

2011.10.10 minutes

VILLAGE OF WESLEY CHAPEL
COUNCIL MEETING MINUTES
WESLEY CHAPEL UNITED METHODIST CHURCH
120 Potter Road, Wesley Chapel, NC 28110
October 10, 2011 – 7:00 P. M.

The Village Council 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.

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

Others Present:

Clerk/Finance Officer Cheryl Bennett; Planning/Zoning Admin. Joshua Langen; Attorney George Sistrunk (arrived during public comments)

Concerned citizens: Carol Mullis, Becky Plyler, Gayla & Chuck Adams, Julie Brown, Jill & Darryl Ammons, Steph Torrez, Becky Harkey, Kim Werner, Chris Huncke, Vera Ammons, Richard A. Perry, Melody Plyler, Bill Price

Meeting was called to order at 7:00 PM and a quorum was present.

1. PLEDGE OF ALLEGIANCE / INVOCATION

Mayor Horvath led the Pledge of Allegiance and Mayor Pro-tem Bradford gave the invocation.

2. INFORMAL PUBLIC COMMENTS

Jill Ammons, owner of Southern Whimsy, read a poem “My Town,” and expressed dissatisfaction about her experience with the Village Zoning Administrator, while saying her experience with the County was positive. She said her shop does not fit in the big box mode. She said the items outside add to the charm and whimsy of her store, and requested Council make room for a Southern Whimsy “box”.

Becky Harkey who has lived here 29 years said Southern Whimsy is a great change and adds to Wesley Chapel.

Carol Mullis said on a recent trip she enjoyed stopping at a street with little stores like Southern Whimsy, showing it is not just something that exists here.

3. ADDITIONS, DELETIONS, AND / OR ADOPTION OF AGENDA

“Discussion of Contract Deputy” was added to the agenda; Brotton made a motion to adopt the agenda with this change. Bradford seconded the motion.

The motion passed unanimously.

4. APPROVE MINUTES FOR:

Council Meeting September 12, 2011

Council Meeting September 20, 2011

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Brotton made a motion to approve the minutes for the Council Meetings on September 12, 2011 and September 20, 2011. Ormiston seconded the motion. The motion passed unanimously.

5. STAFF REPORTS

a. Review and approve the Village Financial Reports dated September 30, 2011, submitted by Cheryl Bennett, Finance Officer
Bennett presented the September 30, 2011 financial reports, incorporated herein. She noted that there was an item for the escrow funds with the attorney on that date as the closing was not completed. This month \$951.25 was charged to the park for attorney fees related to RFQ questions, and \$430 charged to town hall for engineering fees.

Balance Sheet, September 30, 2011

ASSETS

Current Assets

Checking/Savings

Fifth Third Bank Checking	55,009.23
Fifth Third Bank Money Market	385,389.95
Escrow with Attorney Citizens South CD Bldg 02.03.12	298,312.31
BB&T CD 10.23.2011-.4%	248,560.73
BB&T Money Market	318,192.58
Petty Cash Fund	503,618.74
	<u>50.00</u>

Total Checking/Savings 1,809,133.54

Other Current Assets

Prepaid Exp.	850.00
Property Tax Rec.	3,476.00
Allow. for Doubtful Accounts	-1,034.00

Total Sales Taxes to be Received 1,318.09

Total Current Assets 1,813,743.63

Fixed Assets

Dogwood Park CIP	17,309.40
Town Hall- CIP	4,144.27
Land	821,098.51
Office Equipment	7,620.98
Accumulated Deprec.	-5,333.98

Total Fixed Assets 844,839.18

TOTAL ASSETS 2,658,582.81

LIABILITIES & Fund Balance

Other Current Liabilities	
Taxes payable on Dogwood Park	1,104.93
Escrow from Developers	45,076.00
Deferred Revenue	2,442.20
Payroll Liabilities	<u>3,147.88</u>
Total Other Current Liabilities	51,771.01

Fund Balance

Fund Bal. non-spendable	45,926.00
Fund Bal. Committed for CIP	1,401,027.00
Fund Bal. inv. in Fixed Assets	844,839.18
Fund Balance	-875,761.57
Excess of Rev. over Exp.	<u>1,190,781.19</u>

Total Fund Balance	<u>2,606,811.80</u>
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TOTAL LIABILITIES & Fund Balance	<u><u>2,658,582.81</u></u>
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Budget Report September 30, 2011

	<u>Sep 11</u>	<u>Jul - Sep 11</u>	<u>YTD Budget</u>	<u>% of Budget</u>
General Fund				
Revenues				
Appropriated Fund Balance	437,686.00	437,686.00	437,686.00	100.0%
Fees and Licenses				
Newsletter/Deputy Sponsor	0.00	0.00	12,000.00	0.0%
National Night Out-raffle,cont	0.00	366.00	500.00	73.2%
Contribution for parks and rec	0.00	0.00	0.00	0.0%
Fall Festival	530.00	7,720.00	11,000.00	70.18%
Cable Franchise (from Time Warn	0.00	2,984.00	12,000.00	24.87%
Engineering Fees Reimbursement	0.00	3,525.00	8,000.00	44.06%
Zoning Permit	990.00	2,480.00	6,000.00	41.33%
Privilege Licenses	449.10	24,169.56	25,000.00	96.68%
Annexation Exp Reimbursed	60.00	60.00	300.00	20.0%
Misc. Fees	<u>1.61</u>	<u>6,923.56</u>	<u>200.00</u>	<u>3,461.78%</u>
Total Fees and Licenses	2,030.71	48,228.12	75,000.00	64.3%
Interest Earned	152.08	1,619.97	5,000.00	32.4%
Property Tax revenue				
Current Year Property Tax	3,626.23	3,913.52	137,413.00	2.85%
Delinquent Taxes	92.06	245.89	1,800.00	13.66%
Interest/Ad Fee on Taxes	8.65	30.11	400.00	7.53%

Utility Ad Valorem	0.00	0.00	1,000.00	0.0%
Vehicle Registration	771.40	1,817.13	8,375.00	21.7%
Total Property Tax revenue	4,498.34	6,006.65	148,988.00	4.03%
Revenue Sharing				
Alcoholic Beverage Tax	0.00	0.00	25,000.00	0.0%
Cable (from State)	4,757.34	4,757.34	82,000.00	5.8%
Excise Tax (Piped Natural Gas)	480.00	480.00	14,000.00	3.43%
Franchise Tax (Electric Power)	4,807.00	4,807.00	152,000.00	3.16%
Sales & Use Taxes	949.67	949.67	32,000.00	2.97%
Telecommunications Tax	643.00	643.00	11,000.00	5.85%
Total Revenue Sharing	11,637.01	11,637.01	316,000.00	3.68%
Total revenue	456,004.14	505,177.75	982,674.00	51.41%
Expense				
Transfer to CIP	0.00	625,000.00	625,000.00	100.0%
Operating Expenditures				
Contingency	0.00	0.00	19,675.00	0.0%
Advertising - Clerk	0.00	0.00	500.00	0.0%
Annexation Expense	0.00	0.00	400.00	0.0%
Annual Retreat	0.00	0.00	1,800.00	0.0%
Bank Charges	45.07	104.68	600.00	17.45%
Books & Literature	0.00	0.00	300.00	0.0%
Dues and Subscriptions	5,540.00	7,394.00	11,800.00	62.66%
Election Expense	0.00	1,307.75	9,900.00	13.21%
Electronic Commun (Tele/RR)	229.36	1,176.73	3,600.00	32.69%
Insurance - Liability	0.00	9,567.77	9,570.00	99.98%
Insurance - Workmen's Comp	0.00	500.00	525.00	95.24%
Land Maintenance	0.00	0.00	1,000.00	0.0%
Town office Maint.	11.20	206.05	1,000.00	20.61%
Misc town office	0.00	13.48	500.00	2.7%
Newsletter	645.00	645.00	3,000.00	21.5%
Office Expense	209.73	276.96	2,200.00	12.59%
Postage and Delivery	0.00	68.36	2,100.00	3.26%
Rent	1,400.00	4,200.00	17,000.00	24.71%
Seminars	0.00	65.00	1,500.00	4.33%
Tax Collection Fee	67.51	81.68	2,400.00	3.4%
Travel & Entertainment	111.00	336.41	2,500.00	13.46%
Utilities- Temp. Town Hall	173.03	573.07	2,200.00	26.05%
Total Operating Expenditures	8,431.90	26,516.94	94,070.00	28.19%

Gen. Govt. Salaries

Admin. Assistant Allowance for Salary Adjustment	210.00	1,106.25	4,705.00	23.51%
Mayor	1,200.00	1,200.00	4,800.00	25.0%
Mayor Protem	750.00	750.00	3,000.00	25.0%
Council Salary	1,800.00	1,800.00	7,200.00	25.0%
Clerk Salary	3,543.75	10,332.82	49,219.00	20.99%
Finance Officer Salary	848.08	2,513.96	11,025.00	22.8%
Payroll Taxes	961.41	2,320.04	10,920.00	21.25%
Payroll exp - Unemployment	0.00	0.00	1,000.00	0.0%
Fringe Benefits - Insurance	1,292.24	3,876.72	15,514.00	24.99%
Fringe Benefits - Retirement	582.39	2,022.68	7,796.00	25.95%
Total Gen. Govt. Salaries	11,187.87	25,922.47	115,390.00	22.47%

Planning & Zoning

P/Z Admin. Salary Planning & Zoning Board Salary	4,000.00	13,000.00	52,075.00	24.96%
Advertising	0.00	0.00	500.00	0.0%
P/Z Office Expense	0.00	0.00	500.00	0.0%
P/Z Seminars	0.00	199.00	400.00	49.75%
P/Z Travel	41.07	140.95	1,200.00	11.75%
P/Z Dues,Subscriptions	0.00	360.00	360.00	100.0%
Total Planning & Zoning	4,041.07	13,699.95	59,067.00	23.19%

Professional Fees

Audit Fees	0.00	0.00	4,000.00	0.0%
Engr. Consulting	1,560.00	2,190.00	12,000.00	18.25%
Legal Fees	2,628.00	4,240.50	16,000.00	26.5%
Total Professional Fees	4,188.00	6,430.50	32,000.00	20.1%

Parks & Recreation

Telephone	0.00	0.00	600.00	0.0%
Security	0.00	0.00	1,000.00	0.0%
Utilities	5.00	15.00	1,800.00	0.83%
Maintenance/Grounds	153.00	306.00	2,680.00	11.42%
Events	6,030.14	6,030.14	11,000.00	54.82%
Insurance	0.00	1,864.00	1,865.00	99.95%
Office Expense	0.00	0.00	1,000.00	0.0%
Dues & Subscriptions	0.00	0.00	500.00	0.0%
Total Parks & Recreation	6,188.14	8,215.14	20,445.00	40.18%

Public Safety	0.00	0.00	36,702.00	0.0%
Total Expense	<u>34,036.98</u>	<u>705,785.00</u>	<u>982,674.00</u>	<u>71.82%</u>
Excess of Rev. over Exp.	421,967.16	-200,607.25	0.00	100.0%
Capital Projects Fund				
CIP revenue				
Water Based Resource Grant-Park	0.00	90,361.00	100,000.00	90.36%
Transfer from General Fund				
Appropriated for Dogwood Park	0.00	1,000,000.00	1,000,000.00	100.0%
Appropriated for Town Hall	<u>0.00</u>	<u>1,100,000.00</u>	<u>1,100,000.00</u>	<u>100.0%</u>
Total Transfer from General Fund	<u>0.00</u>	<u>2,100,000.00</u>	<u>2,100,000.00</u>	<u>100.0%</u>
Total CIP revenue	0.00	2,190,361.00	2,200,000.00	99.56%
CIP Expense				
Capital Projects				
Dogwood Park Capital Outlay				
Other Water Resources Grant Exp	0.00	0.00	9,639.00	0.0%
Land Acquisition	0.00	0.00	90,361.00	0.0%
Dogwood Park Capital Outlay - Other	<u>951.25</u>	<u>784,373.79</u>	<u>1,000,000.00</u>	<u>78.44%</u>
Total Dogwood Park Capital Outlay	951.25	784,373.79	1,100,000.00	71.31%
Town Hall Capital Outlay	<u>430.00</u>	<u>14,598.77</u>	<u>1,100,000.00</u>	<u>1.33%</u>
Total Capital Projects	<u>1,381.25</u>	<u>798,972.56</u>	<u>2,200,000.00</u>	<u>36.32%</u>
Net Capital Projects Fund	<u>-1,381.25</u>	<u>1,391,388.44</u>	<u>0.00</u>	<u>100.0%</u>
Net excess of revenue over expense	<u><u>420,585.91</u></u>	<u><u>1,190,781.19</u></u>	<u><u>0.00</u></u>	<u><u>100.0%</u></u>

b. Presentation of Planning and Zoning Report by Joshua Langen
Langen reported fifteen permits were issued in September, including nine signs and four new houses. Langen reported on the status of various text amendments. Bradford made a motion to approve the change in the Public Hearing date for text amendments to October 18, 2011 at 7 pm at Wesley Chapel United Methodist Church, 120 Potter Road South, Monroe, NC 28110. Ormiston seconded the motion.

The motion passed unanimously.

Langen reported on the status of six current zoning violations. He had discussions with the property owners, and it will take 30 days to get them cleaned up. He visits

them every couple of days. He said 410 Cottonwood is pretty much compliant, 416 Cottonwood is compliant and 417 Cottonwood is close to being compliant. He is working on a date to meet with the school representative about the noisy HVAC unit. Mayor Horvath said he spoke to Dean Arp who will have an engineer come out and see what they can do to make it quieter. Mayor Horvath noted the Planning Board develops ordinances that the Village can live with to manage the growth and appearance of the Village; for example the ordinance allows signs but has restrictions on size. Planning Board recommendations come to Council and they can approve them or not. Regarding Southern Whimsy we do have standards for signs, and the items not to be sold have been cleaned up. Langen said their attached sign is hand painted on the frieze, you are allowed to have a sign no larger than 10% of the square footage of the front façade, so they are allowed 60 square feet for a sign. Their sign is about 2.5 feet by 40 feet, so it is over sized; sandwich board signs are limited to four square feet, and must be within four feet of the front door, so their sign's size and distance are not in compliance. There is also a for sale sign on a wagon/trailer. Mayor Horvath noted that standards must apply to all businesses; there is a process to allow for variance requests. Langen said Southern Whimsy applied for an upfit permit and they worked through a parking plan. On the landscape plan, he waived regulations for a buffer to the north, east and west; along the south is a required buffer and street trees, and they came up with plants in containers. Handwritten signs are not allowed, but the Mayor and Langen decided they were hand painted, like the old Coca-Cola signs, but that was why it took a while to work it out. The Village doesn't get involved with County inspections; after the Village signed the form, our part was done. Chuck Adams said discussion of sandwich signs at Planning Board was more in relation to the shopping center context. Mayor Horvath noted there is no leeway for the planner to not enforce the regulations as written. Darryl Ammons asked if the old gas station sign would be grandfathered. Langen said the structure is grandfathered, as long as you keep it in good repair. Hess said as a new business owner, the rules in Wesley Chapel are not very friendly and as a Village we can work more closely with businesses as soon as we are aware they are coming in. There may be extenuating circumstances on the easel sign and we can work with them on the other signs. Mayor Horvath said we are a small town; please call if you have a question or concern. Residents were welcomed to future council meetings and planning board meetings which are on the fourth Monday of the month.

6. CONSIDER RESOLUTION 2011-07 TO CREATE YOUTH COUNCIL COMMITTEE

Ormiston presented a resolution to create a Youth Council Committee. Bradford made a motion to approve the resolution. She then withdrew the motion. Hess said he was in favor of a youth council but was not in favor of council neglecting the youth council committee like they have neglected other committees, so he proposed adding a statement that a majority of Youth Council Committee members may request an opportunity to address the Village Council at a regularly scheduled Village Council meeting and Village Council will place the Youth Council Committee on the agenda no later than the second regularly scheduled Village

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Council meeting from such request. Ormiston said the Resolution could be so amended. Bradford asked about the interview process; Mayor Horvath said he will appoint members like he does for other committees. Ormiston noted the members must be sophomores, juniors or seniors in high school, and the members, once appointed, will work on their charter. Bradford made a motion to approve the Resolution as amended and incorporated herein; Ormiston seconded the motion.

The motion passed unanimously.

Village of Wesley Chapel Resolution 2011-07
RESOLUTION TO CREATE YOUTH COUNCIL COMMITTEE

WHEREAS, the Village of Wesley Chapel Council recognizes that the youth of the Village are the future leaders of the Village; and

WHEREAS, the Village of Wesley Chapel supports developing leadership, communication, and organizational skills in our future Village leaders; and

WHEREAS, the Village of Wesley Chapel wants to encourage, educate and engage the youth residents on the role of local government; and

WHEREAS, a Youth Council Committee will highlight the importance of civic duties through organized events; and

WHEREAS, the Youth Council members will reflect the voice of the youth in our community to influence positive actions in our community; and

WHEREAS, the Youth Council will be authorized to make suggestions to the Council,

NOW, THEREFORE the Village of Wesley Chapel hereby establishes a YOUTH COUNCIL COMMITTEE, under the guidance of the Village Council, with members from local High Schools and/or home schooled youth who are residents of Wesley Chapel to hold terms of one to two years; activities will include service projects and/or youth events in the Wesley Chapel/Weddington/ Union County area. Members are to attend regular Youth Council Committee meetings and are encouraged to attend Village of Wesley Chapel Council meetings. A majority of Youth Council Committee members may request an opportunity to address the Village Council at a regularly scheduled Village Council meeting and Village Council will place the Youth Council Committee on the agenda no later than the second regularly scheduled Village Council meeting from such request.

This the 10th day of October, 2011.

Mayor Brad Horvath

Attest:

Cheryl Bennett, Clerk

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7. CLOSED SESSION PER NC GS 143-318.11(a) (3) FOR ATTORNEY / CLIENT PRIVILEGE

Bradford made a motion to go into closed session; Hess seconded the motion.

The motion passed unanimously.

Discussion was held on keeping the tape of the meeting when there is the possibility of an impending lawsuit.

The rest of this page left blank for closed session minutes.

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Bradford made a motion to leave closed session; Ormiston seconded the motion.
The motion passed unanimously.

8. FALL FESTIVAL WRAP-UP / COMMITTEE RESIGNATION

Mayor Horvath thanked Diana Bowler and the Committee members for doing a great job. Mrs. Bateman was thrilled to be the parade marshal. Diana said the corsages were appreciated; she said projected attendance was 2500-3000 people and fell into place with what people wanted in the Master Plan. She reported Fantastic Sam's came in as a \$250 sponsor, and she expected revenues to be \$8,254 and expenditures \$7,538 leaving a \$716 balance. The deputies' hours were extended because people stayed longer. Two invoices are yet to come for the additional deputy hours and for fuel for the generator. Mayor Horvath noted Diana had asked him about extending the deputy hours as people were still crossing the street. Karen Raby resigned from the Fall Heritage Festival Committee and the Mayor accepted her resignation.

9. TOWN HALL BUILDING COMMITTEE UPDATE

- LOCATION OF BUILDING ON PROPERTY
- ROAD CONSIDERATIONS
- PUBLIC FORUM ON THURSDAY OCTOBER 20, 2011

Brotton updated Council that the building location is now further north on the property which allows for better use of the rest of the land and it is skewed to face the southwest. Brotton presented road options. We can negotiate to purchase one tenth of an acre of common area from Blackstone (about 50 feet wide by 70 feet deep) which would release us from the restrictions Aston has on our land which requires a road above DOT standards; the land would cost about \$5,000 and road construction \$80,000 for a total cost of \$85,000. Option two is using a cut in further east on the property line, we can ask Aston to pay for the full cost to build above DOT requirements and share the base costs, and they in turn get more use of the land from moving the road over; our cost would be about \$21,309. The third choice is for the Village to go it alone; the road would be on our property line with restrictions, and the total cost about \$100,000.

Brotton reported the public forum will be on Thursday, October 20, 2011 at 6:30 pm. Architect Fuller will bring two elevations, the floor plan and siting of the building on the land.

Brotton asked permission to propose to Blackstone to purchase one tenth of an acre with a deadline of November 14, 2011 at no more than \$50,000 per acre with the funds to come from the Town Hall Budget. Bradford asked when we will have something final from Aston. Brotton said the Committee wanted to explore the option with Blackstone first, and that would be a long enough timeline for Blackstone. Hess said if option two is a lower price why make an offer to Blackstone? Mayor Horvath said we haven't done a proposal so we don't know if Aston will accept. Brotton said while Blackstone wants to help, there is an HOA with certain constraints; also the figures are very conservative. Going with Aston we would take on maintenance costs for the road. Hess said we are looking at \$90,000 versus \$21,000 and we need better justification. Bradford asked if we would have maintenance and repairs on the other two options; we would. Brotton

noted with the Blackstone option the road can be dramatically shorter and it will impact maintenance. Mayor Horvath said he didn't see a downside of also talking to Blackstone. Brotton said there is no rush on the road; Fuller is continuing to move ahead. Ormiston asked if a piece was missing; she agreed with Hess regarding the options. Bradford asked how would Blackstone feel if it is not a realistic option; what are their expectations? Mayor Horvath suggested moving forward with Aston and having a reasonable deadline. Bennett asked the attorney, if the cost of the road includes \$60,000 for Aston's share and \$20,000 for our share, and we are sales tax exempt, can we do a private/public partnership; Sistrunk said we can do it, we just need to work out the legalities and details.

Brotton made a motion to propose to Aston based on the figure of \$21,309 cost to us, that road construction costs in excess of that be picked up by Aston, if we don't hear back by October 31, 2011 then we will move forward with Blackstone at one tenth of an acre at a cost of less than or equal to \$50,000 per acre. Bradford asked how they came up with \$50,000 per acre; Brotton said Blackstone had an appraisal of \$50,000 per acre, and he hadn't seen it but it sounds reasonable. Ormiston seconded the motion.

The motion passed unanimously.

10. DISCUSSION OF COMPONENTS OF DOWNTOWN RESOLUTION USING APPROACH APPROVED SEPTEMBER 12, 2011; INITIAL FOCUS ON ITEMS #1 – DOWNTOWN DESIGNATION AND #2 – PLANNED OR UNPLANNED DEVELOPMENT

Mayor Horvath asked if the sectors in the map, with two being outside the village's lines were agreed on, or did we want it limited in any way. With refits done every fifteen or so years, you want them to conform to the current guidelines. Ormiston asked about Siler being in sector VIII, they are historic, would they have to go through a process to be exempt. Mayor Horvath said the concern was if they would ever choose to sell the property; then would you want the same rules to apply. Ormiston asked also about the two areas outside of Wesley Chapel, if we are not annexing them, why include them? Hess said they might voluntarily annex. Mayor Horvath said you also hope to influence the County for what your idea is for the area as a whole. When the County did their land plan, they were doing the same to us. Bradford asked why the land behind Southbrook was not included; Hess said we were bumping up to the land in Weddington and they annexed that area. Brotton said he could see Southern Whimsy to the east, and the land across the street, on the western side we have a limited amount of land but to the east we have more land and potential for stand alone stores. Bradford said excluding the four parcels almost creates a doughnut hole. Ormiston said not including them doesn't create a doughnut hole, they border Weddington. Bradford said it would be strange to exclude them if we made some sort of plan. Ormiston said if we start to include them we are imposing more rules on a potential Southern Whimsy. Ormiston said it might make more sense to look at what restrictions we are imposing first, and then decide what to include. Bradford said she thought about doing it in reverse, looking at the areas, and then what the restrictions should be. Mayor Horvath said lets leave it as is and look at the northwest and southeast sides later on.

Planned or unplanned development was discussed. Mayor Horvath noted we already have a zoning ordinance; do we feel that we want to have a plan for this area above and beyond the current ordinance? Ormiston said there are several components; she said we might want to consider the architectural standards for all sectors, as far as zoning standards, it becomes more complex; perhaps for the section behind Harris Teeter we might want to phase it out, and subdivide it as far as requirements. Mayor Horvath said more philosophically, do we want to plan beyond the regular ordinances for the downtown area. Ormiston said the focus is on part of areas IV and V and part of I, since the other parts are already planned. Hess said there are other things you can do to help solve problems, for example if you want to expand the roadways, like around Billy Howey Road, then you want to go above and beyond the existing ordinance. Brotton asked about the impacts to existing landowners. Mayor Horvath said this might involve incentives as well as restrictions; we would talk to the property owners as we approach this. Brotton said why don't we talk to the landowners and get their candid feedback. Mayor Horvath said unless there is an issue, people don't attend meetings. Bradford said there should be some planning with being sensitive to the impacts on the landowners. Hess said we have to have something offsetting the restrictions and that is part of the plan. Ormiston said we don't want to make it harder for people to sell their land; also there is the need to meet the desires of the existing Wesley Chapel residents. An observation was the area behind Harris Teeter is not up for sale, so she didn't know that people wouldn't buy that land under the current ordinances and develop it; they bought behind III and behind VIII. Mayor Horvath said based on what he was hearing we will continue to follow through on these discussions.

11. PARKS AND REC COMMITTEE UPDATE

- PARTF REIMBURSEMENT
- STATUS OF PURCHASE OF SIX ACRES

Bradford reported PARTF did approve the revisions requested to take the house out of the equation. Bennett asked about the PARTF restriction on the deed of the 16 acres; Hess said the restriction was not put on the deed originally but would be put on the deed when we got the grant; we might want to subdivide the house so the perpetuity clause would not apply to it. Hess reported that at the last minute the Johnstons delayed the closing on the six acres because they are doing a like-kind exchange. It will benefit us by their picking up the property taxes on the six acres to December. Bennett inquired about the property tax bill which is \$10,000; we will need six or seven thousand in excess of what was paid us in the closings and is not budgeted. It can be taken from contingency.

Bradford reported that the attorney is reviewing the contract with Wirth & Associates and welcomed any feedback. She walked the property with Lepke and Wirth; and noticed a leak at the well house which was near the electricity, so Mayor Horvath approved an emergency repair. Today Bennett went to the house and the filter system in the garage was leaking, so Mayor Horvath turned it off. Since winter is approaching, we might want to check out the heating. Bradford said the dam has brush on it, we don't need a permit to clear it if trees are less than six inches in diameter, Parks and Rec wants to have a volunteer day and waivers will

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be signed. They would also like to put up a “Coming Soon” sign with a cap of \$200 in cost and use the existing “for sale” sign as the base.

12. FALL NEWSLETTER FINAL PROCESS/COST

Ormiston reported we had the newsletter printed at Paper & Ink; printing was \$1,000 and postage \$645. Although it was at the Post Office on Tuesday some residents didn't receive it until after Friday, due to bulk mail being processed after first class mail is done.

13. REVIEW POSSIBLE TOPICS FOR UNION COUNTY BOARD OF COMMISSIONERS JOINT MEETING ON NOVEMBER 2, 2011 AT 6:30 PM; CREATE AGENDA

Topics include land uses – compatible/incompatible; Parks and Rec; Carolina Thread Trail, animal control, and satellite police office. Ormiston suggested asking them their concerns / focus on western Union County. Mayor Horvath will put together an agenda for review at the next meeting.

Brotton made a motion to move items 14, 15, and 16B to the next meeting's agenda. Bradford seconded the motion.

The motion passed unanimously.

14. DISCUSSION AND POSSIBLE APPROVAL OF A STANDARD FOR MINUTES

15. DISCUSSION OF POSSIBLE VILLAGE WEBSITE ENHANCEMENTS

16. A. DISCUSSION OF CONTRACT DEPUTY

Ormiston noted that Sheriff Cathey suggested we have the deputy start on December 1, 2011 as he would like to have the presence in the shopping centers. Hess said we need an update on the CIP plan. Becky Plyler suggested that since it benefits the businesses we should ask them to contribute. Mayor Horvath will approach the merchants association but will wait until we review the CIP.

16. B. TOWN SEAL DISCUSSION

17. OTHER BUSINESS

Mayor Horvath said MUMPO is working with NC DOT and they invited some folks including himself to do a roads evaluation drive through and rate the roads on various criteria on ten segments from Monroe to I-485.

18. COUNCIL COMMENTS

Bradford said she was glad the festival was over and thanked the committee for it. Ormiston asked Hess where he felt we failed the committees. Hess replied we made a commitment to hear from them periodically and that was dropped, and that conveys that we are not interested in maintaining dialogue with them. He said that was why he included the provision in the Youth Council Committee and maybe we should extend that to all committees. He also cited his personal experience with the

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Downtown Committee and that we hadn't given due consideration to their decisions and how they were made. Hess said we did the same thing on some elements with the Parks and Rec Committee. He said we may have discouraged some committee members. Ormiston asked if there was something else she should be doing as a committee liaison. She said when we proposed the every other month thing it was because there was a lack of understanding of what all the committees were doing, and a lot of conversation went on; but she understood his perspective that maybe the committee members felt left out and maybe we shouldn't disband a committee like the Downtown Committee while there was an active proposal. Ormiston offered thanks to all the committee members, including Parks and Rec, Safety, Town Hall and the Festival. Gayla Adams said you don't see many committee members at the council meetings so it is hard to acknowledge them when they are not here. Hess said it would be important to get at the root of the reason why they are not here. Bradford said she had committee members say they felt like they were on a hot seat here when they were asked questions in ways that made them feel not valued; we should be mindful of our approach as they are volunteers. Gayla Adams disagreed, and said she had never been offended by anyone asking her a question about what she was doing on a committee. Bradford noted we have all types of people on the committees, and we need to treat them all with professionalism and respect to promote the spirit of all being on the same team and working together. Hess said if he wasn't on Council why would he come and argue anything about the Downtown Committee; the response we have can act to discourage the dialogue; he also said we saw the same thing happen with Parks and Rec on certain recommendations such as the Dogwood Park issue. Carol Mullis asked if he would like to see committee members come do the updates instead of committee liaisons. Hess replied he would like to see more committee participation within council assuming people would not feel that they were being discouraged to say what they want to say. Mayor Horvath reminded that the original committee updates were to be done by the committee chairs and at first only one chair was not present, but then more chairs were not present, and then the committee liaisons started doing the updates; can we do a better job, absolutely. Hess suggested a joint session of council and committees. Ormiston said she didn't want to discount the work that had been done by committees because they have done incredible work and yes there is room for improvement on the communication and we can guide that if we want that, but she didn't want the tone to be that we have failed our committees because she didn't feel the majority of committees feel we have failed them because they have been successful. Hess said the members of the Downtown Committee would say they are not willing to participate because of the way Council has handled the work of that Committee, and we may have alienated some people on Parks and Rec as well. Brotton said no one wants to be questioned, so if something comes from a committee he feels as a council member he is not allowed to ask a question because instantly it is this is what we did, and we know and that is what we are telling you, but yet we (Council) are the ones who have to make the decision. He said he has seen this across all the committees. Brotton said when he has to vote to spend millions of dollars he has the right to ask questions but it goes back to the committee and spreads to all the members of why he is asking questions. Hess said tonight with the Town Hall Committee they wanted an option but he felt there

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wasn't enough information so he asked questions and the dialogue was good and he felt the right decision was made. Bradford said we have to ask the questions because it is our responsibility, and we have to foster a sense of us all working towards the same goal. Mayor Horvath said we have to set the example. Brotton noted we were also having some long and late meetings. Gayla Adams also noted Council always gives everyone the opportunity to speak at the meetings, not just at the public comments item. Julie Brown said (referring to the committee templates), we know what our goals are, and the paperwork bogs us down; the energy should go to building a park, not filling out a form.

19. ADJOURNMENT

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

The motion passed unanimously.

Respectfully submitted,

Cheryl Bennett, Clerk

Mayor Brad Horvath