

VILLAGE OF WESLEY CHAPEL
SPECIAL COUNCIL MEETING MINUTES
Tuesday, May 25, 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 Tuesday, May 25, 2010 at 7 pm.

Present: Mayor Horvath, Mayor Pro-tem Bradford, Council Members Brotton, Hess (arrived late) and Ormiston

Others Present:

Village Administrator/Clerk: Cheryl Bennett

Planning Zoning Administrator: Joshua Langen

Citizens: Becky Plyler, Jeannine Kenary, Chuck Adams

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

1. DISCUSSION WITH ARCHITECT TROY LUTTMAN

Discussion was held with Troy Luttman on the fit study for a town hall. He noted we have to factor in an “efficiency factor”, meaning hallways and wall thickness will add up to 25% to the square footage. We do not want a two story building, since an elevator is expensive and eats up space. Mr. Luttman noted new ANSI standards and ADA rules impact the size of the bathrooms. Mayor Horvath showed him Aston’s design book to show the type of architecture at the shopping center. Ormiston stated she wants an apples to apples comparison size-wise for the two town hall options. (Hess arrived at this point.) Luttman noted we can do a wood building if less than 9,600 square feet, but in the long run if expansion was done we would need firewalls. Aston Properties is expected to put in the road and traffic circle. Hess inquired how the cost estimates would be done; Luttman said they would be compiled by division by a reputable company, and within 10-15% accuracy. Luttman was asked about his experience; he hasn’t designed a town hall, but has done community buildings including the Levine Senior Center, Queens University Chapel, and the Inn at Baxter. Luttman will come out at least two more times, and will produce floor plans and 3-D perspectives. It was decided to have a special Council meeting on Wednesday, June 2, 2010 to meet again. Bennett brought up setbacks and the need for a vault. Ormiston inquired about green considerations; Luttman said he is not LEED certified, but he is green aware, and is sensitive toward the environment.

2. DISCUSSION AND POSSIBLE ACTION ON A SURVEY

Hess had compiled the four possible survey questions on spending priorities and the location for a town hall and park. Ormiston pointed out that citizens would need background information and that cost information would influence their choices. The method of sending the info was discussed; whether to do a postcard,

or an on-line survey. Chuck Adams noted this is an important step, and we should have full disclosure of accurate information; if we don't mail it, we should put it on the website. Bennett said we can get mailing labels from the County for the Village's taxpayers. It was noted a computer survey can limit the answers to one per IP address. Brotton said Council must ultimately make the decisions; Ormiston agreed, she said she is not against the survey, but without giving background information we won't get what we need; the Master Plan already gave an answer. Bradford said the two most important questions are the first two on spending priorities; noting the Master Plan said parks and rec, a town hall and safety are all important. She would like to notify taxpayers by postcard, and direct them to a website or return their answers on paper; she noted they would not need a lot of background information for the first two questions. Mayor Horvath said he was a little concerned about the survey, because he has heard people say if I knew what I know now, I would have answered differently. Hess was in favor of doing a survey to see what the priorities are. Bradford noted with the timing of the switch to an e-mailed newsletter, we need to send out more info. Ormiston said we need more information then on costs, it is a disservice to not share what we know with the citizens. It was decided to have Council members send bulleted factual information to Bennett by Monday, and she would compile it by Wednesday; meanwhile we will get labels printed. Bennett will check on the cost for a postcard mailing, and how large the postcard can be. A question 5 asking if residents would like to sign up for the newsletter can be added. Hess made a motion to call for a special meeting on Wednesday, June 2, 2010 at Wesley Chapel United Methodist Church, 120 Potter Road, at 7 pm for a presentation from Troy Luttman and to continue discussion on a survey. Bradford seconded the motion.

The motion passed unanimously.

Bradford noted we received an official letter stating we had received a \$500,000 PARTF grant for Page Price Park.

3. ADJOURNMENT

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

The motion passed unanimously.

Respectfully submitted,

Cheryl Bennett, Clerk

Mayor Brad Horvath