

VILLAGE OF WESLEY CHAPEL
COUNCIL ADVANCE
MINUTES

Friday and Saturday, February 26 and 27, 2010

February 26, 2010

On Friday night, February 26, 2010 the Advance began with dinner at 6:30 pm, at the Stone Table Restaurant at the Shops at Nottingham, 2585 W. Roosevelt Blvd., Monroe, NC 28110. The Village Council, some committee members, staff, and citizens were present along with Larry Parks, our facilitator. After dinner, Mayor Brad Horvath welcomed everyone. He explained his efforts with the Post Office to get a single zip code; all the post offices that serve our Village are at capacity and they will have to do something eventually, but at present they will not make any changes. He introduced our facilitator Larry Parks.

Discussion began on how we can establish a town identity. Ideas were offered on a town hall/community center, amenities, and exterior styles. Mayor Horvath showed town seals from other towns; Wesley Chapel does not yet have a seal. Council member Sondra Bradford gave an update on Parks and Rec, including their survey, master plan and grant application for Page Price Park.

Larry Parks facilitated a conversation on Village priorities. A town hall that would not be outgrown quickly was suggested, and it was noted it is cheaper to build now; we own six acres at the Village Commons shopping center. The original conceptual drawing was displayed. An old vs. a new building was discussed; Julie Brown described her efforts to preserve the c. 1810 Houston House. Security and safety of personnel and records was noted as one objective of a town hall. Discussion of whether the town hall would serve as a community center was held; a show of hands showed overwhelmingly residents felt it should be both, and that most would use a rental meeting room. Mayor Horvath shared a list of possible amenities in a town hall. Sondra Bradford said another option is Dogwood Acres; it contains a lake, hiking areas, and a 4600 square foot house built around 1983. The asking price is \$1.8 million.

Another priority is a town seal; Council member Kim Ormiston will include in our newsletter a request for citizens and students to share ideas on a design.

Sondra Bradford said the Parks and Rec master plan showed parks and greenways are a high priority; a Parks and Rec committee was formed; and a donation of a pond offered. She noted the parks and Rec survey showed the top priority was paved walking trails, also wanted was community and cultural events, performing arts, and festivals. Council looked at four options for a park, and Haden Stanziale was contracted to design a plan for Page Price Park that captures the top ten wanted amenities. We are considering acquiring additional property with a house, have applied for a \$500,000 matching grant and two smaller grants. We will find out this summer if the grant is awarded. Other grants are available for fish and piers; she did a presentation for scholastic anglers, who would like to have fishing tournaments and other activities. An outdoor classroom could possibly use Houston House if moved to the park, and the proximity is good to Wesley Chapel elementary school. The dam at the pond is classified high hazard because it has the potential to wash out Highway 84, so a meeting is scheduled March 18 with DENR to find out what costs might be involved. Houston House could cost \$30,000 to move, and

more to refurbish. Ms. Bradford talked to a contact at the National Preservation Foundation, they suggested \$100,000 might renovate it; it is actually a solid, stable house. Dogwood Acres has a sewer easement to WCWAA, so it might be a good spot for a greenway. Julie Brown described in the June 2009 Parks and Rec minutes something called a red box program, where high school or college students might run a program for youth. She also encouraged involving senior citizens.

Priorities for 2010 discussed are:

Town Hall on six acres

Capital Improvement Plan

Safety, EMS and Fire services – possibly put EMS at the two acres behind Lowes that is being donated to the Village.

A Festival in the Village.

Other comments were about flight patterns – with the runway being extended concern was expressed over the chance of accidents, and highway 84 – DOT did a feasibility study for widening and the right of way has not yet been acquired.

Everyone was thanked for participating, and the meeting ended at approximately 10 pm.

February 27, 2010

The Council of the Village of Wesley Chapel, North Carolina, met in the Fellowship Hall of the Wesley Chapel United Methodist Church at 120 South Potter Road, Wesley Chapel, NC on Saturday February 27, 2010 at 9 am.

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

Others Present:

Planning Board Members: Chairman Chuck Adams and members Sandi Bush, Ray Davis and Bill Fairman

Facilitator: Larry Parks

Village Administrator/Clerk: Cheryl Bennett

Planning/Zoning Administrator: Joshua Langen

Citizens Julie Brown (for part of the day), and Carol Mullis.

The Advance began at 9:00 AM.

The morning session was on planning. Larry Parks stated the ground rules - stay focused and show respect. He asked Council and Planning Board how they liked working with each other; in general they get along well, a point of disagreement was Hillbilly Produce. Larry Parks noted Planning Board has guidelines they must follow, while Council has more latitude to find for the health, safety and well being of the community. Mayor Horvath noted Committees will be coming to the Council workshop meeting every other month for the rest of the year. Priorities were discussed; they come both from Council and the Planning Board. Chuck Adams noted that picking up the phone and calling one

another can greatly improve communication. Todd Hess noted on policy issues council should give direction.

The role of the Ordinance Review Committee (ORC) was discussed. Chuck Adams suggested when an issue comes up, the (ORC) could tell the Planning Board why they are studying the issue, and then when recommendations are rendered they could explain why they made their decisions and reference their sources. Mayor Horvath noted communication will help. Kim Ormiston said the ORC is needed and information from all the committees will help in communicating and coordinating issues. Howard Brotton asked if issues should go to the Planning Board first; they will be sent to the ORC with a copy to Planning Board. Todd Hess said we want the committee to take some initiative; Sandi Bush thought ORC should not be setting the priorities. Todd Hess thought ORC should gather information. Sondra Bradford said whether an idea comes from ORC, Planning Board or Council, all ideas could be brought to Council and Council will set priorities. Ray Davis suggested ORC should go to Josh to put things on Planning Board's agenda. Planning Board will come up with a procedure at their next meeting; Council agreed.

Kim Ormiston asked if Planning Boards wants a Council member to attend their meetings; Chuck Adams said usually one attends, sometimes it is not necessary. A follow up review of last year's priorities was done. We are not doing form based codes; a pattern book can be done in house or the developer can provide it; (it is a set of architectural guidelines.) A bond could be required for big box demolition. An anti-monotony (no cookie cutter houses) was on the list. Other items from last year's list included a complete street ordinance, tree save ordinance, APFO elements (this is in our ordinance as an appendix), sustainable agricultural zone, downtown overlay, conservation subdivisions, business park (Waxhaw and Monroe are proposing large business parks, we might not want to compete), residential retail (small shops, walkable, main street area, mixed uses). It was decided that to keep up with the priorities from the Advance, we might do a mid year review.

Sandi Bush asked about the Master Plan; it is not officially adopted, it gives guidelines for twenty years out, but some areas we don't want to implement. Mayor Horvath said we need to narrow its strategies to determine which fit, that is why some of the committees were formed. Sondra Bradford said maybe we can use it to update the Master Plan, Kim Ormiston noted the need for a CIP plan. Howard Brotton noted it has to be a living document and more conceptual; it was also created before the recession. Larry Parks noted a Master Plan can get you points in grant applications; there are legal guidelines for modifying it, and how often you modify it depends on growth. Bill Fairman offered some information on contract procurement; Cheryl Bennett also noted we belong to US Communities and can piggyback on State contracts. Chuck Adams expressed concern on the \$1.8 million figure and stressed the need to be good stewards of funds. The CIP plan will go in the newsletter. Carol Mullis said residents felt like if you didn't live in a subdivision you wouldn't count, and questioned the parks and rec surveys of high school students; Sondra said their results were not much different than the adults, they were more interested in mini-golf and less interested in cultural events. Chuck Adams said HOA's can foreclose due to non-payment of dues per State law, by requiring HOA's we are endorsing that. He felt we should go to our State reps and look for changes to the law. Howard Brotton thought an easier option is not requiring HOA's,

if you take the teeth out of HOA's it won't work; plus at the State level we won't have traction. Todd Hess said if we adopt the HOA text amendment, it will result in a court case and we would probably lose. Chuck Adams brought up requiring developers to make traffic improvements; and that we should fine for illegally posted signs. Joshua Langen said it is on the books that we can fine them, but they don't even accept his letters. Kim Ormiston said they don't have to accept the letter; this is an area where it has dragged on. While changes to the sign section of the ordinance are on-going, we need to enforce what we do have today. Chuck Adams said the six acres, worth about \$400,000 as residential, and \$1 million as commercial serves as a chute to stores, we can make it what you want as far as looks and size; it will be a center of activity and can be surrounded with park-like amenities such as paths. Ray Davis said his Church has a waiting list for groups such as Scouts; there is a need for meeting space. Brad estimated the room at the church is about 35 by 30 feet. Howard said we could have retractable walls for a meeting room. Todd suggested we make a meeting room a little larger for growth.

After breaking for lunch, the afternoon session began.

The CIP spread sheet was worked on. Revenues were conservatively assumed to stay flat. The effect of capital expenditures on operating expenses was considered.

Kim Ormiston noted the need to be proactive on safety; she felt the sheriff call numbers are incorrect. A deputy costs about \$70,000 annually.

Carol Mullis noted a deputy office will be at the Fire Station. Howard Brotton noted when nearby towns contract a deputy it benefits us in response time. Brad noted familiarity with the area won't come until we contract a deputy; even though they may come and do reports here.

Parks and Rec – Todd Hess said the dam improvements last night sounded dependent on DENR, but we are talking about a liability issue. Howard Brotton said the dam integrity has nothing to do with it being classified high risk. Todd said we need to do core samples to determine what is underneath the dam. We won't know by March 18 whether it is structurally sound. Mayor Horvath suggested we should call DENR to find out what type of information they will offer on March 18. Cheryl Bennett asked if we have permission to do core samples. Council thought we should find out from Stallings how much they pay for maintenance. Todd Hess said there is no better time than now to acquire land; Mayor Horvath agreed with land acquisition within reason. What is a reasonable amount of park land for a small town was discussed. Todd Hess noted one idea is to issue bonds. Howard Brotton noted towns with debt generally have higher taxes. Bottom line is we need to look at priorities and get creative. We need more information on the cost and square footage for a town hall.

Priorities were worked on. Priority one is a deputy; it was put on the plan to be funded a half year in year two, and for a full year in year three. Page Price Park is a given. Priority Two is a town hall – either new or renovated at Dogwood Acres. Priority Three is land acquisition. Priority Four is sidewalks.

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Kim noted another priority is task the Committees to review their relevant ordinance sections. Mayor Horvath asked that Council take a look at what the ORC is working on in view of priorities for the March 8, 2010 meeting.

The Advance ended in late afternoon.

Respectfully submitted,

Cheryl Bennett, Clerk

Chairman Chuck Adams