

VILLAGE OF WESLEY CHAPEL
COUNCIL MEETING MINUTES
June 29, 2010 – 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:

Village Clerk/Finance Officer: Cheryl Bennett

Planning/Zoning Administrator: Joshua Langen

Concerned citizens: Carol Mullis, Becky & Butch Plyler, John Lepke, John Barnard, John Ross, Chuck Adams, Jeannine Kenary, Julie Brown, Marnie Holland, Agnes & James McAleer, Karen Wylde, Shirley Hafey, Creig Willard, Malvin M. Seale, Mike Patterson, Rick Morris, Sydell Coniglio, Diana Bowler, Chris Freeman and 1 illegible name

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. ADDITIONS, DELETIONS, AND / OR ADOPTION OF AGENDA

Ormiston made a motion to adopt the agenda; Bradford seconded the motion.
The motion passed unanimously.

3. PUBLIC HEARING ON APPLYING ZONING TO ANNEXED PARCELS

Mayor Horvath opened the public hearing. There being no comments, he then closed the public hearing.

4. RECOMMENDATION FROM JOHN ROSS, EAGLE ENGINEERING, ON POSSIBLE PHASE III FOR DAM EVALUATION

John Ross stated the draft report will be ready for review on July 9, 2010. In doing the geo tech investigation they found the fill soils were in some cases not very compacted which warrants a slope stability analysis which is task III. The DENR regulations require meeting the 1/3 PMP standards, which is probable maximum precipitation of about 41” of rain in 24 hours, so the 1/3 is about 13-14 inches of rain, which would require a fairly sizable outlet structure. Ormiston asked if the task III work would be done by July 9; Ross said probably by the 15 day review period after the draft report. Council agreed to proceed with Phase III.

5. DISCUSSION AND POSSIBLE APPROVAL OF ZONING FOR ANNEXED PARCELS

Langen explained that the annexed parcels include one R-20, three R-40, and the rest are RUC. The application is RZ-10-1, and he recommended we apply zoning as stated. Ormiston asked about feedback from advertising the public hearing; we had a lot of calls, and no negative feedback. Bradford made a motion to apply the zoning; Brotton seconded the motion.

The motion passed unanimously.

The parcels and zoning are as follows:

Parcels Annexed				Zoning
Estates at Wesley Oaks - Monroe, NC 28110				
06048397	56	5200	Constance Ct.	RUC
06048424	57	5204	Constance Ct.	RUC
06048398	59	5205	Constance Ct.	RUC
06048425	58	5208	Constance Ct.	RUC
06048340	11	800	Crown Vista Ct.	RUC
06048333	18	805	Crown Vista Ct.	RUC
06048334	17	807	Crown Vista Ct.	RUC
06048335	16	809	Crown Vista Ct.	RUC
06048336	15	811	Crown Vista Ct.	RUC
06048337	14	815	Crown Vista Ct.	RUC
06048392	22	904	Patricians Lane	RUC
06048393	23	906	Patricians Lane	RUC
06048394	24	910	Patricians Lane	RUC
06048395	25	918	Patricians Lane	RUC
06048422	54	1005	Patricians Lane	RUC
06048409	29	1006	Patricians Lane	RUC
06048410	30	1008	Patricians Lane	RUC
06048421	53	1009	Patricians Lane	RUC
06048411	31	1010	Patricians Lane	RUC
06048420	52	1013	Patricians Lane	RUC
06048414	34	1016	Patricians Lane	RUC
06048419	51	1017	Patricians Lane	RUC
06048415	35	1018	Patricians Lane	RUC
06048428	37	1022	Patricians Lane	RUC
06048429	38	1024	Patricians Lane	RUC
06048430	39	1026	Patricians Lane	RUC
06048438	47	1031	Patricians Lane	RUC
06048332	1	4904	Trinity Trace Lane	RUC
06048330	3	5002	Trinity Trace Lane	RUC
06048346	5	5100	Trinity Trace Lane	RUC
06048345	6	5102	Trinity Trace Lane	RUC
06048343	8	5108	Trinity Trace Lane	RUC
Silver Creek - Waxhaw, NC 28173				
06051001				RUC

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06051001B				RUC
06051110	HOA			RUC
06051211	HOA			RUC
06051212	HOA			RUC
06051208		85	1104 Boulder Court	RUC
06051207		86	1106 Boulder Court	RUC
06051206		87	1108 Boulder Court	RUC
06051205		88	1110 Boulder Court	RUC
06051204		89	1112 Boulder Court	RUC
06051203		90	1111 Boulder Court	RUC
06051202		91	1109 Boulder Court	RUC
06051201		92	1107 Boulder Court	RUC
06051200		93	1105 Boulder Court	RUC
06051199		94	1103 Boulder Court	RUC
06051197		100	1106 Deep Hollow Court	RUC
06051196		101	1110 Deep Hollow Court	RUC
06051195		102	1112 Deep Hollow Court	RUC
06051194		103	1114 Deep Hollow Court	RUC
06051193		104	1116 Deep Hollow Court	RUC
06051191		106	1120 Deep Hollow Court	RUC
06051190		107	1122 Deep Hollow Court	RUC
06051189		108	1124 Deep Hollow Court	RUC
06051188		109	1126 Deep Hollow Court	RUC
06051187		110	1128 Deep Hollow Court	RUC
06051186		111	1130 Deep Hollow Court	RUC
06051185		112	1127 Deep Hollow Court	RUC
06051184		113	1125 Deep Hollow Court	RUC
06051183		114	1123 Deep Hollow Court	RUC
06051182		115	1121 Deep Hollow Court	RUC
06051181		116	1119 Deep Hollow Court	RUC
06051180		117	1117 Deep Hollow Court	RUC
06051179		118	1115 Deep Hollow Court	RUC
06051178		119	1113 Deep Hollow Court	RUC
06051177		120	1111 Deep Hollow Court	RUC
06051176		121	1109 Deep Hollow Court	RUC
06051175		122	1107 Deep Hollow Court	RUC
06051174		123	1105 Deep Hollow Court	RUC
06051173		124	1103 Deep Hollow Court	RUC
06051158		129	1104 Glen Verde Court	RUC
06051159		130	1106 Glen Verde Court	RUC
06051160		131	1105 Glen Verde Court	RUC
06051161		132	1103 Glen Verde Court	RUC
06051162		133	1101 Glen Verde Court	RUC
06051101		1	1000 High Brook Drive	RUC
06051102		2	1002 High Brook Drive	RUC
06051103		3	1100 High Brook Drive	RUC

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06051104	4	1102	High Brook Drive	RUC
06051105	5	1104	High Brook Drive	RUC
06051107	7	1200	High Brook Drive	RUC
06051109	9	1204	High Brook Drive	RUC
06051115.	10	1206	High Brook Drive	RUC
06051116	11	1208	High Brook Drive	RUC
06051117	12	1210	High Brook Drive	RUC
06051118	13	1212	High Brook Drive	RUC
06051120	15	1216	High Brook Drive	RUC
06051122	17	1220	High Brook Drive	RUC
06051124	19	1227	High Brook Drive	RUC
06051125	20	1225	High Brook Drive	RUC
06051127	22	1221	High Brook Drive	RUC
06051129	24	1217	High Brook Drive	RUC
06051130	25	1215	High Brook Drive	RUC
06051132	27	1211	High Brook Drive	RUC
06051133	28	1209	High Brook Drive	RUC
06051134	29	1207	High Brook Drive	RUC
06051114	30	5505	Shady Brook Ct.	RUC
06051113	31	5503	Shady Brook Ct.	RUC
06051112	32	5501	Shady Brook Ct.	RUC
06051135	34	5811	Silver Creek Dr.	RUC
06051136	35	5809	Silver Creek Dr.	RUC
06051137	36	5807	Silver Creek Dr.	RUC
06051138	37	5805	Silver Creek Dr.	RUC
06051139	38	5803	Silver Creek Dr.	RUC
06051140	39	5801	Silver Creek Dr.	RUC
06051141	40	5709	Silver Creek Dr.	RUC
06051142	41	5707	Silver Creek Dr.	RUC
06051143	42	5705	Silver Creek Dr.	RUC
06051147	46	5605	Silver Creek Dr.	RUC
06051148	47	5603	Silver Creek Dr.	RUC
06051213	49	5515	Silver Creek Dr.	RUC
06051215	51	5511	Silver Creek Dr.	RUC
06051216	52	5509	Silver Creek Dr.	RUC
06051217	53	5507	Silver Creek Dr.	RUC
06051218	54	5505	Silver Creek Dr.	RUC
06051219	55	5503	Silver Creek Dr.	RUC
06051220	56	5501	Silver Creek Dr.	RUC
06051221	57	5423	Silver Creek Dr.	RUC
06051222	58	5421	Silver Creek Dr.	RUC
06051223	59	5419	Silver Creek Dr.	RUC
06051224	60	5417	Silver Creek Dr.	RUC
06051225	61	5415	Silver Creek Dr.	RUC
06051226	62	5413	Silver Creek Dr.	RUC
06051227	63	5411	Silver Creek Dr.	RUC
06051228	64	5409	Silver Creek Dr.	RUC
06051229	65	5407	Silver Creek Dr.	RUC

06051230	66	5405	Silver Creek Dr.	RUC
06051231	67	5403	Silver Creek Dr.	RUC
06051232	68	5401	Silver Creek Dr.	RUC
06051233	69	5400	Silver Creek Dr.	RUC
06051234	70	5404	Silver Creek Dr.	RUC
06051235	71	5406	Silver Creek Dr.	RUC
06051236	72	5408	Silver Creek Dr.	RUC
06051237	73	5410	Silver Creek Dr.	RUC
06051238	74	5412	Silver Creek Dr.	RUC
06051240	76	5416	Silver Creek Dr.	RUC
06051241	77	5418	Silver Creek Dr.	RUC
06051242	78	5422	Silver Creek Dr.	RUC
06051243	79	5500	Silver Creek Dr.	RUC
06051244	80	5502	Silver Creek Dr.	RUC
06051245	81	5506	Silver Creek Dr.	RUC
06051246	82	5508	Silver Creek Dr.	RUC
06051210	83	5510	Silver Creek Dr.	RUC
06051198	95	5600	Silver Creek Dr.	RUC
06051150	96	5602	Silver Creek Dr.	RUC
06051152	98	5606	Silver Creek Dr.	RUC
06051153	99	5608	Silver Creek Dr.	RUC
06051154	125	5700	Silver Creek Dr.	RUC
06051145	44	5701	Silver Creek Dr.	RUC
06051155	126	5704	Silver Creek Dr.	RUC
06051156	127	5706	Silver Creek Dr.	RUC
06051163	134	5806	Silver Creek Dr.	RUC
06051164	135	5808	Silver Creek Dr.	RUC
06051166	137	5812	Silver Creek Dr.	RUC
06051170	141	5820	Silver Creek Dr.	RUC

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06048252	228	6200	Adelaide Place	RUC
06048251	229	6202	Adelaide Place	RUC
06048250	230	6204	Adelaide Place	RUC
06048254	226	6205	Adelaide Place	RUC
06048234	231	6206	Adelaide Place	RUC
06048255	225	6207	Adelaide Place	RUC
06048233	232	6208	Adelaide Place	RUC
06048256	224	6209	Adelaide Place	RUC
06048232	233	6210	Adelaide Place	RUC
06048231	234	6212	Adelaide Place	RUC
06048230	235	6214	Adelaide Place	RUC
06048257	223	6215	Adelaide Place	RUC
06048229	236	6216	Adelaide Place	RUC
06048258	222	6217	Adelaide Place	RUC
06048228	237	6218	Adelaide Place	RUC
06048259	221	6219	Adelaide Place	RUC
06048226	239	6222	Adelaide Place	RUC
06048227	238	6220	Adelaide Place	RUC
06048260	220	6221	Adelaide Place	RUC

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06048450	192	6303	Archerfield Ct.	RUC
06048454	188	6304	Archerfield Ct.	RUC
06048453	189	6306	Archerfield Ct.	RUC
06048452	190	6310	Archerfield Ct.	RUC
06048190	280	6501	Blackwood Lane	RUC
06048193	283	6504	Blackwood Lane	RUC
06048194	284	6506	Blackwood Lane	RUC
06048195	285	6508	Blackwood Lane	RUC
06048199	289	6516	Blackwood Lane	RUC
06048200	290	6518	Blackwood Lane	RUC
06048201	291	6600	Blackwood Lane	RUC
06048179	269	6603	Blackwood Lane	RUC
06048178	268	6605	Blackwood Lane	RUC
06048175	265	6611	Blackwood Lane	RUC
06048211	301	6708	Blackwood Lane	RUC
06048171	310	6709	Blackwood Lane	RUC
06048170	309	6711	Blackwood Lane	RUC
06048183	273	6515	Blackwood Lane	RUC
06048203	293	6604	Blackwood Lane	RUC
06048206	296	6610	Blackwood Lane	RUC
06048214	304	6714	Blackwood Lane	RUC
06048168	307	6715	Blackwood Lane	RUC
06048504	89	606	Cavendish Lane	RUC
06048506	91	610	Cavendish Lane	RUC
06048507	92	612	Cavendish Lane	RUC
06048529	114	701	Cavendish Lane	RUC
06048526	111	711	Cavendish Lane	RUC
06048514	99	712	Cavendish Lane	RUC
06048524	109	717	Cavendish Lane	RUC
06048517	102	718	Cavendish Lane	RUC
06048518	103	720	Cavendish Lane	RUC
06048151	253	6300	Crosshall Place	RUC
06048150	252	6301	Crosshall Place	RUC
06048151	257	6308	Crosshall Place	RUC
06048156	258	6310	Crosshall Place	RUC
06048146	248	6311	Crosshall Place	RUC
06048157	259	6312	Crosshall Place	RUC
06048145	247	6313	Crosshall Place	RUC
06048158	260	6314	Crosshall Place	RUC
06048141	246	6315	Crosshall Place	RUC
06048159	261	6316	Crosshall Place	RUC
06048160	262	6318	Crosshall Place	RUC
06048161	263	6320	Crosshall Place	RUC
06048162	264	6322	Crosshall Place	RUC
06048165	316	6404	Crosshall Place	RUC
06048166	317	6406	Crosshall Place	RUC

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06048167	318	6408	Crosshall Place	RUC
06048154	256	6306	Crosshall Place	RUC
06048139	244	6319	Crosshall Place	RUC
06048164	315	6402	Crosshall Place	RUC
06048134	320	6407	Crosshall Place	RUC
06048311	197	6202	Marigold Court	RUC
06048309	199	6203	Marigold Court	RUC
06048478	164	7402	Melwood Place	RUC
06048475	167	7403	Melwood Place	RUC
06048472	170	307	Palmerston Lane	RUC
06048465	177	308	Palmerston Lane	RUC
06048463	179	312	Palmerston Lane	RUC
06048460	182	404	Palmerston Lane	RUC
06048481	161	405	Palmerston Lane	RUC
06048482	160	407	Palmerston Lane	RUC
06048457	185	410	Palmerston Lane	RUC
06048456	186	416	Palmerston Lane	RUC
06048449	193	500	Palmerston Lane	RUC
06048448	194	504	Palmerston Lane	RUC
06048447	195	506	Palmerston Lane	RUC
06048306	153	511	Palmerston Lane	RUC
06048308	200	600	Palmerston Lane	RUC
06048305	152	601	Palmerston Lane	RUC
06048241	201	604	Palmerston Lane	RUC
06048247	210	703	Palmerston Lane	RUC
06048238	204	706	Palmerston Lane	RUC
06048237	205	708	Palmerston Lane	RUC
06048236	206	710	Palmerston Lane	RUC
06048235	207	714	Palmerston Lane	RUC
06048471	171	305	Palmerston Lane	RUC
06048462	180	400	Palmerston Lane	RUC
06048441	159	417	Palmerston Lane	RUC
06048445	155	507	Palmerston Lane	RUC
06048307	196	508	Palmerston Lane	RUC
06048446	154	509	Palmerston Lane	RUC
06048248	209	705	Palmerston Lane	RUC
06048249	208	707	Palmerston Lane	RUC
06048245	149	403	Ranelagh Drive	RUC
06048244	148	405	Ranelagh Drive	RUC
06048276	119	406	Ranelagh Drive	RUC
06048304	147	407	Ranelagh Drive	RUC
06048278	121	410	Ranelagh Drive	RUC
06048302	145	411	Ranelagh Drive	RUC
06048279	122	412	Ranelagh Drive	RUC
06048301	144	413	Ranelagh Drive	RUC
06048280	123	414	Ranelagh Drive	RUC

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06048300	143	415	Ranelagh Drive	RUC
06048281	124	416	Ranelagh Drive	RUC
06048299	142	417	Ranelagh Drive	RUC
06048282	125	418	Ranelagh Drive	RUC
06048298	141	419	Ranelagh Drive	RUC
06048297	140	421	Ranelagh Drive	RUC
06048283	126	422	Ranelagh Drive	RUC
06048284	127	424	Ranelagh Drive	RUC
06048295	138	425	Ranelagh Drive	RUC
06048285	128	426	Ranelagh Drive	RUC
06048294	137	427	Ranelagh Drive	RUC
06048286	129	428	Ranelagh Drive	RUC
06048287	130	430	Ranelagh Drive	RUC
06048288	131	432	Ranelagh Drive	RUC
06048292	135	433	Ranelagh Drive	RUC
06048289	132	434	Ranelagh Drive	RUC
06048290	133	438	Ranelagh Drive	RUC
06048277	120	408	Ranelagh Dr.	RUC
06048303	146	409	Ranelagh Dr.	RUC
06048291	134	435	Ranelagh Dr.	RUC
06048542	19	6704	Renshaw Court	RUC
06048544	21	6708	Renshaw Court	RUC
06048132	324	404	Springwood Dr.	RUC
06048142	242	405	Springwood Dr.	RUC
06048143	241	409	Springwood Dr.	RUC
06048129	327	410	Springwood Dr.	RUC
06048144	240	411	Springwood Dr.	RUC
06048225	328	412	Springwood Dr.	RUC
06048223	330	500	Springwood Dr.	RUC
06048222	331	502	Springwood Dr.	RUC
06048261	219	505	Springwood Dr.	RUC
06048262	218	507	Springwood Dr.	RUC
06048219	334	508	Springwood Dr.	RUC
6048484	2	612	Springwood Dr.	RUC
6048501	81	613	Springwood Dr.	RUC
6048485	3	614	Springwood Dr.	RUC
6048486	4	616	Springwood Dr.	RUC
6048499	79	617	Springwood Dr.	RUC
6048487	5	618	Springwood Dr.	RUC
6048498	78	619	Springwood Dr.	RUC
6048497	77	621	Springwood Dr.	RUC
06048534	11	700	Springwood Dr.	RUC
6048580	72	701	Springwood Dr.	RUC
6048579	71	703	Springwood Dr.	RUC
6048578	70	705	Springwood Dr.	RUC
6048537	14	706	Springwood Dr.	RUC
6048538	15	708	Springwood Dr.	RUC
06048577	69	709	Springwood Dr.	RUC

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6048540	17	712	Springwood Dr.	RUC
06-048-576	68	715	Springwood Dr.	RUC
6048575	67	801	Springwood Dr.	RUC
6048548	25	802	Springwood Dr.	RUC
6048574	66	803	Springwood Dr.	RUC
6048549	26	804	Springwood Dr.	RUC
6048573	65	805	Springwood Dr.	RUC
6048550	27	806	Springwood Dr.	RUC
6048572	64	807	Springwood Dr.	RUC
6048571	63	809	Springwood Dr.	RUC
6048552	29	810	Springwood Dr.	RUC
6048553	30	812	Springwood Dr.	RUC
6048569	61	813	Springwood Dr.	RUC
6048555	32	816	Springwood Dr.	RUC
6048556	33	900	Springwood Dr.	RUC
6048566	43	901	Springwood Dr.	RUC
6048557	34	902	Springwood Dr.	RUC
06048558	35	904	Springwood Dr.	RUC
6048564	41	905	Springwood Dr.	RUC
6048559	36	906	Springwood Dr.	RUC
6048563	40	907	Springwood Dr.	RUC
6048560	37	908	Springwood Dr.	RUC
06048483	1	610	Springwood Dr	RUC
06048594	57	6609	Walton Hall Ct.	RUC
06048586	49	6616	Walton Hall Court	RUC
06048590	53	6617	Walton Hall Court	RUC
06048589	52	6619	Walton Hall Court	RUC
06048592	55	6613	Walton Hall Ct	RUC
Blackstone				
06048026	35, Blackstone	602 Castlestone La.	Matthews 28104	RUC
06048125	45, Blackstone	714 Castlestone La.	Matthews 28104	RUC
06048051	89, Blackstone	7005 Shadowrock Ct.	Matthews 28104	RUC
06048066	103, Blackstone	6000 Casswell Circle	Matthews 28104	RUC
06048076	113, Blackstone	302 Castlestone La.	Matthews 28104	RUC
Twelve Oaks - Waxhaw, NC 28173				
06-051-265	19	5000	Butler Ct	RUC
06-051-264	18	5004	Butler Ct	RUC
06-051-266	20	5005	Butler Ct	RUC
06-051-263	17	5008	Butler Ct	RUC
06-051-267	21	5009	Butler Ct	RUC
06-051-262	16	5012	Butler Ct	RUC
06-051-261	15	5016	Butler Ct	RUC
06-051-257	11	5100	Rhett Ct	RUC
06-051-251	5	5101	Rhett Ct	RUC
06-051-256	10	5104	Rhett Ct	RUC
06-051-252	6	5105	Rhett Ct	RUC

06-051-255		9	5108	Rhett Ct	RUC
06-051-253		7	5109	Rhett Ct	RUC
06-051-254		8	5112	Rhett Ct	RUC
06-051-259		13	1100	Tara Plantation Blvd	RUC
06-051-260		14	1101	Tara Plantation Blvd	RUC
06-051-258		12	1104	Tara Plantation Blvd	RUC
06-051-268		22	1201	Tara Plantation Blvd	RUC
06-051-269		23	1301	Tara Plantation Blvd	RUC
06-051-270		24	1305	Tara Plantation Blvd	RUC
06-051-250		4	1306	Tara Plantation Blvd	RUC
06-051-247		1	1401	Tara Plantation Blvd	RUC
06-051-249		3	1404	Tara Plantation Blvd	RUC
06-051-248		2	1405	Tara Plantation Blvd	RUC
06-051-271	COS#1				RUC
06-051-272	COS#2				RUC
06-051-273	COS#3				RUC
Other:					
	1F Canterfield Equest.				
06069005L	Estates		102 Chaucer Lane	Matthews 28104	R-40
06-108-023	22 Fairfax Farms		1221 Farm Creek Rd.	Waxhaw 28173	RUC
06-108-022	21 Fairfax Farms		1217 Farm Creek Rd.	Waxhaw 28173	RUC
06003006B	5402 Weddington Rd.		5402 Weddington Rd.	Monroe 28110	R-20
06045005G	#1 Siler Woods		Underwood Rd.	Matthews 28104	R-40
06045005F	Mill Pond Acres		Underwood Rd.	Matthews 28104	R-40
			7118 Orchard Ridge		
06072088	34,Berkeley Pointe		Drive	Waxhaw 28173	RUC

6. PRESENTATION BY ARCHITECT TROY LUTTMAN AND DISCUSSION OF DESIGNS

Luttman presented a design for the town hall on the six acres of 4,764 square feet. Fifty parking spaces are located towards the road; also included is a 929 square foot porch that could easily be converted to more space in the future. The council chambers hold 119 people. The base is stone, sides are brick, and with stucco accents and a gray roof. The cost including design fees, technology (audio – video) furniture, and contingency is \$1,264,881. He calculated 2500 cubic yards of fill at \$12 per square yard or \$30,000 for an optional item to level out the back part of the lot, but is not necessary simply for construction of a town hall.

Luttman’s design for a town hall at Dogwood Acres has the chambers in the garage, almost 1200 square feet, which would hold 92 people. He estimated project costs including design fees, technology (audio – video) furniture, and contingency at \$1,111,935, due in part to the structural report and home inspection. Upstairs they are only doing the wiring. Hess asked if you took out the costs associated with the 77 page report, then what would the cost be. Luttman said he could itemize it, but substantial things need to be done.

Questions were asked about the figure for concrete; Luttman said you would have to pour a slab where the garage is, Chris Freeman who did the cost estimating said

you also have underpinnings of the existing building. Bradford noted there were two reports done, the home inspection and the structural engineer. Luttmann said we are not required to have fire sprinklers in either situation. Utilities were discussed; Langen said he talked to the County on these sites and about Page Price Park; we would have to request sewer capacity at the two town hall sites, and no sewer is available at Page Price Park. At Dogwood Acres there is a water line to the house, we are unsure of the size, and it would not be a big expense to upgrade. The sewer at Dogwood Acres would have to cross the creek, a pump might be needed, the sewer line would go along the driveway, at \$75 per linear foot, and at least 600 linear feet, it would cost \$35,000 to \$70,000. Chris Freeman said with better scope, we can get better cost estimates. Mayor Horvath noted initially we were comparing apples to apples, but subsequently we narrowed the scope. Chris Freeman noted the number of footings and size involved are reflected in the price given to bring it up to code. Luttmann said we are within 15% of actual cost, with full construction drawings you can get closer. We have to bring it up to standards, although the rehab code gives some leeway. We would be considered a commercial A-3 building. Mayor Horvath asked if we could split costs between the addition and the rehab. Luttmann replied yes. The garage at Dogwood Acres was discussed; it cannot just be turned into space; it would have to be reinforced, add air and heat, bracing, roof trusses, etc., so it is better to start afresh. The bathrooms at the six acre site are larger and have more privacy than the ones designed at Dogwood Acres. Hess felt the numbers in the fit analysis for Dogwood Acres were high, and didn't think all the items presented by Troy Luttmann were necessary to rehab the house. He questioned why the duct work would have to be replaced, as an example. Luttmann noted if the ductwork is un-insulated it would have to be ripped out. Other factors at the Dogwood Acres house were discussed; new air and heating units would be needed, and it would not be as energy efficient. We have had a structural engineer review, but haven't had a mechanical, electrical and plumbing review. Hess said this may be the worst case pricing. Chris Freeman said it was based on the information given, and is the best guess. Luttmann noted the house is 30 – 40 years old. Bradford said we need to break out the costs between upfit and repairs. Luttmann said to determine that would require a complete construction analysis at an additional cost. Ormiston read from the report on the HVAC system which was rated poor; and asked how much more do we invest in more work; the architect did what we asked for. The costs were broken down by division, for example division 7 includes the roofing. Luttmann will split the costs between the addition and upfit of the house. Bradford asked if we should further investigate the cost of fill at the six acres; Mayor Horvath said no, we can also discuss with Aston Properties, they do have structural fill in there. Ormiston said we can use the back part of the six acres for a park area, and it doesn't affect this use. Bradford said if you put in non-structural fill, you can't use the land for any structure. Brotton asked, when Troy breaks out the numbers, what is the number you are comfortable with, no one questioned the numbers for concrete or masonry at the six acres. Hess said he wants the correct numbers. Brotton said you keep chopping at one site until it

fits. Hess, Luttmann and another council member will have a lunch meeting to discuss the numbers.

7. SELECTION OF PLANNING BOARD CHAIR

Ormiston made a motion to appoint Chuck Adams as Planning Board Chairman; Brotton seconded the motion.

The motion passed unanimously.

Mayor Horvath said he would not be able to attend the July Planning Board meeting; Brotton said he would see if he could attend.

8. CREATION OF COMMITTEE FOR 2010 FESTIVAL

A proposed charter for a Fall Heritage Festival Committee was presented. It was decided to make the committee a year round one, both for budget and planning purposes. Diana Bowler said letters went out to the businesses, and they are excited to participate. It was noted that only Council can approve any spending. The Clerk contacts DOT to close roads and contacts the Sheriff's office to obtain deputies. Diana said the overall goal is to break even. Bradford made a motion to create the committee charter, as amended. Ormiston seconded the motion.

The motion passed unanimously.

Village of Wesley Chapel – Fall Heritage Festival Committee

Proposed Number of Members: 7 regular, 2 alternates

Committee Type (Ad-Hoc or Standing): Standing, meet throughout year as needed

If Ad-Hoc, how long will committee be in place:

Scope of Committee:

Oversee and coordinate the Village's annual Fall Heritage Festival, including but not limited to the following:

- Prepare budget for event.
- Request fiscal partnerships with area vendors.
- Establish site for event.
- Organize parade, including soliciting participants, establishing route, procuring staging area, coordinating with Village Clerk for DOT and Sheriff's department.
- Research and request needed equipment and services for the event.
- Solicit participants for booths, both informational and commercial.
- Plan activities with interest for a range of ages.
- Prepare promotional materials and marketing strategy.
- Set up site on day of event.
- Coordinate participants at event to ensure program runs smoothly.

- Work with community groups to clean up site after event.
- Inform Council of progress throughout process.

Mayor Horvath appointed members to the committee: Diana Bowler – Chair, Ali Dunster, Marnie Holland, John Lepke, Mike Giaimo, Lisa Ghannam, and Butch Byrum (Alternate). Sondra Bradford will be the council liaison. There are still openings for one member and one alternate. The first meeting is July 6, 2010 at 7 pm at the town office.

9. CONSIDERATION OF OPEN BOARD OF ADJUSTMENT POSITIONS

One regular position is open and one regular position, Bruce Ewing, has a term ending in August. There are also two alternate positions open. Ormiston suggested we reappoint existing members; Bradford said we have had interviews in the past. Mayor Horvath said we can go either way. Hess said he would like to interview them to get to know them. We will invite Bruce Ewing to a July meeting. Creig Williard who lives in Potters Trace and was involved in the HOA applied for a regular position. Hess said BOA decisions do affect people's rights, and what resources would he look to. Williard said he looks to precedents, and would be consistent. He was asked how he felt about the vendor cart. He said he was not familiar enough to comment. Ormiston noted their HOA had to create committees such as a hearings board and bylaws and covenants which are much like the ordinances in a town. Mayor Horvath described what the BOA does. Creig Williard said he would do due diligence and do his homework. Bradford said if something in the ordinance could be interpreted two ways what would he do; he said he would benchmark other communities. Bradford asked if he was familiar with the master plan; he was not; she suggested he read it. Brotton said he knew Creig, and he speaks his mind but is very fair. Creig was an intricate part of narrowing their covenants. Bradford asked if has ever been a lone vote; he replied yes. Brotton nominated Creig Williard for the BOA regular member position. Council voted yea, 4-0.

10. UPDATE FROM COMMITTEES (SAFETY, PARKS AND REC, AND PLANNING BOARD)

Ormiston spoke for the Safety Committee; they are participating in National Night Out August 3, 2010 from 6-9 pm at the Target parking lot. Target sponsors NNO and they are contributing \$250; Bojangles is donating cups and drinks; Bakers Fire Department and the Union County Sheriffs Department will be represented. Turning Point will have a booth, and Second Chance Boutique will have a raffle and display. Flyers will be posted. A draft letter was presented that will be sent out to ask for support from local businesses. Ormiston and Mayor Horvath met with Aston Properties today; a two year commitment was requested for one third of the cost of a contract deputy; hoping that when the Fire Department is built we may not need a contract deputy. JDH and Aston are both expected to reply next week. One deputy is hoped to cover evening and weekend hours and patrol the residential and commercial areas. The committee will

continue to monitor statistics; they feel fire response time is good, so EMS will be addressed next. The next meeting is July 13, 2010 at 7:30 here at the church.

John Lepke reported the Parks and Rec Committee, assuming the dam costs are not outrageous, hope to accept the grant, create bid specs, and bid the work. They understand they can't favor local contractors. They asked Hess if he can write the scope of work, they estimate it will be about \$10,000 to write the bid specs; so a resolution may be needed to exempt that from bidding. Future work would include accepting the donated land, acquire other land, claim money already spent, and advertise. Hess will attend the next Parks and Rec meeting. Bradford reported on the deadline to accept the grant; we got a letter yesterday saying we must accept in 15 days, but she obtained a deadline extension to July 23. Ormiston noted task III regarding the dam won't be finished until a few weeks after July 9. Bradford will ask for an extended deadline of the middle of August. The 2010 Festival is including the Mustang club, FFA club, farm equipment, and high school bands; the parade route may run from New Town Elementary to Target. The Parks and Rec committee is also focusing on a buy a brick campaign, which may be introduced at the festival.

Chuck Adams, Planning Board Chair said in July they will have a full slate of regular and alternate members. Work items coming up are related to the town hall and parks. They finished work on HOA regulations last night; and are working on parking and signs, they also have a template Sandi Bush created to improve communications.

11. UPDATE ON UNION COUNTY DISTRICT DISCUSSION /
PRESENTATION TO BOARD OF COUNTY COMMISSIONERS ON JUNE
21, 2010

Mayor Horvath noted some mis-information had been in the newspaper. The Committee was created to represent all towns, and a state statute says if you have district and at large county commissioners, you can't have more at large than district. The committee was going to recommend five at large and one from each of two districts to allow voters to vote for the majority of seats. Now they will either recommend all be at large, or two districts with two reps each and three at large. An informal polling showed members wanted seven at large commissioners, and it will be proposed to the Board of County Commissioners.

12. DISCUSSION AND POSSIBLE ACTION ON SURVEY

The pros and cons of doing a survey were discussed. Ormiston expressed concern that facts seemed to be presented in a way to lead to a certain answer. Mayor Horvath said he was willing to clean up the fact sheet, he will send it out and council members can reply to him individually. Hess made a motion to go with a mailed survey with four questions if Council can reach consensus on the revised fact sheet sent by Thursday pm. Bradford suggested re-wording question four to "Identify your priority below for Parks & Recreation expenditures. A – Develop property donated by the Keels that would be known as Page Price Park. B –

Acquire for future development property known as Dogwood Acres at the southeast corner of Lester Davis and Weddington Roads. C – I do not support any expenditure for Parks & Recreation development.” Hess re-worded his motion, to use the re-worded Question Four, and mail the survey if Council reaches consensus on the revised fact sheet sent by Thursday pm. Bradford seconded the motion. Brotton said he can’t approve that without the numbers being provided. Ormiston said she was in favor of communicating, but can’t vote without seeing the fact sheet.

The vote was two yeas (Bradford and Hess) and two nays (Brotton and Ormiston). Mayor Horvath voted yea and the motion passed 3-2.

Hess made a motion to spend no more than \$2,000 on the survey; Bradford seconded the motion.

The vote was two yeas (Bradford and Hess) and two nays (Brotton and Ormiston). Mayor Horvath voted yea and the motion passed 3-2.

A short recess was held.

13. DISCUSSION OF ANNEXATION REQUEST FROM WINDING CREEK SUBDIVISION

Hess made a motion to allow Winding Creek to annex if at least 51% of the lots voluntarily annex; the fees were not adjusted. Ormiston seconded the motion.

The motion passed unanimously.

14. DISCUSSION OF CENTRALINA COUNCIL OF GOVERNMENT’S CONNECT RECOMMENDATIONS FOR IMMEDIATE REGIONAL AIR QUALITY ACTIONS

Ormiston will forward the e-mail from COG regarding air quality, and this item will be brought up at a future meeting.

15. DISCUSSION OF VILLAGE SEAL CONTEST

Ormiston noted that the contest was advertised, and only one entry was received, from Bradford, and after the deadline. Hess said he liked the idea of the contest and suggested it be re-initiated in the fall. This item will be put back on the agenda in July/August.

16. OTHER BUSINESS

Butch Plyler said the Wesley Chapel Volunteer Fire Department went to the Board of County Commissioners requesting 320 gallons of sewer capacity and they are waiting on the fire study and wanted more information. He requested a letter of support from the town. Hess made a motion that Mayor Horvath draft a letter of support for granting them the sewer allocation. Ormiston seconded the motion.

The motion passed unanimously.

17. COUNCIL COMMENTS- none

18. CLOSED SESSION PER NC GS 143-318.11(A) (5) TO ESTABLISH OR INSTRUCT THE STAFF OR AGENT CONCERNING THE POSITION TO BE TAKEN IN NEGOTIATING THE PRICE AND OTHER MATERIAL TERMS OF A PROPOSED CONTRACT FOR THE ACQUISITION OF REAL PROPERTY LOCATED AT 6024-A WEDDINGTON ROAD, MONROE, NC 28110.

Ormiston made a motion to go into closed session per NC GS 143-318.11(A) (5) to establish or instruct the staff or agent concerning the position to be taken in negotiating the price and other material terms of a proposed contract for the acquisition of real property located at 6024-a Weddington Road, Monroe, NC 28110. Brotton seconded the motion.

The motion passed unanimously.

Price and other material terms of a proposed contract were discussed.

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

Hess made a motion to leave closed session; Brotton seconded the motion.
The motion passed unanimously.

19. ADJOURNMENT

Brotton made a motion to adjourn; Hess seconded the motion.
The motion was approved unanimously.
The meeting was adjourned.

Respectfully submitted,

Cheryl Bennett, Clerk

Mayor Brad Horvath