-

NORTH CAROLINA
REGISTERED PROFESSIONAL ENGINEER
PETERFIELD LAND RESOURCE CONSULTANTS, PLLC
CERTIFICATE: P-1627

CONCEPTUAL PLAN FOR REVIEW ONLY