

VILLAGE OF WESLEY CHAPEL
COUNCIL SPECIAL MEETING on CAPITAL IMPROVEMENT PLAN
MINUTES
Thursday, April 1, 2010

The Council of the Village of Wesley Chapel, North Carolina, met at the Town Office at 4107 New Town Road, Waxhaw, NC 28173 on Thursday, April 1, 2010 at 6 pm.

Present: Mayor Horvath, Mayor Pro-tem Bradford, Council Members Brotton, Hess and Ormiston

Others Present:

Village Administrator/Clerk: Cheryl Bennett
Citizen: Carol Mullis.

A quorum being present, the meeting began at 6 pm.

Mayor Horvath reported he had talked to three architects of varying sizes. Troy Luttmann, a small firm, had designed the Inn at Baxter which is 6600 square feet and cost \$1.1 million in 2004. He also did the Levine Senior Center in Matthews. The medium sized architectural firm did some work at Baxter and on medical buildings; they did not provide any numbers. The large firm is headquartered in Rochester; they thought a fully loaded building would cost \$1.9 million.

Ormiston reported Weddington pays for three officers at a cost of \$210,000 per year; Marvin has one at \$68,000 and they are planning to annex and then hire two more. She said she would like officers as soon as possible, and as the other towns are not interested in a partnership, Ormiston will talk to the shopping center developers.

Hess reported on land acquisition; in talking to council members from other towns it was a high priority initiative to them.

Debt service was discussed; Mayor Horvath noted we don't want to deplete our general fund, he worked up our ratios and they are all very good at this point, and we don't want to lose that. Hess discussed what we could do without incurring debt, and noted there are federal patriot bonds where the federal government pays part of the interest cost of the bonds.

Bradford reported on the dam at the park; DENR said the brush needs to be cleared off the side, and the erosion on the spillway fixed. We can't do core samples until the brush is cleared. Hess will do an RFP for engineer services, and we can do a resolution to exempt us from the formal bid process. The attorney

needs to do a waiver for the Keels to sign off. Assuming we get the PARTF grant, Bradford reported the cost of Page Price Park is \$1.155 million, less the PARTF grant of \$500,000, or \$655,000. This figure does not include bathrooms, it includes the two land parcels to be bought, and doesn't include a turn lane. Hess reported DENR said it is typical with a dam this age to do core samples. The part would include a walking trail, infrastructure, one shelter, and a minimal playground.

Hess inquired if we go to a five cent tax rate would we qualify for Powell Bill funds. Bennett will check on what services we would have to provide, but did not think we would qualify with the services we provide.

Hess said if we do a capital project we should do debt service, and then we would need a tax increase; he preferred bonds over a loan.

Brotton said he was not a fan of a tax hike; he noted Chauncey Bowers from the Safety Committee said we did not need a deputy yet. The Sheriff has allocated two deputies for this area, with towns getting deputies it adds four deputies, and triples the presence in our area. Brotton noted a penny tax increase won't buy us much; we should look at the percentage of tax hike and if services are not provided, we will get negative feedback.

Ormiston said the Sheriff figures are incorrect, she knew of calls that were not counted. She also noted Marvin is 20 minutes away, and our job is to provide adequate services to citizens.

Hess suggested we should do a referendum on general obligation \$1.6 million bonds to finance capital improvements over the next five years, plus a 3.5 cent tax increase.

Mayor Horvath said he was not in favor of a big tax increase at this time.

Council was polled to see if there was a consensus on debt. Hess was in favor, Ormiston said with conditions, yes. Brotton said he would look at debt without a tax increase. Bradford said she would consider it as an option; she preferred a tax increase less than two cents.

One million in bonds, with a \$20,000 issuance cost, would create debt service of \$131,332 per year, which would create a two cent tax hike.

In the costs spreadsheet, a full deputy was put in year two, which is fiscal year 2011/12. Bradford said if we assume \$250K for the dam, and a turn lane for \$75 K, and renovate the house for \$100K, we would be up to \$1.330 million, less a grant for \$500K, for a net cost of \$830,000.

Hess said if we don't get the PARTF grant, do we fix the dam and keep the property, or are there better properties available. Ormiston expressed concern over the cost of the dam and upfit of the house. Brotton said if we don't get the grant, how much would we spend on the park, and would we buy land. Mayor Horvath said at this point we assume we are getting the PARTF grant; it takes time and money to get info on other parks.

A town hall was estimated to cost \$1.2 to \$1.3 million. Mayor Horvath asked if the other members want a town hall where it will be seen. It was noted that the Downtown Committee and Parks and Rec both liked Dogwood Acres, absent the cost of the land. Mayor Horvath noted their primary focus was not a town hall. Bradford said the survey showed we should have a park in the downtown area. Ormiston said she is leaning to a town hall at the six acre. She noted at the shopping center the meeting room could be used for children or teen activities, and parents could drop them off and then shop. Also at Dogwood Acres the house backs up closely to other homes. Bradford didn't want money poured into a building; we want it used for other purposes, and to preserve natural resources. Hess said he was in favor of Dogwood Acres; its campus setting would distinguish us from other towns. He wants to focus on land acquisition with Page Price Park and the other property. Bradford said preserving rural heritage has been a top priority and Dogwood Acres is a beautiful scenic setting. Brotton said he was in favor of the six acres from a cost standpoint. He thought the idea of the Downtown Committee looking at the rural heritage is hypocritical; it is a tough balancing act to want chain stores and rural. The six acres is accessible, and he didn't see Dogwood as a downtown area. Hess said the Downtown Committee looked at factors, and did consider Dogwood Acres to be in the downtown. Brotton said he would prefer the six acres. The current price for Dogwood Acres is \$1.5 Million, plus unfitting the building and property. Hess said he was not in favor of spending \$1.5 million on a building. Hess asked if we could sell the six acres and what was it worth. He felt we would get more leverage to define what the town is with the downtown area; you lose it when you put the town hall at the six acres. Discussion was held on what goes into the downtown, it might include offices, and mixed uses. There is currently land for sale on New Town Road for \$75,000 per acre, and Dogwood is now \$66,000 per acres. Ormiston said she is leaning toward the six acres, and suggested getting more feedback from the community. Mayor Horvath said we could also move forward with an engineering study at Dogwood Acres. Brotton inquired whether the cost of a building now vs. later will go up more than the cost of land now vs. later.

Council agreed to take out the money allocated for sidewalks; with the ditches on the sides of the road it is not suitable for sidewalks.

The options were determined, given a deputy and Page Price Park:

1. Purchase Dogwood Acres and renovate the building for a town hall; sell the 6 acres, and do a two cent tax hike. No park enhancement in year 2.
2. New town hall on six acres, two cent tax increase, no land acquisition.
3. Page Price Park, and a deputy, no tax increase.
4. Town hall on 6 acres, deputy and delayed and scaled back Page Price Park, no tax increase.

Bradford will create a power point presentation for the May 3, 2010 meeting.
Hess will create a spreadsheet of the numbers.

2010.04.01 Special Meeting Minutes

Bradford made a motion to do a home inspection on the Dogwood Acres house, not to exceed \$800 in cost. Brotton seconded the motion.

The motion passed unanimously.

Ormiston made a motion to adjourn; Bradford seconded the motion.

The motion passed unanimously.

Respectfully submitted,

Cheryl Bennett, Clerk

Mayor Brad Horvath