

VILLAGE OF WESLEY CHAPEL
COUNCIL MEETING MINUTES
WESLEY CHAPEL UNITED METHODIST CHURCH
120 Potter Road, Wesley Chapel, NC 28110
July 16, 2013 – 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 Ormiston, Council Members Brotton, Plyler and Rosoff

Others Present:

Clerk/Finance Officer Cheryl Bennett; Planning/Zoning Admin. Joshua Langen

Citizens Present: Carol Mullis, Bill Gwinn, Vickie Oldham, Tessie and Richard Morris, Robert and Karen Barefoot, Dale Stewart and Mark Kime of LandDesign, and Keith Cooper

The 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 Ormiston gave the invocation.

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

Item 8 C “Committee Appointment” was added. Council Member Brotton made a motion to approve the agenda with this change; Council Member Plyler seconded the motion.

The motion passed unanimously.

3. CONSIDER REQUEST FOR MODIFICATION FROM THE SUBDIVISION
ORDINANCE SECTION 405.7 (Cul-de-sac size), SECTION 408.8a(3) (Sidewalks), SECTION
408.8 a(4) (Curb and Gutters), and SECTION 404.3 (Retention of existing vegetation) FOR
GRAHAM ENTERPRISES AT PARCEL 06075006 AT WAXHAW-INDIAN TRAIL ROAD
ADJACENT TO NEW TOWN ELEMENTARY SCHOOL

Planning And Zoning Administrator Joshua Langen reported this is an eighty-one acre proposed subdivision of one acre lots, zoned R-40. The applicant is saving a lot of trees, but some heritage trees are in the way of lots and the road; reducing the cul-de-sac width will reduce impervious surface, and they are also requesting no curb and gutter. They want to look at sidewalks on one side of the road only. He clarified that in the application the correct Section in item III (A) should be 405.8, not 408.8, for the sidewalks and curb/ gutter requests. The applicant sent him four applications, and paid \$200 for each request; he told them in the past there is only one fee and combined them in one application, SM 13-3. Langen noted these are not quasi-judicial findings of fact, and opinions can be considered. Langen’s reviewed his memo, as follows.

TO: VILLAGE COUNCIL

FROM: JOSHUA LANGEN

SUBJECT: SM-13-03

DATE: 7/11/13

Staff has found that Land Design has submitted a petition for subdivision modification, SM-13-03, in order to modify the following regulations and allow for substitute development standards in the proposed Brookfield subdivision;

The petitioner requests a modification to Section 405.7, Cul-de-sacs, to allow for a 50' radius, instead of the 60' currently required. The petitioner is also requesting a modification to Section 408.8.a.(3), Sidewalks, to allow for sidewalks on one side of the road. The petitioner is also requesting a modification to Section 408.8.a (4), Curb and Gutters, to use road-side swales for drainage purposes instead. The petitioner is also requesting a modification to Section 404.3, Retention of Existing Vegetation, to remove Heritage Trees from Roadway and Building areas.

Staff has considered the following findings;

a) That there are special circumstances or conditions affecting said property such that the strict application of the provisions of this ordinance would deprive the applicant of the reasonable use of his land, and

Staff has not found any special circumstance affecting said property and strict application of the provisions of this ordinance would not likely deprive the applicant reasonable use of his land. However, smaller cul-de-sacs, sidewalk on one side of the street and the use of swales would reduce impervious surfaces and improve water quality and stormwater management. The keeping of the Heritage Trees would hinder the development and reduce lot yield.

b) That the modification is necessary for the preservation and enjoyment of a substantial property right of the petitioner, and

Staff has found that the property can be used as a residence and would still be able to develop the subdivision, although at greater cost and greater environmental impact.

c) That the circumstances giving rise to the need for the modification are peculiar to the parcel and are not generally characteristic of other parcels in the jurisdiction of this Ordinance, and

The subject property does not seem to have peculiar circumstances as the lot is not of an irregular shape or configuration. The property does have floodplain areas to protect however.

d) That the granting of the modification will not be detrimental to the public health, safety and welfare or injurious to other property in the territory in which said property is situated, and

Granting the curb and gutter, cul-de-sac, interior sidewalk and Heritage Tree modifications would not be injurious to other property owners as the subdivision layout proposes an environmentally beneficial concept.

e) That the modification will not vary the provisions of the Village of Wesley Chapel Zoning Ordinance applicable to the property.

The proposed modifications would not vary the provisions of the Village of Wesley Chapel Zoning Ordinance applicable to the property.

As the proposed modifications CANNOT be considered to meet all of the above criteria, staff recommends DENIAL of the modification request.

Langen said he thought the layout was good for the earth, the property owner and for the Village, but we try to maintain consistency and cannot recommend it.

Dale Stewart and Mark Kime with LandDesign and Keith Cooper, a representative of Mr. Graham, were present. Mr. Stewart had an aerial photo showing the cleared center area that has been farmed, a wetland stream and trunk sewer line to the west, where they tried to maintain the trees, and a major creek and steeper slopes. There is low impervious cover, 7,500 square feet per lot, which meets the state definition of low impact of about 20%. Mr. Stewart noted Union County is in Phase II for stormwater rules; and he has been working with the DENR office in Raleigh. "Lump and dump" is the term for collecting the stormwater and dumping it in one point. Mr. Stewart said they are trying to use an approach called "disconnected", by using shoulder section roadways, looking at the natural features of the site, for example the lots that border the trees will have sheet flow and the streets to have sheet flow instead of piping it. They are also trying to do what they call a "zero impact plan" which means they don't have to get permits and a 401 water quality certification which implies there is zero impact to the waters. Keith Cooper sent the site plan to the Fire Marshal and asked for a letter regarding the cul-de-sacs saying this size cul-de-sac will work with the fire trucks. Mr. Stewart said the standard DOT cul-de-sac size is eighty feet diameter; Wesley Chapel rules are 120 feet diameter, and they are asking for a 100 foot diameter. Mr. Stewart added that he thinks the one sidewalk still gives people the opportunity to not walk in the street, and they are open to requirements on the width of the sidewalk. Keith Cooper said the intent is to continue the sidewalk on Waxhaw-Indian Trail Road down to the school.

Mayor Horvath said we got a letter on another project from the fire department saying the lower cul-de-sac width is acceptable. Council Member Plyler said two fire departments said a three point turn is acceptable. Zoning Administrator Langen said he hadn't seen the diagram before on the cul-de-sac width that the applicant handed out tonight. He clarified that it shows a 120 foot right of way, but we require 120 feet of pavement. Second, Langen clarified that the diagram shows 22 feet edge of pavement (EOP) width, but the application shows our required 26 foot (EOP) width, not including curb and gutter. Mayor Horvath noted they didn't request a road width change, so we are not considering that; Mr. Stewart agreed.

Council Member Plyler asked if they have built local developments with similar road shoulders; Mr. Stewart said yes, but not in Charlotte/Mecklenburg. They have the Sanctuary on Lake Wylie, it is on the lake and in a watershed; they also went to septic, the smallest lot is two acres. He would have to research to name others nearby.

Mr. Cooper said before the recession, they were mostly building higher density. Mayor Horvath noted they still have to meet the stormwater requirements. Mayor Pro Tem Ormiston asked if they have verbal approval on the stormwater based on these modifications. Mr. Stewart replied the State has a couple of layers of approval; if not low density, you have to meet structural standards. They are more receptive to shoulder section roadways; and he will have to go through the formal approval process. Mayor Pro Tem Ormiston asked about the heritage trees, the aerial view is very helpful, and shows only three heritage trees in the proposed roadway, is the rest brush? Mr. Cooper said there are trees, but they do not meet the heritage standards.

Council reviewed the four subdivision modification requests.

Council Member Brotton asked Langen if there is a DOT requirement when you go to turn the road over to NC DOT that requires curb and gutter. Langen said no, they will probably turn it over quicker because there is less to inspect. Mr. Stewart said he talked to John Underwood,

there is less maintenance, they want a clear definition of where their liability ends and where the homeowner/HOA liability begins; they will probably have easements.

Mayor Horvath noted the other heritage trees would still have to be inventoried.

Council Member Brotton noted Langen's recommendation is based on what is currently in the ordinance; Langen said yes, but Council has leeway on the intent of the ordinance. Council Member Plyler confirmed this is not a quasi-judicial process.

Mayor Horvath conducted a vote on the items at Section 206.3 of the Subdivision Ordinance as follows.

- a) **That there are special circumstances or conditions affecting said property such that the strict application of the provisions of this ordinance would deprive the applicant of the reasonable use of his land, and**

Mayor Horvath commented that the low impact is a special circumstance; Council Member Brotton agreed, it is a very thoughtful and low environmental impact.

Vote was 3 yea -1 nay (Ormiston). Ormiston commented there are other ways to be environmentally friendly without this layout.

- b) **That the modification is necessary for the preservation and enjoyment of a substantial property right of the petitioner, and**

Vote was 4 yeas.

- c) **That the circumstances giving rise to the need for the modification are peculiar to the parcel and are not generally characteristic of other parcels in the jurisdiction of this Ordinance, and**

Council Member Plyler said backing up to the creek and floodplain is unique.

Vote was 3 yeas – 1 nay (Ormiston). Ormiston noted several neighborhoods have floodplain and creeks, so it is not unique.

- d) **That the granting of the modification will not be detrimental to the public health, safety and welfare or injurious to other property in the territory in which said property is situated, and**

Vote was 4 yeas.

- e) **That the modification will not vary the provisions of the Village of Wesley Chapel Zoning Ordinance applicable to the property**

Vote was 4 yeas.

Mayor Horvath asked if there were any conditions to the approval. Langen noted if you do impervious calculations with the wider road width, it might be detrimental to require wider sidewalks. We require four feet width, but could make it five feet; only Council Member Plyler was in favor of five feet. Mayor Pro Tem Ormiston requested a letter of approval from the Fire Chief.

A vote was held on Section 206.1 to authorize the modification to allow cul-de-sac width of 100 feet paved, sidewalks on one side of the street, no curb and gutter, and remove heritage trees in the roadway and building areas, with the condition of receiving a letter from the Fire Chief. The vote was 4 yeas.

(Langen left at this point.)

4. VILLAGE OF WESLEY CHAPEL 15TH ANNIVERSARY ON JULY 15TH
Mayor Horvath noted the 15th anniversary was yesterday, and we held a park groundbreaking, a Parks and Rec meeting, and a Teen Night event.

5. TOWN HALL BUILDING COMMITTEE UPDATE

A. Confirmation of time on proposed ribbon-cutting ceremony on Nov 2 (rain date Nov. 9)
Butch Plyler reported there was a problem with the mason, and they will have a new mason tomorrow. The electrical problem with the size of the panel doors will cost us \$1,200. Most of the sheet rock is up. Mayor Horvath noted the mortar color was incorrect and Butch Plyler brought it to their attention. The ribbon cutting will be at 10 am on November 2, 2013.

B. Other Town Hall matters, as necessary

Finance Officer Bennett said we received the \$350 invoice from the surveyor for the as built sewer; and received approval to pay it.

6. PARKS AND REC COMMITTEE UPDATE

A. Update on possible dirt donation

The DOT dirt donation did not work out as they wanted an additional \$50 per truckload. Mayor Horvath said he got a call from WCWAA and there is a potential still there subject to timing, we probably need the dirt in September.

B. Confirmation of approximate construction start date

Mayor Pro Tem Ormiston reported Morlando will probably begin between August 8 and 15.

C. Identify primary point of contact during construction

Mayor Pro Tem Ormiston suggested Gary Wirth as the principal point of contact, then John Lepke and if he is out of town, it will be Ormiston.

D. Consider approval of purchase of builder's risk insurance

We need the amount to insure so Bennett will check with Gary Wirth. Mayor Pro Tem Ormiston approved purchase of the builder's risk insurance with a maximum of \$1500. Council Member Plyler seconded the motion.

The motion passed unanimously.

E. Other Parks & Rec matters, as necessary

Council Member Plyler complemented the ground breaking ceremony and the beautiful reading area created by the Girl Scouts at the park.

7. SAFETY COMMITTEE UPDATE

A. National Night Out participation / activities

(This was discussed after Item 7C).

Tessie Morris, Chairman of the Safety Committee reported Target has provided donations and volunteers for National Night Out. There will be Panning for Gold, the fire department, EMS, and Chick Fil-A at the event from 7 to 9 pm on August 6, 2013. Volunteers and donations are welcomed. We will get a flyer out and any committees are welcome to have a table.

B. Update on contract deputy replacement

C. Update on contract deputy cost discussions

Mayor Horvath put Items 7B and 7C on the agenda. Council Member Plyler said statistics didn't show the increase in deputy time at the shopping centers. Mayor Pro Tem Ormiston said based on her initial discussions with the shopping centers, we should go back and ask for continued funding support. There was a spike in problems when we first got our deputy, and proactive policing is helping. Tessie Morris will approach Aston and JDH. Council Member Brotton noted the deputy is a deterrent to crime, and crime hasn't gone up despite the economy and growth.

We heard today they found a replacement deputy.

D. Consider ordinance for reduction in speed limit in Wesley Chapel (this item was discussed before 7A, B, or C).

Council Member Plyler said the Safety Committee would like a village wide speed ordinance. Tessie Morris, Safety Committee Chairman, said per N.C. general statutes, within town limits you can have a 35 mile per hour speed limit unless otherwise posted. N.C. DOT would need a letter recommending this. Robert Barefoot and his wife Karen who live on Will Plyler Road, where there is a sharp curve, described problems where people are driving fast and coming over the center line; he said his neighbor's mailbox has been taken out a couple of times. He proposed a low impact speed bump and didn't think a speed limit sign will work. Mayor Pro Tem Ormiston said she thought a speed limit ordinance is a good idea, but was unsure of how it will impact. Tessie Morris asked about some town entry signs and the cost. Mayor Horvath said cost depends on the type of sign; he likes the one at the east side of WCWAA. Mayor Pro Tem Ormiston said in a neighborhood she was familiar with, a low speed bump worked great; but Tessie Morris said NC DOT won't allow it on their road. We will get the deputy out to the area especially during the worst times of 6:30 – 8:30 am and 4:30 to 6:30 pm. Tessie Morris will put together a proposed ordinance.

8. YOUTH COUNCIL COMMITTEE UPDATE

A. July 15, 2013 Teen Night participation

Mayor Pro Tem Ormiston reported the event was low key, but very successful. Streetwise Music had a guitarist/singer, and there were corn hole games. Villa Mia did well. Both Streetwise and Villa Mia would like to hold more of this type event.

B. National Night Out participation

The Youth Council Committee is not participating in this event.

C. Committee appointment

Mayor Horvath appointed Tana Stamper to the Youth Council Committee.

9. CONSIDER APPROVAL OF REGIONAL CONFERENCE OF MAYORS RESOLUTION CONCERNING A COMMUNICATIONS PLEDGE

Mayor Horvath said this was proposed at the last meeting; he would do this anyway, but do we want to formally join this resolution to seek areas of common interest in support of issues instrumental to our region's growth and vitality, and as mayors, pledge to speak to one another before taking any official action counter to that of another municipality in our region. Council Member Plyler motioned to approve signing on this Resolution; Mayor Pro Tem Ormiston seconded the motion.

The motion passed unanimously.

10. APPROVE EMPLOYEE TERMINATION AND DETERMINE POSTING / HIRING PROCESS

A. Confirm employee termination and associated terms

Mayor Pro Tem Ormiston motioned to approve the Planning and Zoning Administrator's termination, effective August 1, 2013. Council Member Rosoff seconded the motion.

The motion passed unanimously.

Mayor Horvath brought up the issue of severance pay; Council consensus was that that would not be appropriate in this situation.

B. Review job description

Administrator Bennett updated the Planning and Zoning Administrator job description. After some discussion, the updated job description was approved.

C. Discuss job posting / hiring timeline

Mayor Horvath reviewed the options – to contract out or post an ad for the position. After some discussion it was decided to post the opening as part time / full time and accept applications through August 15, 2013. Salary will be commensurate with experience and qualifications. We will not advertise in the newspaper, but post it to the NCLM, and planners' list serv etc.

For the interim period, we will compile the average percentage of the Planner's time spent in various tasks for the last six month, and using this scope get hourly costs from COG, N-Focus and Benchmark. We will also want to know when they can start, and let them know this is probably for less than three months. Mayor Horvath, Administrator Bennett and Planning and Zoning Administrator Langen will have a meeting to review what is currently in process.

11. REVIEW / DISCUSSION ON ANY KNOWN FINAL APPROVED NC LEGISLATURE CHANGES IMPACTING 2013/2014 VILLAGE BUDGET

Mayor Horvath reported the budget was approved last night, and should have minimal effect on our town. Representative Craig Horn and Senator Tommy Tucker will be able to attend our August 20, 2013 meeting and Mayor Horvath will let the other local towns aware if they wish to attend.

12. REVIEW NEWSLETTER DRAFT / MAILING DATE AND APPROVE EXPENDITURE FOR PRINTING/ POSTAGE

The newsletter was reviewed; openings on committees were revised. The finance section was discussed; Mayor Pro Tem Ormiston will revise it and send it to Council for review. Quotes were reviewed; Staples cannot mail it out; Post Net submitted prices for printing of \$1407 plus bulk mail of \$1196; or \$1031 plus shipping of \$592 using Every Door Direct Mail (EDDM), which does not necessarily correspond to Village borders. They also offered a discount for a half page ad, but we do not have room for an ad. Paper & Inc Printing quoted \$1835 to print and mail. Council Member Brotton made a motion to go with Paper & Inc Printing at \$1,835.

Mayor Pro Tem Ormiston seconded the motion.

The motion passed unanimously.

13. REVIEW AND APPROVE JUNE 2013 FINANCIAL REPORTS (FISCAL YEAR END)

Finance Officer Bennett reported year end cash is \$1,769,281.73. There are still some year-end accruals to be made and the last town hall bill has not been received yet. The Certificate of Deposit that matured July 3, 2013 was closed out and deposited in the money market account at

Fifth Third Bank. Mayor Pro Tem Ormiston made a motion to approve the June 30, 2013 financial reports; Council Member Rosoff seconded the motion.

The motion passed unanimously.

June 2013 Balance Sheet

ASSETS

Current Assets

Checking/Savings

Fifth Third Bank Checking	45,280.68
Fifth Third Bank Money Market	649,477.76
Park Sterling Bank CD 7.03.13	249,624.66
BB&T Money Market	824,848.63
Petty Cash Fund	<u>50.00</u>
Total Checking/Savings	1,769,281.73
Accounts Receivable	
Misc. Fees Receivable	<u>1,520.29</u>

Other Current Assets

Prepaid Exp.	2,836.79
Property Tax Rec.	2,981.00
Allow. for Doubtful Accounts	-1,077.00
Excise,Franchise &Telec.Tax Rec	70,550.00
Total Sales Taxes to be Received	6,408.74
State Sales Tax A/R	9,200.00

Total Current Assets 1,861,701.55

Fixed Assets

Land	729,029.00
House at Dogwood Park	411,169.00
Dogwood Park CIP	66,580.00
Town Hall- CIP	64,744.00
Office Equipment	8,749.00
Accumulated Depreciation	<u>-26,994.98</u>

Total Fixed Assets 1,253,276.02

TOTAL ASSETS 3,114,977.57

LIABILITIES & FUND BALANCE

Current Liabilities

Accounts Payable

Accounts Payable	<u>1,242.05</u>
Payable for retirement	869.88
Retainage Payable - Town Hall	20,436.52
Escrow from Developers	45,076.00
Payroll Liabilities	5,118.40
UnearnedRev(Priv lic,cty MVtax)	12,901.30
Next Yr. Prop Tax prepaid	19.95

Deferred Revenue	1,904.20
Total Current Liabilities	<u>87,568.30</u>
Fund Balance	
Fund Bal. inv. in Fixed Assets	1,253,276.02
Fund Balance Assigned for NNO	313.40
Fund Bal. non-spendable	66,632.75
Fund Bal. Committed for CIP	1,233,386.36
Fund Balance	-982,096.80
Excess of Rev. over Exp.	<u>1,455,897.54</u>
Total Fund Balance	<u>3,027,409.27</u>
TOTAL LIABILITIES & FUND BALANCE	<u><u>3,114,977.57</u></u>

June 2013 Budget Report

	<u>Jun 13</u>	<u>Jul '12 - Jun 13</u>	<u>Budget</u>	<u>% of Budget</u>
General Fund				
Revenues				
Appropriated Fund Balance	0.00	353,699.00	353,699.00	100%
Total Fees and Licenses	5,906.24	66,262.66	59,500.00	111%
Interest Earned	217.78	2,766.16	2,500.00	111%
Total Property Tax Income	<u>1,223.28</u>	<u>156,793.84</u>	<u>150,569.00</u>	<u>104%</u>
Total Revenue Sharing	<u>158,948.64</u>	<u>383,080.18</u>	<u>355,000.00</u>	<u>108%</u>
Total Revenues	<u>166,295.94</u>	<u>962,601.84</u>	<u>921,268.00</u>	<u>104%</u>
Expense				
Transfer to CIP	0.00	342,700.00	342,700.00	100%
Total Operating Expenditures	10,231.14	60,748.93	98,540.00	62%
Total Gen. Govt. Salaries	15,265.33	113,946.30	125,460.00	91%
Total Planning & Zoning	5,911.27	59,911.96	63,127.00	95%
Total Professional Fees	2,542.50	32,655.48	44,025.00	74%
Capital Outlay	4,353.47	31,337.34	110,000.00	28%
Total Public Services / Safety	46.97	77,680.71	78,187.00	99%
Parks & Recreation				
Total Parks & Recreation Personal Services	0.00	12,200.00	15,951.00	76%
Total Parks & Rec Supplies & Material	197.95	1,010.20	5,134.00	20%
Total Parks & Recreation Services	2,114.69	7,899.74	21,244.00	37%

Total P&R Capital Outlay	<u>0.00</u>	<u>0.00</u>	<u>16,900.00</u>	<u>0%</u>
Total Parks & Recreation	<u>2,312.64</u>	<u>21,109.94</u>	<u>59,229.00</u>	<u>36%</u>
Total Expense	<u>40,663.32</u>	<u>740,090.66</u>	<u>921,268.00</u>	<u>80%</u>
Net General Fund	125,632.62	222,511.18	0.00	100%
Capital Projects Fund				
Capital Projects Fund Income				
PARTF Grant	0.00	387,975.74	500,000.00	78%
Adopt A Trail Grant	0.00	5,000.00	5,000.00	100%
Water Based Resource Grant-Park	0.00	100,000.00	100,000.00	100%
Transfer from General Fund				
Appropriated for Dogwood Park	0.00	1,000,000.00	1,000,000.00	100%
Appropriated for Town Hall	<u>0.00</u>	<u>1,442,700.00</u>	<u>1,442,700.00</u>	<u>100%</u>
Total Transfer from General Fund	<u>0.00</u>	<u>2,442,700.00</u>	<u>2,442,700.00</u>	<u>100%</u>
Total Capital Projects Fund Income	0.00	2,935,675.74	3,047,700.00	96%
Capital Projects Fund Expense				
Capital Projects				
Dogwood Park Capital Outlay				
Land Acquisition	0.00	673,271.00	674,000.00	100%
House	0.00	411,419.00	412,000.00	100%
Site preparation	0.00	0.00	35,000.00	0%
Utilities	0.00	4,380.00	15,000.00	29%
Preliminary Planning	0.00	15,526.67	15,527.00	100%
Design/Constr. Mgt, etc.	1,545.90	65,073.01	77,850.00	84%
Grassing	0.00	0.00	5,850.00	0%
Parking lot & drive	0.00	0.00	87,170.00	0%
Rest room renovation	0.00	0.00	30,000.00	0%
Site Furnishings-gate, signs, etc.	0.00	277.77	7,000.00	4%
Boardwalk	0.00	0.00	31,000.00	0%
Accessible routes	0.00	0.00	21,000.00	0%
Paved Walking Trail	0.00	0.00	54,000.00	0%
Unpaved trail	0.00	9,888.04	14,210.00	70%
Multipurpose Field	0.00	0.00	30,000.00	0%
Amphitheater/Stage/Outdoor Clas	0.00	0.00	35,000.00	0%
Fishing Pier	0.00	0.00	25,000.00	0%
Legal Fees - DP	467.50	1,552.50	2,000.00	78%
Other Expense	0.00	581.64	18,931.00	3%

Contingency	0.00	0.00	14,462.00	0%
Total Dogwood Park Capital Outlay	2,013.40	1,181,969.63	1,605,000.00	74%
Town Hall Capital Outlay				
TH Construction Contract	50,528.73	400,871.72	1,248,851.00	32%
TH Architect/Engineer	0.00	96,732.80	102,020.00	95%
TH In House Engineering	0.00	1,200.00	1,200.00	100%
TH Testing/Permit Fees	2,247.25	12,834.66	15,000.00	86%
TH Telecom Sys/AV/Computers	0.00	0.00	33,930.00	0%
TH Insurance	0.00	1,374.00	1,374.00	100%
TH Legal Fees	0.00	4,132.50	5,000.00	83%
TH Furnishings	0.00	0.00	26,945.00	0%
TH Miscellaneous	0.00	3,174.07	8,380.00	38%
Town Hall Capital Outlay - Other	0.00	0.00	0.00	0%
Total Town Hall Capital Outlay	52,775.98	520,319.75	1,442,700.00	36%
Total Capital Projects	54,789.38	1,702,289.38	3,047,700.00	56%
Total Capital Projects Fund Expense	54,789.38	1,702,289.38	3,047,700.00	56%
Net Capital Projects Fund	-54,789.38	1,233,386.36	0.00	100%
Net Excess of Rev. over Exp.	70,843.24	1,455,897.54	0.00	100%

14. COUNCIL COMMENTS

Council Member Plyler noted Indian Trail was ranked #1 in North Carolina and Matthews was ranked #7 as great places for young people to live. Mayor Pro Tem Ormiston noted she had been contacted and asked to forward information regarding the Monroe Bypass, and an attorney for the Southern Environmental Law Center will come to our next meeting to make a presentation.

15. ADJOURNMENT

Mayor Pro Tem Ormiston made a motion to adjourn; Council Member Rosoff seconded the motion.

The motion passed unanimously.

The meeting ended at 9:56 pm.

Respectfully submitted,

Cheryl Bennett, Clerk

Mayor Brad Horvath