

VILLAGE OF WESLEY CHAPEL
COUNCIL MEETING MINUTES
WESLEY CHAPEL UNITED METHODIST CHURCH
120 Potter Road, Wesley Chapel, NC 28110
January 18, 2011 – 8:00 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

Concerned citizens: Chuck and Gayla Adams, Becky Plyler, Carol Mullis, Julie Brown, John Lepke, Jeannine Kenary

Meeting was called to order at 8:00 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

Bradford made a motion to adopt the agenda with a change on item 6 to include voting on the amended Parks and Rec Master Plan and delete appointment of a new committee member; Ormiston seconded the motion.

The motion passed unanimously.

3. PUBLIC HEARING ON DOGWOOD PARK

Mayor Horvath opened the public hearing. Jeannine Kenary asked about the rankings of sites for a park and asked about site 15 on Highway 84 which was listed as 24 acres for \$958,000 but was then shown as \$4.5 million on another sheet, which appeared to be a different site on Chambwood Road. John Lepke said the list of sites was revised because they realized there were some duplicates and numbering was re-done. Jeannine said she spoke to the realtor for the parcel on Highway 84 and they said the price was negotiable. John Lepke noted all parcels were evaluated on the 38 criteria. Mayor Pro-tem Bradford noted Dogwood had scored the highest as clearly being the superior choice according to the rating criteria.

Carol Mullis said the Parks and Rec Committee agenda had several project ideas, and asked if the \$3500 in their budget was for materials and supplies, it is. She also asked about the reserves for Park and Rec; when the capital project fund is set up the reserves will be adjusted.

John Lepke asked that Council be guided by the parks and rec survey when they choose which amenities to include in the park. He asked that the infrastructure be limited to what is absolutely needed such as parking and restrooms. Some funds will be needed to secure the structure. He asked they consider the comments from the public last Thursday.

Mayor Horvath closed the public hearing.

4. PUBLIC HEARING ON UPDATED PARKS AND REC MASTER PLAN

Mayor Horvath opened the public hearing. He noted the Master Plan was adopted last year, and is now updated to reflect the new park. Jeannine Kenary asked if they had considered a plan for security considering the density of the trees and the proximity to the high school. It was noted they involved a deputy with the park planning. Mayor Horvath noted there is no way to completely make it secure, but that it is a priority item. Mr. Lepke noted we can clear trees near Highway 84 to create a line of sight, but leave the trees closer to the lake since the land slopes down and we just need to remove the brush. He suggested a light with motion detector.

Mayor Horvath closed the public hearing.

5. DOGWOOD PARK PRESENTATION AND DECISIONS ON AMENITIES

Jon Wood from HadenStanziale noted we will continue to work on security concerns but right now we are working on the PARTF grant. The topographical survey is almost completed, some borings will be done on Friday and pond soundings done at the end of the month.

He presented three park options with picture boards and budgets. The overall projected cost including land is \$1,828,031. Projected development costs are \$673,620 plus 5% contingency, and 10% planning and engineering. Option 1 assumes a \$500,000 PARTF grant, \$18,750 NC Wildlife Commission fishing grant, a \$4,425 Adopt a Trail grant and \$40,000 RTP grant. This option includes a paved parking lot, wider entrance road, fishing pier, two small shelters, amphitheater/stage, overflow lot / play field, paved trail, hiking trail, boardwalk and fence. He noted if we get volunteer help it will help us to be able to add more amenities such as a bike trail. Council member Hess asked about using the bathrooms in the house and whether funds should go for the fence or bathrooms. John Lepke said he felt there was an easy way to add bathroom facilities and an ADA ramp. Jon Wood said the fence is to delineate the property; we could put up signs instead. He noted usually only pocket parks get fenced.

Option 2 reduced the PARTF grant request to \$450,000, includes a large shelter in phase 1 instead of the smaller shelters, and spreads the amphitheater and parking lot costs into two phases. The first tier of the amphitheater is in phase 1; residents could still bring their own chairs. Option 3 requests a PARTF grant of \$460,000 and includes a bare bones amphitheater (just a stage) and takes out the large shelter but includes the bike trail and more funds for the paved trail and hiking trail.

Furnishings includes items such as benches, doggy stations, and garbage cans. The fence could be chain link or diamond rail wood posts which can be backed with chicken wire. Signage will be included under the furnishings line item. How often gravel would have to be replaced in the parking lot if it is not paved was discussed. We could also do fund raisers for the shelters, and biking clubs might build trails. Based on the survey these two items may be deferred. Mayor Pro-tem Bradford noted playgrounds were both lower in the desired amenities list. She said we might defer the fishing pier to a little later since they have not come out yet and might not recommend a pier.

Council member Ormiston noted we might not want to assume we would get any other grants other than PARTF. She noted costs which are essential such as parking, wheel stops, entrance gate, water and sewer, earthwork, and erosion control total about \$280,000. Jon Wood said he would check with the PARTF rep to see if portable johns can be used for restrooms. Signage was discussed; it will include signs at the entrance, the lake, and handicapped parking.

Programming was discussed; the book club would like to have a volunteer library, there was interest in dance and art classes, and a kids' story program. Council member Hess cautioned that you run a risk of becoming more a commercial entity than governmental by offering some items.

Hess made a motion to approve the following amenities and cost amounts in the PARTF grant application requesting \$500,000: Amphitheater/stage/outdoor classroom \$35,000, parking lot & drive \$84,750, wheel stops \$2,420, entrance gates \$2,000, overflow lot/open play field \$40,000, furnishings and signs \$10,000, paved loop 3700 linear feet \$75,000, boardwalk 200 linear feet \$31,000, hiking trail-dirt 2210 linear feet \$9,210, storm drainage \$15,000, erosion control \$7,500, earthwork \$7,500, clearing \$5,000, grassing \$5,850, bathrooms \$45,000, contingency \$18,000 and planning & engineering \$56,770. Total improvements are \$450,000 plus land costs of \$1,050,000 for a total park cost of \$1,500,000.

Bradford seconded the motion.

The motion passed unanimously.

Hess made a motion to follow the above budget and any figures that increase by the lesser of 10% or \$1,000 must go to Council for approval; Ormiston seconded the motion.

The motion passed unanimously.

Ormiston said she would like to see more detail on the items such as furnishings and planning/engineering, and add a lighting/security item. She noted we need to do more investigation on the lights before we do an amendment. Parks and Rec will investigate what items are needed and their cost.

6. PARKS AND REC COMMITTEE UPDATE INCLUDING VOTE ON AMENDED PARKS AND REC MASTER PLAN

Council member Hess made a motion to approve the updated Parks and Rec Master Plan. Bradford seconded the motion.

Clerk Bennett asked if we should add a Record of Amendment to show what changes are being made. Hess withdrew his motion.

Council member Hess made a motion to approve the updated Parks and Rec Master Plan with a record of amendment added. Bradford seconded the motion.

The motion passed unanimously.

Mayor Pro-tem Bradford said the Parks and Rec Committee would like to install a gate and motion detector lights when the tenant moves out. They also would like to have a park introduction day in the spring to invite the public out and show them what will be done and sign up volunteers. Council member Hess said we can't jeopardize the tenant's use of the house including the ability to come and go freely. We also need to do a CUP for use of the property as a park.

Bradford said the Key Club would like to offer service hours and a community vegetable garden could bring in student groups and coordinate with the Future Farmers of America club at the high school. Produce could be grown and donated to a shelter. Ormiston noted we will still have heavy equipment on site. Hess said we can't start using the property as a park until we are comfortable that no hidden liabilities exist. Ormiston said we need to think this through. Bradford said we don't need decisions tonight, we know we need waivers for volunteers. She asked that Council think about having a tractor available if we can purchase one at reasonable cost and Parks and Rec Chairman John Lepke will look at how we can use it and alternate costs if we hire someone to mow. While the long term plan is to contract out for maintenance, on an interim basis we might do the mowing on a volunteer basis.

Jeannine Kenary asked if down the road a Parks and Rec Committee might beget a Parks and Rec department. Bradford said maybe down the road, we might need a part time staff person, but now we could use volunteer enthusiasm.

Council member Brotton said with a field, will we find an organized team start to use it, and who will administer conflict resolution when more than one wants to use it. Hess said he is opposed to using the land as a park until after June. Hess asked about the name of the park; it will be on the next Parks and Rec agenda to come up with a process for naming it. Info will be given to Ormiston for the newsletter.

7. DISCUSSION ON SETTING A REVIEW SCHEDULE AND TIMELINE FOR THE DRAFT DOWNTOWN RESOLUTION

At the first meeting in February we will go through Sections 2-8; at the second February meeting sections 9 – 11, at the first March meeting sections 12 – 14, and at the second March meeting sections 15, 16 and the executive summary.

Ormiston asked how we would approach it; will we adopt it entirely or not at all?

Mayor Horvath said depending on how much change might occur, we might let the Downtown Committee look at it again. We could do it like the Master Plan where we did not adopt the whole thing, but kept parts we liked.

Hess noted he has signed a letter of intent to lease a business property in the existing downtown area, and will not vote on the documents. If Council prefers he can have someone else present it. Mayor Horvath said he is okay with him presenting it since it is in an existing area. Ormiston said it could have a direct impact on him, and she was okay with him recusing himself.

Hess said some of the businesses feel like they are out on their own, and we need to promote the businesses so they thrive and survive.

8. CONFIRM DATES FOR ADVANCE IN 2011 AND AGENDA FOR FRIDAY SESSION

Bennett reported Larry Parks is available on all the proposed dates, but the Stone Table is only available March 4, 2011. A call is in to SPCC for their availability. The Church has a function in the morning on March 5, 2011 so Bennett will check with the library and Lake Park's community room for availability.

For the agenda on Friday night, we can give an update on the park and town hall and discuss how to develop the downtown area – what is the vision for the area.

9. SAFETY COMMITTEE REQUEST FOR CONSIDERATION ON SPEED LIMIT ON HIGHWAY 84 AT WESLEY CHAPEL ELEMENTARY SCHOOL

Ormiston motioned to table this item to the next meeting; Brotton seconded the motion.

The motion passed unanimously.

10. OTHER BUSINESS

Brotton noted the Union County website has information on the Master Gardeners plant sale; plants are very reasonable in price. There are also openings on County Committees listed on the website. There is a lunchtime barbecue at the Ag Center for Crime stoppers on Friday.

11. COUNCIL COMMENTS - none

12. ADJOURNMENT

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

The motion passed unanimously.

Respectfully submitted,

Cheryl Bennett, Clerk

Mayor Brad Horvath