

VILLAGE OF WESLEY CHAPEL  
COUNCIL MEETING MINUTES  
July 12, 2010 – 7:00 P. M.

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.

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

**Others Present:**

Village Clerk/Finance Officer: Cheryl Bennett

Planning/Zoning Administrator: Joshua Langen

Village Attorney: George Sistrunk

Concerned citizens: Carol Mullis, Chuck & Gayla Adams, Shirley Hafey, Stephen Keeney, Shirley Wilson, Butch & Becky Plyler, Marnie Holland, Ray Davis, John Lepke, Jeannine Kenary, Diana Bowler

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

Diana Bowler commented on the debate regarding parks and a town hall; she said people look for places to relax, not an opulent town hall. She can see events at Dogwood Acres and at Page Price Parks, and it would also help our businesses.

Marnie Holland said she remembers a town for its recreational opportunities, not its town hall; and also said recreational uses bring value to properties. She reviewed statistics from the master plan survey, and suggested combining a town hall with other uses such as Dogwood Acres.

Shirley Hafey reviewed Council decisions between 2006 and the present, and spoke in favor of a town hall on the six acres, that she was impressed with Council members Brotton and Ormiston, and against another survey.

John Lepke said he was dismayed that Council members didn't want to distribute accurate information, and said the need for a town hall seems to be an opinion, not fact. He suggested using Dogwood Acres house for a town hall as-is instead of renovating it. He said parks will make the town a better place to live, and a town hall will seldom be used. He suggested having our own professional engineer offer an independent opinion on the necessary repairs and costs.

Chuck Adams said he picked up his survey today, and noted it says no tax increase for 2010/2011, but Council said no tax increase for the items on the table. It doesn't mention the Newell family donated the six acres, but does mention the Keels donating property. It mentions a worst case scenario for Dogwood Acres, but the costs were plus or minus fifteen per cent, so the worst case is higher. He noted the cost of Page Price Park will be impacted by the cost of the dam. He noted we only have about \$1.95 million to spend, and have to be fiscally responsible. The town hall would only occupy one of the six acres, and could also be available for use by public groups such as scouts.

Carol Mullis said the town hall would be an office/institutional use, not commercial. The proposed town hall has been downsized, and she disputed some of the statistics Marnie Holland mentioned. She felt the petition that said taxes would be raised for a town hall was misleading. We can afford a town hall on the six acres and still have money left over; we cannot afford parks plural. She noted Dogwood Acres is not just renovation of the house, but the purchase of the land first.

Becky Plyler said people don't seem to know what a town hall is for; it is a business place, not a social place. It should have dignity, not just be for fun and games.

3. ADDITIONS, DELETIONS, AND / OR ADOPTION OF AGENDA  
Item 21 (closed session) was deleted; since Eagle Engineering and Troy Luttmann were not present Item 6 was re-worded "Discussion on Dam Report from Eagle Engineering" and Item 7 was re-worded to "Discussion of Update on Town Hall Costs". Bradford made a motion to adopt the agenda with these changes; Ormiston seconded the motion.

The motion passed unanimously.

4. APPROVE MINUTES FOR:  
Council Meeting May 18, 2010  
Council Meeting May 25, 2010  
Council Meeting June 2, 2010  
Council Meeting June 14, 2010  
Council Meeting June 29, 2010

Ormiston made a motion to approve the minutes for the Council Meeting May 18, 2010; Council Meeting May 25, 2010; Council Meeting June 2, 2010; and Council Meeting June 14, 2010. Hess seconded the motion.

The motion passed unanimously.

The minutes for June 29, 2010 were not yet available.

5. STAFF REPORTS

a. Review and approve the Village Financial Reports dated June 30, 2010, submitted by Cheryl Bennett, Finance Officer

Bennett reported most accruals had been made and year to date revenues are \$559,913, year to date expenses are \$327,142 and the year to date surplus is \$232,771. The Village has \$2,200,852 cash in the bank. Bradford made a motion to approve the June financial reports; Ormiston seconded the motion.

The motion passed unanimously.

**June 2010 Budget Report**

	<u>Jun 10</u>	<u>Jul '09 - Jun 10</u>	<u>Budget</u>	<u>% of Budget</u>
<b>Revenues</b>				
Contribution for parks and rec	0.00	500.00	0.00	100.0%
<b>Fees and Licenses</b>				
Cable Franchise (from Time Warn	2,839.00	12,869.00	12,500.00	102.95%
Engineering Fees Reimbursement	0.00	3,715.02	10,000.00	37.15%
Zoning Permit	555.00	5,440.00	7,000.00	77.71%
Privilege Licenses	0.00	22,110.17	21,000.00	105.29%
Annexation Exp Reimbursed	0.00	0.00	150.00	0.0%
Misc. Fees	5.10	159.95	100.00	159.95%
<b>Total Fees and Licenses</b>	<b>3,399.10</b>	<b>44,294.14</b>	<b>50,750.00</b>	<b>87.28%</b>
<b>Interest Earned</b>	<b>72.67</b>	<b>40,382.11</b>	<b>14,000.00</b>	<b>288.44%</b>
<b>Property Tax Income</b>				
Current Year Property Tax	938.59	138,929.07	130,316.00	106.61%
Delinquent Taxes	25.95	2,253.33	600.00	375.56%
Interest/Ad Fee on Taxes	39.18	476.85	200.00	238.43%
Utility Ad Valorem	0.00	1,981.63	600.00	330.27%
Vehicle Registration	592.69	7,782.60	8,064.00	96.51%
<b>Total Property Tax Income</b>	<b>1,596.41</b>	<b>151,423.48</b>	<b>139,780.00</b>	<b>108.33%</b>
<b>Revenue Sharing</b>				
Alcoholic Beverage Tax	0.00	8,965.78	19,000.00	47.19%
Cable (from State)	42,574.44	87,863.67	75,000.00	117.15%
Excise Tax (Piped Natural Gas)	14,996.00	20,304.00	10,000.00	203.04%
Franchise Tax (Electric Power)	71,053.00	159,473.00	140,000.00	113.91%
Sales & Use Taxes	11,245.81	33,767.18	24,000.00	140.7%
Telecommunications Tax	6,501.00	12,940.00	12,000.00	107.83%
<b>Total Revenue Sharing</b>	<b>146,370.25</b>	<b>323,313.63</b>	<b>280,000.00</b>	<b>115.47%</b>
<b>Total Revenues</b>	<b>151,438.43</b>	<b>559,913.36</b>	<b>484,530.00</b>	<b>115.56%</b>
<b>Expense</b>				
<b>Operating Expenditures</b>				
Tax Collection Fee	23.89	2,210.23	2,200.00	100.47%

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Contingency	0.00	0.00	6,000.00	0.0%
Advertising - Clerk	22.39	723.25	1,000.00	72.33%
Annexation Expense	0.00	200.00	500.00	40.0%
Annual Retreat	0.00	1,519.13	2,000.00	75.96%
Books & Literature	29.00	189.00	600.00	31.5%
Dues and Subscriptions	0.00	10,385.47	12,000.00	86.55%
Election Expense	0.00	8,362.59	9,200.00	90.9%
Insurance - Liability	0.00	9,110.51	9,500.00	95.9%
Insurance - Workmen's Comp	0.00	470.00	600.00	78.33%
Land Maintenance	0.00	0.00	3,000.00	0.0%
Miscellaneous	0.00	0.00		
Town office Maint.	0.00	634.24	1,000.00	63.42%
Misc town office	0.00	1,395.10	2,000.00	69.76%
Newsletter	243.00	1,932.28	5,000.00	38.65%
<b>Office Expense</b>				
Office Equipment Repairs	0.00	100.00	1,000.00	10.0%
Office Equipment	0.00	95.74	2,000.00	4.79%
Awards	0.00	119.11	500.00	23.82%
Electronic Commun (Tele/RR)	224.72	3,115.08	4,000.00	77.88%
Office Supplies	414.08	2,175.30	3,000.00	72.51%
<b>Total Office Expense</b>	<b>638.80</b>	<b>5,605.23</b>	<b>10,500.00</b>	<b>53.38%</b>
Postage and Delivery	88.00	426.56	700.00	60.94%
Rent	1,300.00	15,600.00	20,000.00	78.0%
Seminars	95.00	1,494.00	3,000.00	49.8%
Travel & Entertainment	184.91	1,735.83	3,000.00	57.86%
Utilities- Temp. Town Hall	171.43	2,281.78	4,000.00	57.05%
Welcome Committee	0.00	0.00	1,000.00	0.0%
<b>Total Operating Expenditures</b>	<b>2,796.42</b>	<b>64,275.20</b>	<b>96,800.00</b>	<b>66.4%</b>
<b>Gen. Govt. Salaries</b>				
Admin. Assistant	765.00	4,545.00	4,680.00	97.12%
Allowance for Salary Adjustment	0.00	0.00	29,551.00	0.0%
Mayor	1,200.00	4,800.00	4,800.00	100.0%
Mayor Protem	750.00	3,000.00	3,000.00	100.0%
Council Salary	1,800.00	6,999.99	7,200.00	97.22%
Clerk Salary	4,271.20	31,477.44	36,209.00	86.93%
Finance Officer Salary	1,133.82	9,588.80	9,778.00	98.07%
Payroll Taxes	1,181.28	8,648.87	11,500.00	75.21%
Payroll exp - Unemployment	0.00	159.04	1,000.00	15.9%
Fringe Benefits - Insurance	545.00	6,540.00	13,200.00	49.55%
Fringe Benefits - Retirement	494.64	4,230.80	6,000.00	70.51%
<b>Total Gen. Govt. Salaries</b>	<b>12,140.94</b>	<b>79,989.94</b>	<b>126,918.00</b>	<b>63.03%</b>

<b>Planning &amp; Zoning</b>				
Transportation Study	0.00	0.00	0.00	0.0%
Downtown Committee	0.00	30.80	200.00	15.4%
P/Z Seminars	0.00	375.00	900.00	41.67%
P/Z Travel	32.33	449.28	900.00	49.92%
P/Z Dues,Subscriptions	0.00	329.00	800.00	41.13%
Administration (COG)	0.00	0.00	0.00	0.0%
P/Z Admin. Salary	4,807.62	50,000.00	50,000.00	100.0%
Planning & Zoning Board Salary	714.00	2,646.00	4,032.00	65.63%
Advertising	1,629.60	3,397.60	3,600.00	94.38%
P/Z Office Expense	0.00	419.78	1,200.00	34.98%
Planning/Zoning Expense	<u>0.00</u>	<u>450.00</u>	<u>1,000.00</u>	<u>45.0%</u>
<b>Total Planning &amp; Zoning</b>	<b>7,183.55</b>	<b>58,097.46</b>	<b>62,632.00</b>	<b>92.76%</b>
<b>Professional Fees</b>				
Architectural Fees	12,000.00	12,000.00	12,000.00	100.0%
Accounting	0.00	3,100.00	3,500.00	88.57%
Engr. Consulting	510.00	3,878.08	14,000.00	27.7%
Legal Fees	16,501.87	75,329.13	83,000.00	90.76%
Security	<u>0.00</u>	<u>0.00</u>	<u>1,000.00</u>	<u>0.0%</u>
<b>Total Professional Fees</b>	<b>29,011.87</b>	<b>94,307.21</b>	<b>113,500.00</b>	<b>83.09%</b>
<b>Parks &amp; Recreation</b>				
Office Expense	0.00	161.01	180.00	89.45%
Professional Fees	5,325.00	7,264.00	30,000.00	24.21%
Dues & Subscriptions	0.00	1,000.00	1,000.00	100.0%
Capital Outlay	0.00	22,047.23	43,000.00	51.27%
Operating Expenses	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.0%</u>
<b>Total Parks &amp; Recreation</b>	<b>5,325.00</b>	<b>30,472.24</b>	<b>74,180.00</b>	<b>41.08%</b>
<b>Public Safety</b>	<b>0.00</b>	<b>0.00</b>	<b>2,000.00</b>	<b>0.0%</b>
<b>Capital Outlay</b>				
Computer Equip.	0.00	0.00	5,000.00	0.0%
Furniture & Equipment	0.00	0.00	1,000.00	0.0%
Software	<u>0.00</u>	<u>0.00</u>	<u>2,500.00</u>	<u>0.0%</u>
<b>Total Capital Outlay</b>	<b><u>0.00</u></b>	<b><u>0.00</u></b>	<b><u>8,500.00</u></b>	<b><u>0.0%</u></b>
<b>Total Expense</b>	<b><u>56,457.78</u></b>	<b><u>327,142.05</u></b>	<b><u>484,530.00</u></b>	<b><u>67.52%</u></b>
	<b><u>94,980.65</u></b>	<b><u>232,771.31</u></b>	<b><u>0.00</u></b>	<b><u>100.0%</u></b>

We have not received the June bill for legal fees bill and still

owe Eagle Engineering.

**June 2010 Balance Sheet****ASSETS****Checking/Savings**

Fifth Third Bank Checking	80,649.16
Fifth Third Bank Money Market	590,338.25
CD Ded land 5th3rd 08.30.10	81,870.37
CD Ded land 5th3rd 11.3.10	81,881.54
CD 4.45% ,08.6.10	57,405.23
CD 5th3rd .8%, 8.30.10	95,321.50
CD 5th 3rd 09.06.2010	55,555.46
CD 5th3rd,.8%, 8.30.10	95,321.50
Citizens South CD Bldg 12.3.10	242,743.49
BB&T CD 11.0210-.3%	317,480.21
BB&T CD 04.21.11. .568	502,235.40
Petty Cash Fund	50.00
<b>Total Checking/Savings</b>	<b>2,200,852.11</b>

**Other Current Assets**

Prepaid Exp.	1,200.00
Property Tax Rec.	5,554.00
Allow. for Doubtful Accounts	-883.00
Excise,Franchise &Telec.Tax Rec	61,890.00
Sales Taxes to be Received	
<b>Total Sales Taxes to be Received</b>	<b>373.90</b>
State Sales Tax A/R	8,400.00
<b>Total Other Current Assets</b>	<b>76,534.90</b>

**Total Current Assets** 2,277,387.01**Fixed Assets**

Land	55,757.91
Office Equipment	13,569.26
Accumulated Deprec.	-12,918.36
<b>Total Fixed Assets</b>	<b>56,408.81</b>

**TOTAL ASSETS** **2,333,795.82****LIABILITIES & FUND BALANCE**

Accounts Payable	8,400.97
Accrued Payroll at June 30	3,475.79
Escrow from Developers	45,076.00

UnearnedRev(Priv lic,cty MVtax	17,898.21
Deferred Revenue	4,671.20
Payroll Liabilities	<u>2,717.78</u>
Total Current Liabilities	<u>82,239.95</u>
Total Liabilities	82,239.95
<b>Fund Balance</b>	
Fund Bal. inv. in Fixed Assets	56,408.81
Fund Balance	1,555,880.35
Reserved for Parks & Recreation	163,751.91
Unres.,Designated for Town Hall	242,743.49
Excess of Rev. over Exp.	<u>232,771.31</u>
Total Fund Balance	<u>2,251,555.87</u>
<b>TOTAL LIABILITIES &amp; FUND BALANCE</b>	<b><u>2,333,795.82</u></b>

b. Consider approval of budget amendment #1 for 2010/11.  
 Bennett reported the budget amendment provides for adjustments to salaries as approved by Council. Hess made a motion to approve budget amendment #1 for 2010/11 incorporated herein; Bradford seconded the motion.  
 The motion passed unanimously.

**Budget Amendment 2010/11 #1**

BE IT ORDAINED by the Governing Board of the Village of Wesley Chapel, North Carolina, that the following amendment be made to the annual budget ordinance for the fiscal year ending June 30, 2011:

Section 1. To amend the General Fund, the appropriations are to be changed as follows:

	Decrease	Increase
<u>Expenditures:</u>		
<u>Gen. Govt. Salaries</u>		
Allowance for Salary Adj.	\$ 9,016	
Clerk Salary		\$ 6,064
Finance Officer Salary		\$ 722
Payroll taxes		\$ 288
Fringe Benefits - Retirement		\$ 942
<u>Planning &amp; Zoning</u>		
P/Z Admin. Salary		\$ 1,000

Section 2. Copies of this budget amendment shall be furnished to the Clerk to the Governing Board, and to the Budget Officer and the Finance Officer for their direction.

Adopted this 12th day of July, 2010.  
 Attest:

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Cheryl Bennett, Clerk

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Mayor Brad Horvath

c. Presentation of Planning and Zoning Report by Joshua Langen, including update on flooding issues

In June/July only six permits were issued. Langen reported he is working on changes to the ordinance for recreation uses, signs and off-street parking for places of public assembly, including parks. Langen also gave a summary of where his staff time was spent.

Langen reported that work has not yet started at Mr. Kiker's property but DOT has marked the pavement. Langen talked to the developer who bought about half of the Wesley Chase lots, and he seemed amenable to a larger detention basin to correct the flooding problems on Underwood Road.

#### 6. DISCUSSION ON DAM REPORT FROM EAGLE ENGINEERING

The report was just received on Friday. Council must decide whether to accept the PARTF grant by August 1, 2010, so Eagle Engineering is needed to attend the next July meeting. Hess noted figures 1 and 3 had gotten switched. Ormiston asked how to interpret Appendix C-1,; she also noted the costs had come back higher than expected and asked what is our obligation to inform Price Mill residents. Attorney Sistrunk said there may be an obligation but it is not necessarily a legal one. Bradford talked to the engineers at Eagle and asked about any options. It would be difficult to phase the work, DOT only builds to the twenty-five year event and that is what the culvert under Hwy. 84 is designed for, so even with the 1/3 PMP the road would flood anyway. One possibility is to drain the lake a foot to reduce the water level. Bradford called DENR, and Tamra there did not think lowering the water level would work, but said you could request a design standard reduction; and Eagle said that would significantly reduce the spillway cost. Eagle could call DENR to find out what would be involved in the appeal process. The improvements would bring the dam up to the 1/3 PMP which is above the 25 year storm. Mayor Horvath questioned what would happen if DOT widens the road, and puts a bigger pipe under the road, do we then have to go back and retrofit the dam. Hess said the dam can currently handle up to a ten year flood, but if you get a storm beyond the twenty-five year event, the road would begin to flood; he questioned whether DOT took account of the dam when sizing the culvert. Bradford spoke to John Underwood at DOT; he would like to look at the report; she asked him what would happen if they put in a larger culvert. He said that it was very unlikely that DOT would do that; DOT basically accepted the risk beyond the twenty-five year storm. Bennett asked if a bigger culvert would bring more water to Price Mill, it would. Brotton asked about the costs for the different storm levels, and expressed concern on the impact on Price Mill; he would not want to lower the requirements just to save money. Bradford said Eagle thought the Price Mill houses probably wouldn't be affected,

it would impact the rear yards of the houses, but Eagle would like to see a storm study done. Langen said it would depend on the culverts downstream from Price Mill; if the culverts are in good shape the water would continue going downstream. Mayor Horvath noted we originally allocated \$250,000 in Page Price Park for dam improvements, and Eagle's cost estimates for the dam start at \$330,000 to meet NC DENR requirements with an additional \$80,000 recommended to mitigate risk. They should complete the Phase III work by July 23. Hess said cutting requirements in half wouldn't proportionately change the costs, we assume the costs would be the \$330,000 and recommended \$80,000. Mayor Horvath asked if the costs are plus or minus 20% per the RFP; Hess will check on that.

#### 7. DISCUSS UPDATE ON TOWN HALL COSTS

Mayor Horvath reported the schedule of values for Dogwood Acres renovation construction shows a breakdown of total costs of \$1,111,935 to: site cost \$360,265 (driveways, parking, etc.); new building addition & demolition of garage area \$228,236 (council chambers/meeting space); upgrade to commercial space \$211,648 (per NC Rehab Code, includes air conditioning, electrical, bathrooms, etc.); Dogwood house repairs \$138,000 (addresses items in the inspection and engineer's report, including porch and roof repair as well as adding concrete piers); design fees – architectural, mechanical, plumbing & electrical \$58,286 (planning); technology costs – audio & video \$25,000; furniture costs \$50,500; and contingency \$40,000. Bradford questioned whether wiring would have to be replaced, and said she had talked to the County who said it wouldn't have to be replaced. Butch Plyler disagreed, and Mayor Horvath noted it would depend on the existing wiring and if fire hazards existed and until we have an electrical engineer inspection we won't know. Becky Plyler questioned where there was storage space in the Dogwood Acres scenario.

#### 8. DISCUSSION OF VILLAGE ATTORNEY ATTENDANCE AT MEETINGS AND TIME/EXPENSE CONSIDERATION

Mayor Horvath noted our meetings have been lengthy and Sistrunk's agreed upon rate is \$175 hourly, and \$300 for a normal two hour meeting. Consensus was to keep him here for two hours and let him go after that; we could also do any needed closed sessions at the start of the meeting.

#### 9. FALL HERITAGE FESTIVAL UPDATE

Chairman Diana Bowler is working on the Fall Heritage Festival; she is looking for volunteers. Letters were sent out to local businesses, and she will start visiting businesses. The next meeting is August 10, 2010 at 7 pm. Flyers will be passed out at the National Night Out August 3, 2010. It was noted that sub-committees cannot exceed the quorum of the committee; since the committee has six members, no more than three can meet on a sub-committee.

#### 10. CONTRACT DEPUTY COST SHARING AGREEMENT UPDATE

Mayor Horvath said we haven't heard back from Aston or JDH, some vacation delays are involved.

11. ACCEPT PLANNING BOARD ALTERNATE RESIGNATION

Diana Bowler's resignation as Planning Board alternate was accepted; she had not yet been sworn in as a member.

12. DISCUSSION OF BOARD OF ADJUSTMENT POSITIONS

Bruce Ewing whose term is expiring will attend the next Council meeting. We also have two alternate positions open.

13. STATUS OF SURVEY AND FACT SHEET

Mayor Horvath said we did three iterations of the fact sheet and survey, he felt we reached consensus last Thursday. The fact sheet and survey was printed and is ready for mailing. He felt we had two issues remaining, first whether we should show combined or individual numbers for Dogwood Acres, both numbers are included so he felt they were adequately represented and he did not combine them; second, whether we should mention what other municipalities had for contract deputies, it was kept in as a fact, and the info corrected for Mineral Springs. We did not include asking for citizens' e-mails since we ran out of room. The survey needs to be mailed back by the July 31, 2010 deadline. There is a limit of one reply per computer. The results will be tracked both on the website and by hard copy. Bennett said anyone who has time to volunteer their help tomorrow to get the surveys ready for mailing is welcome.

14. WESTERN UNION COUNTY MAYOR'S COALITION; ADD SECOND MEMBER FROM WESLEY CHAPEL

Mayor Horvath reported the group hasn't met since the initial discussion three months ago; the group will foster items of mutual interest among the towns. Two representatives per town will ensure continuity; Mayor Horvath is one member; Brotton volunteered to be the second member from Wesley Chapel.

15. UPDATE ON LETTER OF SUPPORT TO UNION COUNTY COMMISSIONERS FOR WESLEY CHAPEL VOLUNTEER FIRE DEPARTMENT

Mayor Horvath spoke to Commissioner Tracy Koehler, they were waiting on the fire study which should be available in 30-45 days, subsequently the County Manager said they will get the draft report this Wednesday. Mayor Horvath will draft a letter of support for mailing this week.

16. PARKS AND REC UPDATE

- a. Update on Stormwater Engineering – Bradford spoke with our engineer who will ultimately review the plan so she cannot also create it; the engineer did however recommend two firms. Ormiston suggested we get the impact of the dam study before moving further; Bradford agreed.

- b. Possible New Grant Opportunity - Bradford reported the Union County Community Foundation typically gives \$1,000 to \$10,000 grants to organizations that provide services. The application is simple and the deadline August 4, 2010. They give only one year to spend the funds. They like to see additional funding, but no match is required. We could apply for help with planning expenses or the walking trail. Ormiston said we need to make a decision about the dam and whether we are going to move forward since the dam costs have come in so high; she suggested we wait for the next cycle. Bradford said it wouldn't take much time to prepare the application; it was tabled to the next meeting. Ormiston asked her to find out if it is a mark against us if we were to receive funding but not use it.
- c. PARTF Grant Status & Discussion/Possible Decision – Mayor Horvath asked how long it would take to get the land donation; Sistrunk said probably three to six months; we would need a Phase I environmental review and other details. The grant extension deadline is August 1, 2010 because PARTF will be re-allocating funds.
- d. Update on Negotiations of Proposed Contract for Purchase of Property Associated with Proposed Page Price Park – Bradford and Hess will meet with the McBride's on July 15, 2010 and discuss access issues; and subsequently set up a meeting with Mr. Rogers.
- e. Update on Recommended Changes to Charter of Parks and Rec Committee – Hess made a motion to change the charter from being an ad hoc to a standing committee. Ormiston seconded the motion.  
The motion passed unanimously.

17. CAPITAL IMPROVEMENT PLAN DISCUSSION PREPARATION:  
LEVEL SETTING

Mayor Horvath noted there is no tax increase this year; council has not decided on whether to incur debt or not. Our fund balance is \$2.251 million and we want to keep at least \$260,000 cash on hand. Our reserved amount for parks and rec is \$163,751 and for town hall \$242,743. Bradford made a motion to have a special meeting here at Wesley Chapel United Methodist Church at 6 pm on July 30, 2010 to discuss the capital improvement plan and decide on whether to accept the PARTF grant. Hess seconded the motion.

The motion passed unanimously.

Brotton made a motion that the July 30, 2010 meeting be discussion only, and no voting, excluding Page Price Park. Ormiston seconded the motion.

The motion passed unanimously.

18. DISCUSSION OF CENTRALINA COUNCIL OF GOVERNMENTS  
CONNECT RECOMMENDATIONS FOR IMMEDIATE REGIONAL AIR  
QUALITY ACTIONS

Ormiston noted these recommendations would need to be re-worked to make them relevant to Wesley Chapel; she will work with Langen to do so and bring them back to Council in September.

19. OTHER BUSINESS

Mayor Horvath noted there is a Union county Transportation Advisory Meeting this Thursday. Brotton will attend it as well as the MUMPO meeting. Bradford said Carolina Thread Trail meetings are being held next week. Mayor Horvath reported on municipal tax rates across the County- three went up, ten stayed the same, and one eliminated their ad valorem tax. A resolution was received from Waxhaw in support of a new library in Waxhaw.

20. COUNCIL COMENTS

Ormiston noted we are coming to a point where we will make some decisions as a guide for spending; no one on Council is opposed to parks; we have spent time and money on parks. As elected officials we must be prudent, keep reserves, and answer to the citizens based on the survey and needs. For example at Dogwood, the structural analysis gets more detailed than the inspection and labels things poor that were okay in the home inspection, if we make a hasty decision then we would not make decisions in the best interest of the citizens. Six months ago we put together a plan of action with the decision time being August. No one is opposed to sending information out to the community with the facts. She asked each of the council members to do what is right for the citizens as it will impact our town and our children's children. We moved here knowing we are in a little town, we are not a large city, and the rural feel was a desired attribute.

Hess said he was pleased we are going forward with the fact sheet and the survey; he has talked to a lot of people who did not have information and are looking forward to the fact sheet and he feels we did the right thing by going forward with the survey.

21. Item deleted.

22. ADJOURNMENT

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

The motion was approved unanimously.

The meeting was adjourned.

Respectfully submitted,

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Cheryl Bennett, Clerk

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Mayor Brad Horvath