

VILLAGE OF WESLEY CHAPEL  
SPECIAL COUNCIL MEETING MINUTES  
June 2, 2010

The Council of the Village of Wesley Chapel, North Carolina, met in the Fellowship Hall of Wesley Chapel United Methodist Church at 120 Potter Road South, Wesley Chapel, North Carolina on Wednesday, June 2, 2010 at 7 pm.

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

Absent: Council Member Hess

Others Present:

Village Administrator/Clerk: Cheryl Bennett

Planning Zoning Administrator: Joshua Langen

Citizens: Becky Plyler, Jeannine Kenary, Chuck Adams, Carol Mullis, Julie Brown, Joan Beaulieu, Rick Morris, Donna Pasciuta, Shirley Wilson, Scott Hickey, Derek Carpenter, Kathy Failor, Marnie Holland

A quorum being present, the meeting began at 7 pm.

1. DISCUSSION WITH ARCHITECT TROY LUTTMAN

The space analysis for town hall was reviewed. The following changes were made: delete meeting room, office waiting area, two offices, and vault and combine office front desk area with foyer for meeting space (total square footage deleted is 1,640). This brings the square footage down to 4,125. The Mayor's office increased to 15 x 15, the parks/sign storage space will be flexible in size. Bradford stated the council meeting room should be easily convertible for other purposes; not many council meetings are well attended and it should be usable for the community. Mayor Horvath noted we might not want the council area to be accessible due to microphones and electronic equipment.

Architect Luttmann arrived. He noted the two sites are very different. The six acres is flat, and it is easy to fit in the 75 parking spaces required; he has a 91 space parking lot; there is room to add on which could be easily done in the future. Parking spaces were figured by Luttmann and Langen. He presented the proposal for the six acres, the entry is 920 square feet, and could hold history on the walls, it would almost be a museum. The meeting room is 1,600 square feet, and holds 132 people. The square footage is a total of 6,535; and includes a vault, storage, work space as well as offices, a small kitchen nook and bathrooms. You could close off the office space, and use the meeting room at night. Parking is on the left of the building, and an amphitheater is shown on the right.

For the Dogwood Acres location, Luttmann presented a council chambers of 1,600 square feet added on caddy-corner to the left side of the building as well as bathrooms and an entry area of 395 square feet. He would cut trees to provide a view from Lester Davis Road straight up the hill to the house. It was challenging

to provide parking because the site is hilly; he included parallel parking along the road to provide the 56 spaces needed. Luttmann also included an amphitheater and circle driveway. The existing house is larger; however the usable square footage is only 3,092 due to closets, bathrooms, staircases etc. He included a meeting room, as well as moving one wall downstairs to create offices and hallway. The garage would be used for park office and storage, as well as planner storage. The wood deck would be replaced. He noted the site would be more expensive to provide parking and bring in utilities. Access to the basement would still be available. Bradford asked if it was an option to expand the house out to the back. Luttmann felt the addition in the front could be seen from the road to provide visibility. The total square footage presented is 7,224. Bradford asked about the fire line; Luttmann said you need a four inch line which is bigger than a normal house has; you could just sprinkle the addition. We would have to follow the NC Rehabilitation Code. Luttmann was asked for a cost estimate, he estimated roughly \$1.15 million for the building based on \$175 per square foot, \$225,000 for the parking, landscaping, lighting, curb and gutter, plus utility taps, \$100,000 for an amphitheater, so approximately \$1.5 million in total for the six acre site. For the Dogwood Acres site Luttmann estimated renovations at \$100 per square foot to be \$468,500; the addition at \$175 per square foot would be \$444,000; site work would be about \$325,000 and the drive/road would be \$225,000 for a total of about \$1.6 million. Julie Brown asked if work could be done in phases; it was noted that there are a lot of repairs that have to be done to the building and it is more expensive to do site work in phases. A citizen asked about long term maintenance; Luttmann compared it to a classic car, you have a brick structure, there could be wiring problems etc. when you get into the project. The care toilet will be required by ANSI standards in a year or two; he included it in our project. Donna Pasciuta asked how far both buildings are from water and sewer lines. Luttmann said he was not sure, at Dogwood you have to run all the way up the hill, you should have the lines at the six acres. You might need one tap for fire sprinkling, and one for water; the requirements for a municipal building will be different from a residence. Langen will look into utilities costs. Ormiston asked about the space cutting Council did at the last meeting; Luttmann said you could probably cut space in the council chambers. Also he suggested you could take the trees cut down at Dogwood Acres and create planks for the council chambers. Luttmann's cost estimator Derek Carpenter from Myers & Chapman noted as you make the building smaller, the cost per square foot goes up because you still have your basic electrical and mechanical systems, etc. whereas sheetrock is not as expensive. Luttmann will try to make the building smaller to save costs. Mayor Horvath said we are weighing what we can do with the available funds and maintain our low tax rate. A citizen talked about the desire to have a town hall in a beautiful location. The next step is in two weeks; Troy will return with a honed down version and show how the buildings might look. Langen suggested parking with pervious surface; he noted at Dogwood there is a drop-off on either side of the roadway, you may need a retaining wall; perhaps there could be an overflow green parking area. Carol Mullis asked about whether a government facility can be on the same site with a park; Bradford replied if we go after a grant for a park

you would have to subdivide the house; parking and bathrooms can be shared as they are accessory uses. Bradford asked Luttman if he could phase Dogwood and not include such a large addition. Luttman said you could do the chambers in the garage in half the space, but most of the work is in repairs, and he would have to look at the bathrooms. Bradford asked if the basement could include the bathrooms. Luttman said he would try to set up phasing. He cautioned that this is a design process, and be cautious with the numbers; these are just off the cuff. At the June 14<sup>th</sup> meeting he will have pencil sketch renderings. Bennett will send the revised space analysis to Luttman.

2. DISCUSSION AND POSSIBLE ACTION ON A SURVEY

Mayor Horvath noted Hess had a family emergency and could not attend. The facts to go along with the survey were discussed and revisions made trying to stay in a factual mode. Since costs will be re-visited at the next meeting, they were not included at this point. Whether a survey was even needed when we have had prior surveys was discussed. Brotton asked how was it determined to look at Page Price Park as a priority. Bradford said it was based on the Master Plan survey, it was a donation, and the cost at the time for other options. Brotton asked if you go forward with Page Price Park have you satisfied the need for parks and rec per the Master Plan, or do you need more parks. He didn't see any closure on any of this or do we need to survey to see if we have met the need, he felt Page Price Park did meet the wants of the community. Bradford said Page Price Park is not a park in the downtown area; they are grateful to accept the Keel's donation but still want to pursue Dogwood Acres as people wanted a park and festivals and concerts in the downtown center. Brotton said Dogwood Acres is a great setting for a park, but you shouldn't try to jam a town hall there to secure the setting; it is also on the border to Weddington. Discussion of whether we need a survey was held. Mayor Horvath noted he would like the full Council to weigh in on it. Julie Brown said she felt Page Price Park was a done deal; Ormiston noted Council has not voted on it; Mayor Horvath said we are also looking at the dam and potential liabilities. The discussion will continue at the June 14, 2010 meeting.

3. ADJOURNMENT

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

The motion passed unanimously.

Respectfully submitted,

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Cheryl Bennett, Clerk

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Mayor Brad Horvath