

VILLAGE OF WESLEY CHAPEL
COUNCIL MEETING MINUTES
August 9, 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: Keith Merritt

Concerned citizens: Carol Mullis, Gayla Adams, Susan & Stephen Keeney, Shirley Hafey, Becky Plyler, Marnie & Patrick Holland, Jeff Davis, Joan Beaulieu, Grace Keller, Carnetta & Charles Rohland, Todd Bennington, Bill Lee, Maria & Michael Land, Julie Brown, Margaret Rimer, Jayne Ruzsala, John Lepke, Karen Wylde, Mildred Gwinn, John Banegas, Harold Wood, Holly Skinner, Kelly Hailey

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

Item 10B, "PROCLAMATION FOR THE LEAGUE OF WOMEN VOTERS MAKING DEMOCRACY WORK DAY" was added. Ormiston brought up the Rules of Procedure, which would not normally allow a closed session at the point in the meeting it is scheduled tonight. She made a motion to accept the closed session being out of the normal order; Bradford seconded the motion.

The motion passed unanimously.

Items 8 "DISCUSSION OF VILLAGE SEAL CONTEST" and 9 "DISCUSSION OF UNION COUNTY NEIGHBORHOOD LEADERS FORUM" were deleted, and will be on the work session meeting.

Brotton made a motion to delete Item 18 tonight and wait until we have facts on all properties. Ormiston seconded the motion. Hess said the reason for having it on tonight's agenda is because the Johnston's option expires tomorrow. A compromise was to look at all options but this was to keep this option open. Bradford said we are discussing it at more length in Item 15, so we should keep it in case it is needed.

Brotton voted yea; Bradford, Hess and Ormiston voted nay. The motion failed, 3-1.

Bradford made a motion to adopt the agenda as amended above; Ormiston seconded the motion.

The motion passed unanimously.

3. INFORMAL PUBLIC COMMENTS

Grace Keller said she has been here since the inception of the town, and asked who will profit from the purchase of Dogwood Acres, why would you buy it when we have land. Mayor Horvath replied it could be used as a park, and possibly house an interim town hall.

Chuck Rohland commented on the Dr. Land lawsuit; we have spent \$80,000 and shouldn't pursue it further; we are satisfying a small faction of people. He commented on a flyer in mailboxes, it doesn't mention the current survey, we can't afford Dogwood Acres, and anyone who is a part of it should recuse themselves. The cost for a certified green firehouse is \$156 per square foot; we should do a town hall and bandstand.

Gayla Adams said the daughter of the Newell family had intended to be here tonight, but had something come up at the last minute. She sent an e-mailed statement to be read. Le Erwin, daughter of the six acres donor Morris Newell, wrote that her father envisioned a town center that was the capstone of the adjacent commercial property. She referenced a newspaper clipping which shows the day of his gift. Ms. Erwin said she felt heartsick when she heard that we were considering building a Town Hall down the road toward Weddington, and asked that we reconsider the gift for its intended use.

Todd Bennington read the definition of stewardship, and said the Village's funds didn't magically appear, it is a credit to past mayors particularly Mike Hafey and Council members. He commended Council for their courageous decision on Page Price Park, and noted other difficult decisions are coming up, and remember stewardship.

Bill Lee said we need a plan for moving forward with a town hall, park and deputy, which has to be consistent with the funds availability and recommended a quarterly cash flow basis. He said Hess did an excellent timeline.

Marnie Holland said she chose Wesley Chapel for the small town and rural feel and good schools; however home values are decreasing, the stigma of Cuthbertson Academy at Cuthbertson High School, and the Carolina Thread Trail did not identify Wesley Chapel as a desired destination; what are we doing to attract people to Wesley Chapel. Parks and greenways benefit by increasing housing values, attract homebuyers, promote physical and mental health and preserve land and wildlife. Two Wesley Chapel surveys showed citizens wanted parks; also it keeps spending dollars here and decreases our carbon footprint. The

Committee worked hard on Page Price Park, and she wanted to make sure we honor our commitment of one million for a park. People remember a town for its parks.

Patrick Holland asked what will happen if the price of a town hall exceeds a million. Mayor Horvath said we haven't established a budget yet. Mr. Holland asked if there are any statistics to support a contract deputy. Mayor Horvath said there are crime statistics, but he hadn't seen any study on the impact of a deputy.

Jayne Ruzsala said she supports a town hall but believes parks are equally needed. She supports Dogwood Acres; she said only a small number will use a town hall, more people will use a park.

Joan Beaulieu spoke regarding the Dr. Land appeal, and said drop the battle, we spent legal fees and lost ETJ, the substation and the gun range. She said it would be wonderful if Council made a decision on a town hall, you will never get a consensus, but make a decision.

John Lepke said the Capital Improvement Plan (CIP) will be the biggest decisions in the Village's history. As you deliberate, look at the benefits, who and how will they benefit; be mindful of demographics, 70% are parents, 30% are school age children. How will the spending improve the quality of life, increase property values, and attract investors.

Becky Plyler said foreclosure of homes happens everywhere, some bite off more than they can chew. Legal battles are all over the news. Regarding the festival she noted she showed council how we can use our six acres like Matthews; their town hall is on 2.5 acres, Stumptown Park is on one acre – they have nice festivals at both places, and we can do that too.

Julie Brown, who participated on various committees, said she commended Council for their compromise. Depend on our Master Plan and surveys, but she suggested using common sense and looking to the future. We are at a crossroads, the level of scrutiny also has to apply to the town hall, she has concerns over the topography of the six acres, and recommended due diligence.

Shirley Hafey said there was a flyer in the mailbox; we don't need to spend all our money on Dogwood Acres to become a community, set aside money for a park, and build a home on the six acres.

A man noted the flyer seems like an ad for Dogwood Acres, and asked if a majority of the survey supported it. The Mayor said no, we didn't put out the flyer. The citizen asked since we don't have enough to pay for it, how did we propose to pay for it. Mayor Horvath said we are working on the CIP tonight. The citizen said it doesn't make sense to move the town hall down the road, and where will the funds come from. Mayor Horvath noted we had to respond to the

State on the grant due to a deadline. The citizen said 22 acres would be a nice place for a park, but then we won't have funds for greenways and bike trails. Mayor Horvath suggested he talk to Marnie Holland on that, she is on the Carolina Thread Trail committee, there are grants available. A woman asked if there are other locations available; Mayor Horvath said yes, we had a list of four a year ago, we went with Page Price Park assuming it would be cheaper with donated land; now Parks and Rec will be looking at what land is available.

4. CLOSED SESSION PER NC GS 143-318.11(A)(3) Attorney Client Privilege re: the Village of Wesley Chapel v. Michael Land
Mayor Horvath noted the appeal was decided last week in favor of Dr. Land and it will be discussed with our attorney. Hess made a motion to go into closed session per NC GS 143-318.11(A)(3) Attorney Client Privilege re: the Village of Wesley Chapel v. Michael Land. Ormiston seconded the motion.
The motion passed unanimously.

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

5. APPROVE MINUTES FOR:

- Council Meeting June 29, 2010
- Closed Minutes June 29, 2010, Item 18
- Council Meeting July 12, 2010
- Council Meeting July 20, 2010
- Special Council Meeting July 30, 2010

Ormiston made a motion to approve the minutes for the Council Meeting June 29, 2010; Closed minutes June 29, 2010, item 18; Council Meeting July 12, 2010; and Council Meeting July 20, 2010. Bradford seconded the motion.

The motion passed unanimously.

The minutes for July 30, 2010 were not yet available.

6. STAFF REPORTS

- a. Review and approve the Village Financial Reports dated July 31, 2010, submitted by Cheryl Bennett, Finance Officer

Bennett reported July revenues are \$21,643, and expenditures are \$28,831.

Ormiston made a motion to approve the July financial reports; Bradford seconded the motion.

The motion passed unanimously.

July 2010 Budget Report

	<u>Jul 10</u>	<u>Budget</u>	<u>% of Budget</u>
Revenues			
Fees and Licenses			
Contribution for Parks and Rec	0.00	0.00	0.0%
Fall Festival donations	2,250.00	0.00	100.0%
Cable Franchise (from Time Warn	0.00	13,200.00	0.0%
Engineering Fees Reimbursement	427.50	10,000.00	4.28%
Zoning Permit	275.00	7,000.00	3.93%
Privilege Licenses	18,614.39	24,000.00	77.56%
Annexation Exp Reimbursed	0.00	180.00	0.0%
Misc. Fees	0.40	140.00	0.29%
Total Fees and Licenses	21,567.29	54,520.00	39.56%
Interest Earned	75.24	14,000.00	0.54%
Property Tax Income			
Current Year Property Tax	0.00	135,274.00	0.0%
Delinquent Taxes	0.00	1,200.00	0.0%
Interest/Ad Fee on Taxes	0.00	294.00	0.0%
Utility Ad Valorem	0.00	1,000.00	0.0%

Vehicle Registration	0.00	7,962.00	0.0%
Total Property Tax Income	0.00	145,730.00	0.0%
Revenue Sharing			
Alcoholic Beverage Tax	0.00	25,000.00	0.0%
Cable (from State)	0.00	80,000.00	0.0%
Excise Tax (Piped Natural Gas)	0.00	16,000.00	0.0%
Franchise Tax (Electric Power)	0.00	140,000.00	0.0%
Sales & Use Taxes	0.00	32,000.00	0.0%
Telecommunications Tax	0.00	13,000.00	0.0%
Total Revenue Sharing	0.00	306,000.00	0.0%
Total Income	21,642.53	520,250.00	4.16%
Expense			
Operating Expenditures			
Contingency	0.00	24,000.00	0.0%
Advertising - Clerk	0.00	1,000.00	0.0%
Annexation Expense	0.00	800.00	0.0%
Annual Retreat	0.00	2,000.00	0.0%
Books & Literature	0.00	400.00	0.0%
Dues and Subscriptions	6,925.00	12,000.00	57.71%
Election Expense	1,268.75	9,200.00	13.79%
Electronic Commun (Tele/RR)	224.32	4,000.00	5.61%
Insurance - Liability	9,323.50	10,521.00	88.62%
Insurance - Workmen's Comp	500.00	600.00	83.33%
Land Maintenance	0.00	3,000.00	0.0%
Town office Maint.	119.85	985.00	12.17%
Misc town office	0.00	2,000.00	0.0%
Newsletter	0.00	1,200.00	0.0%
Office Expense	281.83	4,000.00	7.05%
Postage and Delivery	1,188.00	500.00	237.6%
Rent	1,300.00	20,000.00	6.5%
Seminars	0.00	1,500.00	0.0%
Tax Collection Fee	0.00	2,620.00	0.0%
Travel & Entertainment	68.50	2,500.00	2.74%
Utilities- Temp. Town Hall	205.91	3,000.00	6.86%
Welcome Committee	0.00	1,000.00	0.0%
Total Operating Expenditures	21,405.66	106,826.00	20.04%
Gen. Govt. Salaries			
Admin. Assistant	217.50	4,680.00	4.65%

Allowance for Salary Adjustment	0.00	5,984.00	0.0%
Mayor	0.00	4,800.00	0.0%
Mayor Protem	0.00	3,000.00	0.0%
Council Salary	0.00	7,200.00	0.0%
Clerk Salary	1,693.75	46,800.00	3.62%
Finance Officer Salary	403.85	10,500.00	3.85%
Payroll Taxes	401.12	10,938.00	3.67%
Payroll exp - Unemployment	0.00	1,000.00	0.0%
Fringe Benefits - Insurance	645.00	15,648.00	4.12%
Fringe Benefits - Retirement	<u>502.79</u>	<u>6,942.00</u>	<u>7.24%</u>
Total Gen. Govt. Salaries	3,864.01	117,492.00	3.29%
Planning & Zoning			
P/Z Seminars	0.00	900.00	0.0%
P/Z Travel	0.00	900.00	0.0%
P/Z Dues,Subscriptions	350.00	800.00	43.75%
Administration (COG)	0.00	2,000.00	0.0%
P/Z Admin. Salary	2,927.96	51,000.00	5.74%
Planning & Zoning Board Salary	0.00	4,032.00	0.0%
Advertising	0.00	2,000.00	0.0%
P/Z Office Expense	0.00	1,200.00	0.0%
Planning/Zoning Expense	<u>0.00</u>	<u>1,000.00</u>	<u>0.0%</u>
Total Planning & Zoning	3,277.96	63,832.00	5.14%
Professional Fees			
Codification	0.00	30,000.00	0.0%
Audit Fees	0.00	3,500.00	0.0%
Engr. Consulting	0.00	12,000.00	0.0%
Legal Fees	0.00	48,000.00	0.0%
Security	<u>0.00</u>	<u>1,000.00</u>	<u>0.0%</u>
Total Professional Fees	0.00	94,500.00	0.0%
Parks & Recreation			
Materials & Supplies	0.00	3,500.00	0.0%
Maintenance/Grounds	0.00	26,250.00	0.0%
Events	0.00	3,000.00	0.0%
Insurance	0.00	2,000.00	0.0%
Office Expense	0.00	1,250.00	0.0%
Dues & Subscriptions	<u>0.00</u>	<u>1,000.00</u>	<u>0.0%</u>
Total Parks & Recreation	0.00	37,000.00	0.0%
Public Safety	283.65	37,600.00	0.75%
Capital Outlay			

Reserve for Capital Outlay	0.00	55,000.00	0.0%
Computer Equip.	0.00	5,000.00	0.0%
Furniture & Equipment	0.00	2,000.00	0.0%
Software	0.00	1,000.00	0.0%
Total Capital Outlay	<u>0.00</u>	<u>63,000.00</u>	<u>0.0%</u>
Total Expense	<u>28,831.28</u>	<u>520,250.00</u>	<u>5.54%</u>
Deficit	<u>-7,188.75</u>	<u>0.00</u>	<u>100.0%</u>

July 31, 2010 Balance Sheet

ASSETS

Current Assets

Checking/Savings

Fifth Third Bank Checking	42,494.94
Fifth Third Bank Money Market	591,438.47
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	<u>50.00</u>
Total Checking/Savings	<u>2,163,798.11</u>

Misc. Fees Receivable	<u>1,065.00</u>
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Other Current Assets

Prepaid Exp.	850.00
Property Tax Rec.	5,554.00
Allow. for Doubtful Accounts	-883.00
Excise,Franchise &Telec.Tax Rec	61,890.00
Total Sales Taxes to be Received	390.91
State Sales Tax A/R	<u>5,330.74</u>
Total Other Current Assets	<u>73,132.65</u>

Total Current Assets	<u>2,237,995.76</u>
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Fixed Assets

Land	55,757.91
Office Equipment	13,569.26

Accumulated Deprec.	-12,918.36
Total Fixed Assets	<u>56,408.81</u>
TOTAL ASSETS	<u>2,294,404.57</u>
LIABILITIES & FUND BALANCE	
Other Current Liabilities	
Escrow from Developers	45,076.00
Deferred Revenue	<u>4,671.20</u>
Total Other Current Liabilities	49,747.20
Total Current Liabilities	<u>49,747.20</u>
Fund Balance	
Fund Bal. inv. in Fixed Assets	56,408.81
Fund Balance	1,788,941.91
Reserved for Parks & Recreation	163,751.91
Unres., Designated for Town Hall	242,743.49
Excess of Exp. Over Rev.	<u>-7,188.75</u>
Total Fund Balance	<u>2,244,657.37</u>
TOTAL LIABILITIES & FUND BALANCE	<u>2,294,404.57</u>

b. Consider approval of budget amendment #2 for 2010/11. Bennett reported the budget amendment provides for the funds to be received and disbursed on behalf of Hampton Meadows roads, the postage needed for the survey, and the payment to Eagle Engineering for the dam study not invoiced until this fiscal year. Brotton made a motion to approve budget amendment #2 for 2010/2011; Hess seconded the motion.

The motion passed unanimously.

Budget Ordinance 2010/11 #2

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>Revenues:</u>		
<u>Fees and Licenses:</u>		
Payment for streets		\$50,000
<u>Expenditures:</u>		
<u>Professional Fees:</u>		
Payment to DOT		\$50,000

Operating expenditures:

Postage and Delivery		\$ 800
Bank Charges.		\$ 600
Insurance - liability	\$ 1,100	
Misc Town Office	\$ 300	
<u>Parks and Recreation</u>		
Maintenance & Grounds	\$ 22,675	
Professional Fees		\$22,675

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 9th day of August, 2010.

Attest:

Cheryl Bennett, Clerk

Mayor Brad Horvath

c. Presentation of Planning and Zoning Report by Joshua Langen, In July/August seven permits were issued. Langen reported he is working on a tree ordinance. Several ordinance changes will be coming up for public hearing soon. Langen asked if he could attend the North Carolina APA conference Sept. 29 – Oct. 1 in New Bern. He estimates costs at \$872. Funds are budgeted. Bradford made a motion to approve his attendance at the conference with costs up to \$950; Ormiston seconded the motion.

The motion passed unanimously.

Ormiston asked if the HOA amendments went back to planning board. Langen said he sent it to the attorney for his review; Ormiston felt it focused too much on new neighborhoods and not older aging ones, and wanted the Planning Board to focus on that, with possibly a bonding mechanism. Langen will go back and look at that.

7. CONSIDERATION OF PLANNING BOARD ALTERNATE POSITION APPLICANT JEFF DAVIS

Mayor Horvath reported he had spoken to Stan Schwartz, who is not interested in the position at this time.

Jeff Davis reported he has lived here twenty eight years, and was on the Planning Board for six years; he is a registered engineer, and has a Bachelors and Masters degree. Hess asked what his best contribution was in his time on the Board. Davis said probably eliminating clustering. Ormiston asked if he would do anything differently on the board; he replied he would just like to have input. Bradford asked about the role of the Planning Board; Davis replied under direction of the Mayor and Council they will do what is asked. He said his

strengths in ordinance review are he is an engineer, and familiar with roads, as well as concrete and steel. Hess asked his opinion of the roads here; Davis said they are built to low bid, and are terrible roads. Bill Lee commented Jeff Davis was involved in the formative days of the Village and was a valuable asset. Bradford asked Davis about the master plan, he said he hadn't read it in a long time. Hess asked if the \$30,000 spent on the dam was well spent; he replied he didn't know. Bradford asked his opinion on additional commercial development; Davis said he thought it would bring in much needed tax dollars. Hess nominated Jeff Davis to the open alternate position on the Planning Board; Brotton seconded the motion.

The motion passed unanimously.

8. DISCUSSION OF VILLAGE SEAL CONTEST – Item deleted.

9. DISCUSSION OF UNION COUNTY NEIGHBORHOOD LEADERS FORUM – Item deleted.

10A. PROCLAMATION FOR CONSTITUTION WEEK

Mayor Horvath said the local chapter of the D.A.R. had asked us to create this proclamation to support Constitution Week. Brotton made a motion to issue the Proclamation for Constitution Week; Ormiston seconded the motion.

The motion passed unanimously.

Village of Wesley Chapel, North Carolina Proclamation for Constitution Week

WHEREAS: The Constitution of the United States of America, the guardian of our liberties, embodies the principles of limited government in a Republic dedicated to rule by law; and

WHEREAS: September 17, 2010 marks the two hundred twenty-third anniversary of the framing of the Constitution of the United States of America by the Constitutional Convention; and

WHEREAS: It is fitting and proper to accord official recognition to this magnificent document and its memorable anniversary, and to the patriotic celebrations which will commemorate it; and

WHEREAS: Public Law 915 guarantees the issuing of a proclamation each year by the President of the United States of America designating September 17 through 23 as Constitution Week

NOW, THEREFORE I, Brad Horvath, by virtue of the authority vested in me

As Mayor of the Village of Wesley Chapel in the State of North Carolina
do hereby proclaim the week of September 17 through 23 as

CONSTITUTION WEEK

AND ask our citizens to reaffirm the ideals the Framers of the Constitution had in 1787
by vigilantly protecting the freedoms guaranteed to us through the guardian of our
liberties.

IN WITNESS WHEREOF, I have hereunto set my hand and caused the Seal of
the Village to be affixed this 9th day of August of the year of our
Lord two thousand and ten.

Signed _____

SEAL

Attest _____

10B. PROCLAMATION FOR THE LEAGUE OF WOMEN VOTERS
MAKING DEMOCRACY WORK DAY

Mayor Horvath received this proclamation from Virginia Bjorlin from the League
of Women Voters to support August 26, 2010 as Women's Equality Day. Brotton
made a motion to issue this proclamation; Ormiston seconded the motion.

The motion passed unanimously.

Village of Wesley Chapel, North Carolina

Proclamation for the 90th Anniversary of the League

WHEREAS: League of Women Voters of Union County is *the* organization where
hands-on work to safeguard democracy leads to civic improvement; and

WHEREAS: League of Women Voters of Union County is a nonpartisan political
organization, that has fought since 1920 to improve our system of government and impact
public policies through citizen education and advocacy; and

WHEREAS: Women's Equality Day, August 26, marks the 90th anniversary of passage
of the 19th amendment to the U.S. Constitution, which gave U.S. women full voting
rights; and

WHEREAS: the League believes in representative government and in the individual liberties established in the United States constitution; and

WHEREAS: the League, for 90 years, has held the public trust by respectfully bringing elected leaders and the public together through non-partisan, civil means and through thoughtfully advancing solutions; and

WHEREAS: Union County and its municipalities have benefited tremendously from the countless volunteer hours donated by League members over its 90-year history of enhancing democracy:

NOW, THEREFORE I, Brad Horvath, Mayor of the Village of Wesley Chapel in the State of North Carolina do hereby proclaim the 26th day of August, 2010 as “**League of Women Voters Making Democracy Work Day**” in honor of the League of Women Voters 90th anniversary and urge all residents of Wesley Chapel to pay great tribute and respect to the League of Women voters for all they do to make our community healthy, vibrant, and strong.

IN WITNESS WHEREOF, I have hereunto set my hand and caused the Seal of the Village to be affixed this 9th day of August of the year of our Lord two thousand and ten.

Signed _____
Mayor Brad Horvath

ATTEST: _____
Cheryl Bennett, Clerk

11. DISCUSSION OF POSSIBLE RESOLUTIONS:

- RESOLUTION IN SUPPORT OF ARIZONA SENATE BILL 1070
- RESOLUTION AGAINST CASH INCENTIVES ISSUED OR OFFERED BY LOCAL GOVERNMENTAL AGENCIES FOR BUSINESS RELOCATION OR EXPANSION
- RESOLUTION OPPOSING FEDERALLY MANDATED COLLECTIVE BARGAINING

These three resolutions were sent by Alamance County and they asked other entities to support them also. Brotton said he supported all three and recommended sending them to Union County for their support. Hess said there was a constitutional challenge to the Arizona bill and he didn't support the other two. Bradford asked for a delay for time to read the three bills. This item was tabled to the work session.

12. DISCUSSION AND CONSIDERATION OF CHANGING NUMBER OF MEMBERS ON PARKS AND REC COMMITTEE

Bradford reported that one alternate can't attend the meetings regularly at this time, and Stacy Brosius was interested in a new alternate spot; she has experience with festivals and fund raising. It was suggested the current alternate might want to take a leave of absence; and that terms might be placed on all the members' positions. This item will be put on the work session agenda. Brotton asked if there was a workload need for a second alternate. Bradford said sometimes they have full attendance, other times not. The committee policies address attendance, and should be adhered to.

13. SURVEY RESULTS

Mayor Horvath reported the highest response rate was 609, which is about 26%. Question 1 on the highest spending priority showed 40% for town hall, 32% for Parks & Rec, 16% for a contract deputy, and 12% for no spending. Question 2 was the second highest spending priority, 34% said town hall, 23% for Parks & Rec, 24% for a contract deputy, and 19% said no spending. Question 3 asked the preferred choice for a town hall; 62% said build on the six acres, 19% said renovate the existing house at Dogwood Acres, and 20% said don't build a town hall. Question 4 asked the priority for Parks & Rec expenditures; 46% said develop Page Price Park, 20% said acquire Dogwood Acres, and 33% said they did not support any expenditure for Parks & Recreation development. Mayor Horvath noted this is another piece of information in addition to the master plan survey and the park & rec survey.

Bradford noted we had a pretty good on-line response rate in that about 75% filled out the survey on-line rather than hard copy. She recommended in the future we explore using a more user friendly on-line survey tool, the four individual vote buttons resulted in more than one hundred people not voting on all questions.

Ormiston commented the whole purpose was to get the latest poll from the community on moving forward, and clearly the highest spending priority in question one and two was the town hall. The preferred site for a town hall was overwhelmingly the six acres. Thirteen percent more citizens said don't spend anything on parks than spend on the Dogwood Acres site. She requested the survey be used in decision making going forward just as the master plan is. She said parks are a priority going forward as noted in the master plan and we need to investigate our options. Ormiston also expressed concern that Marnie Holland, a member of Parks and Rec, did not reference these results in her flyer and questioned her ability to be unbiased in looking at all sites, when she has a bias to pursue Dogwood, which the citizens clearly said don't pursue. Bradford said the citizens did not say pursue Dogwood Acres, they said the priority is to move forward first with Page Price Park. Ormiston said we should not just focus on Dogwood Acres and should look at all options going forward; also Parks and Rec is not tasked with whether to build a town hall or a park. Some residents received the flyer in their mailboxes this weekend, and Ormiston felt Marnie should have reflected the current survey info. Marnie Holland said she did not send it out this weekend and did not have the survey results when the flyer was written.

Ormiston felt the flyer was inaccurate and biased and should have communicated the latest results. Bradford said individual citizens retain their rights to promote what they want. Ormiston felt it went over the line. The flyer did not state that this was the position of the Parks and Rec Committee. Hess said part of the compromise was to look at all properties, and as a committee they would be objective and look at all opportunities, and he felt John Lepke would do that. Ormiston put together a spreadsheet that might help in analyzing the options. Julie Brown asked that be done for a town hall, to also look at the 2 acre site. Brotton said the Downtown Committee was tasked to look at a town hall site, they didn't recommend the two acre site; the Parks and Rec Committee is tasked to look at locations for a park. Neither committee recommended the two acre site. Carol Mullis said the safety committee made an informal recommendation for the two acre site to be used for EMS. We do not yet own the two acre site. Hess recommended adding two columns to the template for dam liability and turn lane cost. John Lepke said at the next Parks & Rec meeting they will develop a set of criteria and then see how well all the land options meet the criteria, and then come up with the best option. Ormiston said it is unfortunate we are having to give up Page Price Park due to the costs, but it is not meant to derail or deter parks in any way. Mayor Horvath said Page Price Park is not off the drawing board, just the grant. He cautioned all committee members, you have the right to your own opinions, but be extremely careful when you put out a document that it doesn't represent the committee or the town. Bill Lee suggested instructing all committees that they are entitled to their opinions, but if they are on a committee they should issue a disclaimer. Mayor Horvath said maybe this should be added to our committee policies. Hess said he hopes to bring the different factions together going forward; a lot of people felt strongly and were willing to act. We will have a town hall on six acres and a significant park presence.

14. CAPITAL IMPROVEMENT PLAN / BUDGET DISCUSSION AND PRIORITIES

Mayor Horvath said there are three priorities; a park, town hall and a contract deputy. We don't know what the park will be because Parks & Rec is working on that; for a town hall do we agree on the six acres? Hess agreed, but said lets keep the expenditures roughly equivalent. The Mayor said we know a deputy costs \$72,000 per year, less the \$5,000 Aston has committed to for 2011 and 2012; Ormiston felt they would not be ready any sooner than January. It would take about six months before the Sheriff would have a deputy ready for us. Hess said we probably are not ready to know when we can commit to a deputy until we know the costs of the town hall. The estimated costs of a town hall were discussed. Becky Plyler said the fire department estimate came in at \$156 per square foot; Bill Lee said their site has fewer problems, but our cost will probably come in lower too. Hess suggested we leave it up to Parks & Rec regarding buying land versus amenities; they possibly may do fund raising for amenities. John Lepke said it would be helpful to have budget guidelines. Bradford said the timing of park amenities will benefit the general public, raise property values and

bring people to the commercial areas and spend money there. She would like it to be a high priority item since the town hall won't serve as many people. Hess said if we have a significant piece of land, and we still get the extra points for our first park, we would be in a strong position for a grant. Bradford said we can go through the waiver process to purchase the land before the grant.

Hess proposed a town hall of less than or equal to \$1.25 million, Parks & Rec spending of about a million dollars, and in year three a contract deputy; if costs come in lower, we could bring a deputy forward sooner. Ormiston agreed, she said \$1.25 million for a town hall is a little high. Bill Lee said we could design the facility, get a hard estimate based on those details, and then you have a number you are almost assured to come in below. Timing was discussed next. Hess said there would be about \$750,000 for a town hall this year, and Parks & Rec costs would be front end loaded, assuming we find a parcel. Brotton said he was okay on the town hall on six acres and Parks and Rec figures, and possibly we could spend more on parks if it is pushed out due to the surpluses we generate each year. Ormiston also was in agreement. Bradford said she is comfortable with the funding for Parks & Rec leaning toward the front; she felt with a park sooner it would generate a need for a deputy sooner. Mayor Horvath said we have some concurrence toward moving forward. Parks and Rec has guidance, and he prefers amenities sooner than later but wants to hear what Parks & Rec comes up with. He asked whether we need a committee to move forward with the town hall. Bennett said she would get some info on the process for next week's meeting. Brotton said a committee would use the knowledge basis in the community as engineers know what to ask. Brotton made a motion to proceed with forming a five member committee, and Ormiston will draw up a committee charter. Ormiston seconded the motion.

The motion passed unanimously.

Hess made a motion to set up a Capital Improvement Plan with targets of \$1.25 million for a town hall, one million for parks, and a deputy in year 3, and move forward sooner with the deputy if possible. Ormiston seconded the motion.

The motion passed unanimously.

Bradford suggested we have a public hearing to get the public's blessing, not to slow down moving forward. The Mayor and Brotton agreed.

Hess will send out the spreadsheets he created with these figures. Ormiston asked that there be a footnote that this is a goal and the numbers can be changed. The two spreadsheets are Attachment A.

15. REVIEW OF PARTF DECISION

- ESTABLISHMENT OF PRIORITIES
- DISCUSSION OF INTEREST IN DOGWOOD PRICE OPTION AGREEMENT

Hess said he spoke to the Johnston's, and they offered us a \$1.1 million price until tomorrow. Bradford said we need to engage them to keep the option on the table as early on Parks & Rec had selected their property as a high priority due to its proximity to downtown and the ability to hold the desired amenities. Hess said all

we would need is to give \$1 as consideration, and he was willing to spend the time on negotiations. Ormiston made a motion for Hess to go forth with a proposal, once we establish the price; Bradford seconded the motion.

The motion passed unanimously.

16. OTHER BUSINESS

Ormiston reported National Night Out was a success; an estimated 150-200 people attended, and there were two newspaper articles on it. She thanked Safety Committee Chairman Tessie Morris and the committee members, as well as Sheriff Cathey and the fire and EMS personnel who attended.

Mayor Horvath recognized and gave thanks to the people who helped get the survey out: Carol Mullis, Patti and Joe Hess, Kim Schneeberger, and Haley Bennett.

17. COUNCIL COMMENTS

Hess said he feels the compromise is a good step forward and brings the Village together.

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 121 LESTER DAVIS ROAD, WESLEY CHAPEL, NC

Hess 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 121 Lester Davis Road, Wesley Chapel, NC. Bradford seconded the motion.

The motion passed unanimously.

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

19. ADJOURNMENT

Bradford 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