

VILLAGE OF WESLEY CHAPEL  
COUNCIL MEETING MINUTES  
WESLEY CHAPEL UNITED METHODIST CHURCH  
120 Potter Road, Wesley Chapel, NC 28110  
April 11, 2011 – 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, Council Members Brotton, Hess and Ormiston  
**Absent:** Mayor Pro-tem Bradford

**Others Present:**

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

Concerned citizens: Carol and Jim Mullis, Julie Brown, Jeannine Kenary, Karen Partee, Gayla & Chuck Adams, Becky & Butch Plyler, Josh Whitener

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 gave the invocation.

2. INFORMAL PUBLIC COMMENTS

Becky Plyler commented about allowing non-residents to be committee members; she asked how you would feel if she made decisions on your HOA. She surveyed local towns and found only one allowed non-residents, and they could not make decisions on spending money. She also called citizens and they were surprised we allowed non-residents on committees. She noted we have some good non-residents on committees but it was time to think about the policy. She suggested a business that pays taxes could have a person on a committee, but not make decisions; she felt current non residents could be given six months to become a resident, and we not add additional non-residents to committees. She suggested annexations be done twice a year, and the information be put in the Union County Weekly.

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

Ormiston made a motion to adopt the agenda; Hess seconded the motion.

The motion passed unanimously.

4. APPROVE MINUTES FOR:

Council Advance March 4 and 5, 2011

Council Meeting March 14, 2011

Council Meeting March 22, 2011

Mayor Horvath made a correction to the Advance Minutes on page 63; wording was changed to “Mayor Horvath had heard the opinion that”. Hess made a correction to the March 14 minutes on page 74, Item 10, to change “provide remote parking” to “include remote parking”.

Hess made a motion to approve the amended minutes for the Council Advance March 4 and 5, 2011; Council Meeting March 14, 2011; and Council Meeting March 22, 2011. Ormiston seconded the motion.

The motion passed unanimously.

5. STAFF REPORTS

- a. Review and approve the Village Financial Reports dated March 31, 2011, submitted by Cheryl Bennett, Finance Officer

Bennett reported the cash balance at March 31, 2011 is \$1,629,916. March general fund revenues are \$68,815 and expenditures \$28,587. Capital Improvements Projects Fund expenditures in March are \$7,563 for the Park and \$41 on the Town Hall. Bennett noted legal fees relevant to the park and town hall had been charged to the projects. Hess asked when the Revenue Sharing payments are received; Bennett replied they are received quarterly in December 2010, March 2011, June 2011 and September 2011 for the current fiscal year. Hess made a motion to approve the March 2011 financial reports; Brotton seconded the motion.

The motion passed unanimously.

**March 2011 Balance Sheet**

**ASSETS**

**Current Assets**

**Checking/Savings**

<b>Fifth Third Bank Checking</b>	64,637.33
<b>Fifth Third Bank Money Market</b>	497,293.00
<b>Citizens South CD Bldg 07.03.11</b>	247,479.31
<b>BB&amp;T CD 10.23.2011-.4%</b>	318,192.58
<b>BB&amp;T CD 04.21.11. .568</b>	502,235.40
<b>Target Gift Card for NNO</b>	28.19
<b>Petty Cash Fund</b>	<u>50.00</u>
<b>Total Checking/Savings</b>	1,629,915.81

**Other Current Assets**

<b>Prepaid Exp.</b>	850.00
<b>Property Tax Rec.</b>	5,173.00
<b>Allow. for Doubtful Accounts</b>	-1,451.00
<b>Sales Taxes to be Received</b>	
<b>Total Sales Taxes to be Received</b>	<u>673.50</u>
<b>Total Other Current Assets</b>	<u>5,245.50</u>

**Total Current Assets** 1,635,161.31

<b>Fixed Assets</b>	
Land	816,913.51
Office Equipment	13,569.26
Accumulated Deprec.	<u>-13,569.26</u>
<b>Total Fixed Assets</b>	<u>816,913.51</u>
<b>TOTAL ASSETS</b>	<u><u>2,452,074.82</u></u>
<b>LIABILITIES &amp; FUND BALANCE</b>	
<b>Other Current Liabilities</b>	
Taxes payable on Dogwood Park	1,104.93
Escrow from Developers	45,076.00
Deferred Revenue	<u>3,722.20</u>
<b>Total Other Current Liabilities</b>	49,903.13
<b>Total Liabilities</b>	49,903.13
<b>Fund Balance</b>	
Fund Bal. inv. in Fixed Assets	816,913.51
Fund Balance	902,437.31
Excess of Rev. over Exp.	<u>682,820.87</u>
<b>Total Fund Balance</b>	<u>2,402,171.69</u>
<b>TOTAL LIABILITIES &amp; FUND BALANCE</b>	<u><u>2,452,074.82</u></u>

**March 2011 Budget Report**

	<u>Mar 11</u>	<u>Jul '10 - Mar 11</u>	<u>Budget</u>	<u>% of Budget</u>
<b>General fund</b>				
<b>Revenues</b>				
<b>Appropriated Fund Balance</b>				
Appropriated Fund Balance - Other	<u>0.00</u>	<u>1,293,000.00</u>	<u>1,293,000.00</u>	<u>100.0%</u>
<b>Total Appropriated Fund Balance</b>	0.00	1,293,000.00	1,293,000.00	100.0%
<b>Fees and Licenses</b>				
Newsletter Sponsor	0.00	0.00	2,000.00	0.0%
Payment for Streets	0.00	50,000.00	50,000.00	100.0%
National Night Out-raffle,cont	0.00	369.00	0.00	100.0%
Contribution for parks and Rec	0.00	0.00	0.00	0.0%
Fall Festival donations	0.00	7,635.00	6,000.00	127.25%
Cable Franchise (from Time Warn	0.00	9,115.00	13,200.00	69.05%
Engineering Fees Reimbursement	0.00	427.50	10,000.00	4.28%
Zoning Permit	600.00	4,601.50	7,000.00	65.74%
Privilege Licenses	203.21	24,819.86	24,000.00	103.42%

Annexation Exp Reimbursed	0.00	1,230.00	180.00	683.33%
Misc. Fees	146.50	192.20	140.00	137.29%
<b>Total Fees and Licenses</b>	<b>949.71</b>	<b>98,390.06</b>	<b>112,520.00</b>	<b>87.44%</b>
Interest Earned	63.21	14,794.87	14,000.00	105.68%
<b>Property Tax Income</b>				
Current Year Property Tax	1,560.50	148,292.76	135,274.00	109.62%
Delinquent Taxes	214.31	2,086.86	1,200.00	173.91%
Interest/Ad Fee on Taxes	49.47	434.27	294.00	147.71%
Utility Ad Valorem	0.00	0.00	1,000.00	0.0%
Vehicle Registration	690.53	6,226.56	7,962.00	78.2%
<b>Total Property Tax Income</b>	<b>2,514.81</b>	<b>157,040.45</b>	<b>145,730.00</b>	<b>107.76%</b>
<b>Revenue Sharing</b>				
Alcoholic Beverage Tax	0.00	0.00	25,000.00	0.0%
Cable (from State)	20,081.54	42,490.03	80,000.00	53.11%
Excise Tax (Piped Natural Gas)	4,537.00	5,066.00	16,000.00	31.66%
Franchise Tax (Electric Power)	34,818.00	96,979.00	150,000.00	64.65%
Sales & Use Taxes	2,971.76	16,957.10	32,000.00	52.99%
Telecommunications Tax	2,879.00	5,864.00	13,000.00	45.11%
<b>Total Revenue Sharing</b>	<b>65,287.30</b>	<b>167,356.13</b>	<b>316,000.00</b>	<b>52.96%</b>
<b>Total Revenues</b>	<b>68,815.03</b>	<b>1,730,581.51</b>	<b>1,881,250.00</b>	<b>91.99%</b>
<b>Expense</b>				
Transfer to CIP Park Project	0.00	1,475,000.00	1,475,000.00	100.0%
<b>Operating Expenditures</b>				
Contingency	0.00	0.00	0.00	0.0%
Advertising - Clerk	0.00	24.88	1,000.00	2.49%
Annexation Expense	21.00	21.00	800.00	2.63%
Annual Retreat	1,355.31	1,355.31	2,000.00	67.77%
Bank Charges	125.76	364.95	600.00	60.83%
Books & Literature	0.00	29.00	400.00	7.25%
Dues and Subscriptions	0.00	6,975.00	12,000.00	58.13%
Election Expense	0.00	1,268.75	1,300.00	97.6%
Electronic Commun (Tele/RR)	243.45	2,484.32	4,000.00	62.11%
Insurance - Liability	0.00	9,323.50	9,421.00	98.97%
Insurance - Workmen's Comp	0.00	500.00	500.00	100.0%
Land Maintenance	0.00	0.00	3,000.00	0.0%
Town office Maint.	0.00	617.30	985.00	62.67%
Misc town office	4.65	96.08	1,700.00	5.65%
Newsletter	1,468.81	1,468.81	2,000.00	73.44%
Office Expense	174.77	1,186.24	2,000.00	59.31%
Postage and Delivery	638.00	1,941.71	2,500.00	77.67%

Rent	1,400.00	12,500.00	17,000.00	73.53%
Seminars	0.00	345.00	1,500.00	23.0%
Tax Collection Fee	37.78	2,201.69	2,620.00	84.03%
Travel & Entertainment	102.87	1,693.64	2,500.00	67.75%
Utilities- Temp. Town Hall	127.38	1,887.32	3,000.00	62.91%
Welcome Committee	0.00	0.00	0.00	0.0%
<b>Total Operating Expenditures</b>	<b>5,699.78</b>	<b>46,284.50</b>	<b>70,826.00</b>	<b>65.35%</b>
<b>Gen. Govt. Salaries</b>				
Admin. Assistant	671.25	3,651.25	4,705.00	77.6%
Allowance for Salary Adjustment	0.00	0.00	334.00	0.0%
Mayor	1,200.00	3,600.00	4,800.00	75.0%
Mayor Protem	750.00	2,250.00	3,000.00	75.0%
Council Salary	1,800.00	5,400.00	7,200.00	75.0%
Clerk Salary	5,500.00	32,531.25	46,875.00	69.4%
Finance Officer Salary	1,211.55	7,673.15	10,500.00	73.08%
Payroll Taxes	1,310.65	7,264.64	10,938.00	66.42%
Payroll exp - Unemployment	0.00	0.00	1,000.00	0.0%
Fringe Benefits - Insurance	1,292.24	9,688.16	13,648.00	70.99%
Fringe Benefits - Retirement	814.80	5,228.24	7,017.00	74.51%
<b>Total Gen. Govt. Salaries</b>	<b>14,550.49</b>	<b>77,286.69</b>	<b>110,017.00</b>	<b>70.25%</b>
<b>Planning &amp; Zoning</b>				
P/Z Admin. Salary	6,000.00	38,541.44	52,075.00	74.01%
Planning & Zoning Board Salary	0.00	1,302.00	3,032.00	42.94%
Advertising	84.57	248.75	1,000.00	24.88%
P/Z Office Expense	0.00	152.57	1,200.00	12.71%
Planning/Zoning Expense	0.00	0.00	0.00	0.0%
P/Z Seminars	0.00	199.00	600.00	33.17%
P/Z Travel	61.00	908.10	1,200.00	75.68%
P/Z Dues,Subscriptions	0.00	350.00	800.00	43.75%
Administration (COG)	0.00	0.00	0.00	0.0%
<b>Total Planning &amp; Zoning</b>	<b>6,145.57</b>	<b>41,701.86</b>	<b>59,907.00</b>	<b>69.61%</b>
<b>Professional Fees</b>				
Department of Transportation	0.00	50,000.00	50,000.00	100.0%
Codification	0.00	0.00	30,000.00	0.0%
Audit Fees	0.00	3,700.00	3,700.00	100.0%
Engr. Consulting	273.57	1,353.57	11,800.00	11.47%
Legal Fees	1,667.69	10,687.72	24,000.00	44.53%
Security	0.00	0.00	0.00	0.0%
<b>Total Professional Fees</b>	<b>1,941.26</b>	<b>65,741.29</b>	<b>119,500.00</b>	<b>55.01%</b>

<b>Parks &amp; Recreation</b>				
Materials & Supplies	0.00	0.00	3,500.00	0.0%
Maintenance/Grounds	0.00	0.00	3,575.00	0.0%
Events	0.00	7,341.35	7,400.00	99.21%
Insurance	0.00	0.00	2,000.00	0.0%
Office Expense	0.00	0.00	250.00	0.0%
Professional Fees	0.00	23,075.00	23,075.00	100.0%
Dues & Subscriptions	0.00	500.00	600.00	83.33%
<b>Total Parks &amp; Recreation</b>	<b>0.00</b>	<b>30,916.35</b>	<b>40,400.00</b>	<b>76.53%</b>
<b>Public Safety</b>	<b>0.00</b>	<b>369.76</b>	<b>600.00</b>	<b>61.63%</b>
<b>Capital Outlay</b>				
Reserve for Capital Outlay	0.00	0.00	0.00	0.0%
Computer Equip.	249.99	249.99	5,000.00	5.0%
Furniture & Equipment	0.00	0.00	0.00	0.0%
Software	0.00	0.00	0.00	0.0%
<b>Total Capital Outlay</b>	<b>249.99</b>	<b>249.99</b>	<b>5,000.00</b>	<b>5.0%</b>
<b>Total Expense</b>	<b>28,587.09</b>	<b>1,737,550.44</b>	<b>1,881,250.00</b>	<b>92.36%</b>
<b>Net General fund</b>	<b>40,227.94</b>	<b>-6,968.93</b>	<b>0.00</b>	<b>100.0%</b>
<b>CIP</b>				
<b>CIP Revenue</b>				
<b>Transfer from General Fund</b>				
Appropriated for Dogwood Park	0.00	825,000.00	825,000.00	100.0%
Appropriated for Town Hall	0.00	650,000.00	650,000.00	100.0%
<b>Total Transfer from General Fund</b>	<b>0.00</b>	<b>1,475,000.00</b>	<b>1,475,000.00</b>	<b>100.0%</b>
<b>Total CIP Revenue</b>	<b>0.00</b>	<b>1,475,000.00</b>	<b>1,475,000.00</b>	<b>100.0%</b>
<b>CIP Expense</b>				
<b>Capital Projects</b>				
Dogwood Park Capital Outlay	7,563.27	782,265.93	825,000.00	94.82%
Town Hall Capital Outlay	40.76	2,944.27	650,000.00	0.45%
<b>Total Capital Projects</b>	<b>7,604.03</b>	<b>785,210.20</b>	<b>1,475,000.00</b>	<b>53.24%</b>
<b>Total CIP Expense</b>	<b>7,604.03</b>	<b>785,210.20</b>	<b>1,475,000.00</b>	<b>53.24%</b>
<b>Net excess of CIP revenues over expense</b>	<b>-7,604.03</b>	<b>689,789.80</b>	<b>0.00</b>	<b>100.0%</b>
<b>Net excess of rev. over exp.</b>	<b>32,623.91</b>	<b>682,820.87</b>	<b>0.00</b>	<b>100.0%</b>

b. Presentation of Planning and Zoning Report by Joshua Langen  
Langen reported 16 permits were issued in March including one home in Wesley Chase, four sign permits, one commercial upfit for Braces Plus and seven accessory structures. Langen reported on the status of various text amendments;

Article 2 definitions will go to Planning Board in May, amendments regarding HOA's are under review by the attorney and Planning Board will review traffic management standards, signs definitions, Article 8 Signs, off-street parking, and grass height standards in April.

6. RATIFY VOTE ON ORDINANCE 2011-04

Mayor Horvath reported the annexation Ordinance was brought into line with the general statutes and one typographical error corrected and this was to ratify the vote on it. Brotton made a motion to ratify the vote on Ordinance 2011-04; Hess seconded the motion.

The motion passed unanimously.

7. TOWN HALL BUILDING COMMITTEE UPDATE

Brotton reported we have gone from the initially selected architect to our second choice, and then to Fuller Architecture who came in at the price level we anticipated. Brotton made a motion to ask Council to accept Fuller as the Town Hall Architect and to allow the Town Hall Building Committee to follow-up on details to draft a contract using AIA Form B101-2007 with the assistance of town counsel. Ormiston seconded the motion. Hess said there are a lot of services not included in the proposal, if it adds to the number of site visits it will increase the bill due to where they are located. Bill Meyer and Jeannine Kenary noted Fuller included more site visits than the other two architects. Mayor Horvath reminded them of the public meeting we want to hold, Bill Meyer said the Committee discussed it with Fuller and one meeting with a 50% rendition will be built into the agreement. Hess said there are 21 construction administration visits included, but the items on page two such as soil analysis, traffic studies, etc. are of his concern. Brotton said all those exceptions are the same as on the other proposals and Mr. Fuller is mindful of our tight budget. Mayor Horvath noted there is a landscape analysis even though decorative landscape plans are not included.

The motion passed unanimously.

Karen Partee, Vice President of Aston Properties, presented a proposal to Council. She noted a year ago they made an offer to share a stormwater pond on the south side of the six acres, she also noted a question came up on access. The driveway originally shown is off the property line, and she showed the shopping center's access points to Highway 84. The last one to the east is the one in question; it is stubbed in. The Town Hall property has a 25 foot wide access to 84. When the property was deeded to Wesley Chapel in 2003 they came to Council and the land design firm drew the road to the left of the property, the document recorded called for a fifty foot easement, twenty five feet along each side of the property line. The Aston partners felt they should relocate the road, and it would also probably call for extending the median and deceleration lane on Highway 84.

Karen Partee proposed the following: The proposal includes Aston removing their easternmost driveway and reconstructing a new driveway along the Easement Area as defined in the Declaration of Easements and Agreements. Ms. Partee noted this would also probably require extending the median and

deceleration lane. This driveway would extend approximately 233 feet from the right of way and end at the first bend in the common property line (where the town hall parking would access the driveway). The Town would be responsible for landscaping and irrigating both sides of this initial driveway, with landscaping similar to landscaping at the other entrance drives in the shopping center. Aston would design, construct and animate a shared stormwater pond on the south end of the Town property; it would be sized to handle a portion of the retail project's stormwater and the Town's stormwater. Previously Aston had planned to do underground storage of stormwater; this would add flexibility in moving their parking around. The Committee felt a dry pond might be more pleasing than a wet one. The Town would be responsible for any landscaping and providing power for a wet pond's fountain, and the Town would have the right to irrigate from the pond. The Declaration of Easements and Agreements would be modified at Aston's expense, to include the roundabout area and the stormwater pond in the future easement area, and to outline the maintenance responsibilities. The roundabout would shift to end up more on the town's land so as to keep alignment for safe traffic. She proposed the Town would be responsible for 100% of the maintenance of the relocated driveway until such time as the retail project builds out its remaining phase, the Town and Aston would share the maintenance of the relocated driveway from the right of way to just south of the roundabout on a 50-50 basis, and the Town would be responsible for the routine maintenance of the pond, and Aston would be responsible for 100% of any capital repairs required for the pond once it builds out its remaining phases. Ms. Partee said their engineer spent time calculating the size of the pond; she thinks it would be just over an acre. An alternative is a dry pond which is estimated at about  $\frac{3}{4}$  of an acre. Pictures were shown of an inlet structure, exit structure, and a dry (Colony Place) and wet pond. Through an error the town was not given rights in the Declaration of Easements and Agreements to drive across the easement. The Declaration of Easements and Agreements would be modified to provide access rights for the Village over the entire easement area; the shopping center CUP would be modified to allow for development on the area previously shown as driveway and lying between the current and relocated driveways. Ms. Partee said there is a 25 foot easement on either side of the property line and an additional fifteen foot easement on either side of the line for temporary construction and utilities. That would be changed to include the roundabout bulge, and so they could access the pond area. The road would be built with heavy duty specs; they anticipate no maintenance for the first two years and thereafter maintenance would include \$400-\$500 annually for striping and \$2,000 annually for potholes, depending on traffic and weather. She showed where Pet Smart is going in, and where a temporary sediment basin is located that can handle their stormwater in the short term.

Bill Meyer, Town Hall Building Committee Chairman noted that the pond by Chick-fil-A is wet not just from stormwater runoff but also due to two wells running 24/7 keeping it full so they can use it to irrigate.

Ormiston asked if we need a pond for just the six acres, and if so, how large. Bennett reported she spoke to our engineer and the property has a crest in the

middle; originally a small pond was shown toward Highway 84 for drainage from a building and parking lot; we could re-grade the property to make it all drain to the south. Our engineer said we would need some sort of stormwater drainage for the 10,000 square feet of impervious surface we would create.

Karen Partee said their development is grandfathered, but if separated she thought the town would be subject to Phase II requirements. She also commented that the more valuable property is towards Highway 84, and you are better off using the less valuable property on the south end for stormwater. Ormiston noted we need more information to make our best decisions, and commented we can't be landlocked; she wanted to know the options and costs, and what DOT would require if we don't move our driveway down. Karen Partee said because the traffic impact analysis went is as one combined development they are expecting one driveway there, and have said they would not grant two. She also said the Village would be required to submit their plans to Aston for approval so they can see that the road is being built to the same standards (construction, landscaping, lighting) as the rest of their roads. Ms. Partee said she had been told the road would cost about \$75,000 and the pond \$50,000. Ormiston asked if moving the road and changing from underground stormwater storage would cause the CUP to be modified. Karen Partee said they did not submit a stormwater plan, just technical data sheets. Hess said we need to know exactly what our costs are going to be; there will be costs to re-direct the stormwater to the pond, and it comes down to numbers. Bill Meyer said the committee felt the numbers for the road and pond were pretty accurate. Hess noted there will still be costs involved under the different options and we should consider all plausible options for us and see what is most cost effective. Mayor Horvath said the pipes don't have to lie along the level of the land, they can be underground. Bill Meyer said the Committee did not feel it was within the scope of their work to negotiate with Aston, but felt the idea deserved consideration. Brotton said we need to get a civil engineer out and determine what our needs are, come back with those costs and how we would move the stormwater back to the pond. Ormiston agreed if it turns out to be most cost effective for both of us that would be good, but we need to know what our needs are. Brotton asked about the size of the temporary pond. Karen Partee said temporary sedimentation ponds sizes are determined by DENR and it is just meant to catch water while you are grading. It can be filled in when no longer needed. Karen Partee noted Aston is not in a hurry but the Town Hall Building Committee needs to know the scope for their architectural contract. Chuck Adams asked if this proposal is all or nothing. Partee said they can't afford to spend \$75,000 in road work and not re-coup it with future savings. Chuck Adams noted this is using an acre plus for the pond, and moving the road to our property and most of the traffic would be for Aston. Karen Partee said most of the traffic would be for the Town Hall since there are three entrances to the west where people can turn in to the shopping center. Traffic from the east is prevented by the median from turning at this entrance. Chuck Adams asked how much of the stormwater do we have to maintain, and where does it come from; Karen Partee said most of it comes from Aston, and maintaining it means you have to cut the grass. Chuck Adams said

this is a business decision; most of the water comes from Aston, and why would we give up a lot of land and take on all the maintenance costs. Karen Partee noted Aston has been a good partner to the Village and has let the Village have two festivals on their land. She also noted traffic will leave the town hall and go to stores in the shopping center. The traffic roundabout has been moved forty-five feet and they will try to minimize the amount of Village land it takes up, but still safely keep traffic moving. Ormiston asked what the difference in cost would be between the underground pipes and this proposal; she said they had not figured it out. Joshua Langen asked about the inlet and outlet; there would be an outlet structure at the south end. Having USI compute the costs was suggested by Langen, the approximate cost for USI to do this would be determined first and brought to Council. Hess noted this could have been expedited if all the information had been brought to Council. Brotton said he would work with Joshua Langen and USI and get some numbers; looking at options including partnering with Aston with a wet pond, partnering with Aston with a dry pond, us alone, and the driveway. Mayor Horvath and Hess noted there are other intangibles to consider such as giving up the land, and using the land with a walking trail around it. Ormiston asked about the size of the pond and if there would be room around it. Clerk Bennett said she had a document from Aston's engineer that showed the sizes of a wet or dry pond and she will forward that to Council. Ormiston asked about the idea that had come up of putting in a playground and whether it had been discussed by the Committee; Bill Meyer said it had not come up and was outside of their scope.

8. CALL FOR PUBLIC INFORMATION SESSION ON CAROLINA  
THREAD TRAIL

A representative from the Carolina Thread Trail can come to a meeting to present information and respond to questions; there are two segments that may go through Wesley Chapel. A meeting was scheduled for Thursday May 5, 2011 at 7 pm here at the Church. Sondra Bradford, Marnie Holland, and Travis Morehead will lead the meeting.

9. PARKS AND REC COMMITTEE UPDATE

Mayor Horvath noted the Village was given a \$100,000 water resources grant; we can use \$90,361 for reimbursement towards the land already purchased. Mayor Horvath noted Union County is part of the NC Beaver Management Assistance Program and we can use their assistance at \$20 per visit, and ten visits are estimated. Brotton noted on the NC website it says property owners or whoever they designate can take beavers and their dam at any time without cost; if you use a trapping device, then it is regulated. Ormiston made a motion to approve the funds for the trappers through the NC Beaver Management Assistance Program, with a cap of \$500. Brotton seconded the motion. Ormiston noted she felt the potential liability made it cheaper to pay the \$500. Hess said he thought we had some volunteers to do this.

The motion passed 2-1 with Hess voting nay.

This will fall under the maintenance line item.

Mayor Horvath noted John Lepke had made a rough draft of a landscaping RFP; Bennett made some suggestions, and it was asked for them to incorporate the changes and get the attorney's approval and come back next week. The timeline for the park was reviewed. An open house was proposed for July 2, and a fishing contest proposed. Langen noted that infrastructure required by the CUP needs to be in place first before we have people on site, with concerns on ingress and egress. Hess expressed concern that the site needs to be surveyed for any hazards before we invite people out there. Parks and Rec needs to have a plan to do that. Council asked Julie Brown if they intended to have people come through the house; she said yes. Brotton asked if we need to provide ADA access. The idea of a community garden was discussed; concern was expressed over the selectivity of who would be allowed to access the gate while the park is still under construction. Ormiston suggested we look at the timeline for April through June. Fundraising options had been given; Bennett suggested one option was a separate organization to fundraise, which would be totally independent of the Village. Brotton asked if we would want donors who also sit on the Parks and Rec Committee to decide how the money would be spent. Hess noted there could be some concerns with an independent group. Bennett noted if donations come directly to the town we have to be concerned with internal controls and only employees are bonded. Discussion was held of possible ways to do a build a brick campaign. Mayor Horvath noted details of a plan would be needed. A short list of park rules was provided; Ormiston suggested adding picking up after pets; and Brotton asked if alcohol would be allowed, Julie Brown said the Committee was still considering it.

10. CONSIDER APPROVAL OF ORDINANCE 2011-05 REPEALING SPEED LIMIT ON SR 1008 FROM THE SOUTHERN CORPORATE LIMIT, A POINT .19 MILE SOUTH OF SR 1329 (BILLY HOWEY ROAD) NORTHWARD TO THE NORTHERN CORPORATE LIMIT , A POINT .17 MILE SOUTH OF NC 84

Brotton made a motion to approve Ordinance 2011-05 Repealing Speed Limit On SR 1008 From The Southern Corporate Limit, A Point .19 Mile South Of SR 1329 (Billy Howey Road) Northward To The Northern Corporate Limit, A Point .17 Mile South Of NC 84. Hess questioned whether it was worded correctly. Ormiston seconded the motion. Mayor Horvath noted it was written to repeal what was originally enacted.

The motion passed unanimously, 3-0.

**ORDINANCE 2011-05**  
REPEALING SPEED LIMIT ON SR 1008 FROM THE SOUTHERN CORPORATE LIMIT, A POINT .19 MILE SOUTH OF SR 1329 (BILLY HOWEY ROAD) NORTHWARD TO THE NORTHERN CORPORATE LIMIT, A POINT .17 MILE SOUTH OF NC 84

WHEREAS the State of North Carolina, Department of Transportation has determined upon the basis of an engineering and traffic investigation that the following speed limit should be repealed; and

WHEREAS they have requested the Village of Wesley Chapel repeal the speed limit;

THEREFORE the Village of Wesley Chapel Repeals the Following Speed Limit:

<u>Speed Limit</u>	<u>Route</u>	<u>Description</u>
45	SR 1008	SR 1008, from the southern corporate limit of the Village of Wesley Chapel, a point 0.19 mile south of SR 1329 (Billy Howey Road), northward to the northern corporate limit of the Village of Wesley Chapel, a point 0.17 mile south of NC 84.

Approved this 11<sup>th</sup> day of April, 2011.

\_\_\_\_\_  
Mayor Brad Horvath

Attest:

\_\_\_\_\_  
Village Clerk Cheryl Bennett

11. CONSIDER APPROVAL OF ORDINANCE 2011-06 REPEALING SPEED LIMIT ON SR 1008 FROM THE SOUTHERN CORPORATE LIMIT AT NC 84 NORTHWARD TO THE NORTHERN CORPORATE LIMIT AT SR 1337 (UNDERWOOD ROAD)

Ormiston made a motion to approve Ordinance 2011-06 Repealing Speed Limit On SR 1008 From The Southern Corporate Limit At NC 84 Northward To The Northern Corporate Limit At SR 1337 (Underwood Road). Brotton seconded the motion.

The motion passed unanimously, 3-0.

**ORDINANCE 2011-06**  
REPEALING SPEED LIMIT ON SR 1008 FROM THE SOUTHERN CORPORATE LIMIT AT NC 84 NORTHWARD TO THE NORTHERN CORPORATE LIMIT AT SR 1337 (UNDERWOOD ROAD)

WHEREAS the State of North Carolina, Department of Transportation has determined upon the basis of an engineering and traffic investigation that the following speed limit should be repealed; and

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WHEREAS they have requested the Village of Wesley Chapel repeal the speed limit;

THEREFORE the Village of Wesley Chapel Repeals the Following Speed Limit:

<u>Speed Limit</u>	<u>Route</u>	<u>Description</u>
45	SR 1008	SR 1008, from the southern corporate limit at NC 84 northward to the northern corporate limit at SR 1337 (Underwood Road).

Approved this 11<sup>th</sup> day of April, 2011.

\_\_\_\_\_  
Mayor Brad Horvath

Attest:

\_\_\_\_\_  
Village Clerk Cheryl Bennett

12. CONSIDER APPROVAL OF ORDINANCE 2011-07 DECLARING THE SPEED LIMIT ON SR 1008 FROM A POINT .19 MILE SOUTH OF SR 1329 (BILLY HOWEY ROAD) NORTHWARD TO A POINT .10 MILE NORTH OF SR 1329 (BILLY HOWEY ROAD)

Brotton made a motion to approve Ordinance 2011-07 Declaring The Speed Limit On SR 1008 From A Point .19 Mile South Of SR 1329 (Billy Howey Road) Northward To A Point .10 Mile North Of SR 1329 (Billy Howey Road). Ormiston seconded the motion. Becky Plyler noted we need no U-turn signs at the shopping center and the McDonald's. Hess noted we are only getting the speed reduced for maybe a one third mile stretch, it does not even include the fire station; we should go back and request more.

The motion passed unanimously, 3-0.

**ORDINANCE 2011-07**

DECLARING SPEED LIMIT ON SR 1008 FROM A POINT .19 MILE SOUTH OF SR 1329 (BILLY HOWEY ROAD) NORTHWARD TO A POINT .10 MILE NORTH OF SR 1329 (BILLY HOWEY ROAD).

WHEREAS the State of North Carolina, Department of Transportation has determined upon the basis of an engineering and traffic investigation that the following speed limit should be declared; and

WHEREAS they have requested the Village of Wesley Chapel declare the speed limit;

THEREFORE the Village of Wesley Chapel Declares the Following Speed Limit:

<u>Speed Limit</u>	<u>Route</u>	<u>Description</u>
45	SR 1008	SR 1008, (Waxhaw-Indian Trail Rd) - from a point 0.19 mile south of SR 1329 (Billy Howey Rd) northward to a point 0.10 mile north of SR 1329 (Billy Howey Road).

Approved this 11<sup>th</sup> day of April, 2011.

\_\_\_\_\_  
Mayor Brad Horvath

Attest:

\_\_\_\_\_  
Village Clerk Cheryl Bennett

13. CONSIDER APPROVAL OF ORDINANCE 2011-08 DECLARING THE SPEED LIMIT ON SR 1008 FROM A POINT AT SR 3608 (LINDEN GLEN DRIVE) NORTHWARD TO A POINT AT SR 1337 (UNDERWOOD ROAD)  
 Ormiston made a motion to approve Ordinance 2011-08 Declaring The Speed Limit On SR 1008 From A Point At SR 3608 (Linden Glen Drive) Northward To A Point At SR 1337 (Underwood Road). Brotton seconded the motion.  
 The motion passed unanimously, 3-0.

**ORDINANCE 2011-08**  
 DECLARING SPEED LIMIT ON SR 1008 FROM A POINT AT SR 3608  
 (LINDEN GLEN DRIVE) NORTHWARD TO A POINT AT SR 1337  
 (UNDERWOOD ROAD)

WHEREAS the State of North Carolina, Department of Transportation has determined upon the basis of an engineering and traffic investigation that the following speed limit should be declared; and

WHEREAS they have requested the Village of Wesley Chapel declare the speed limit;

THEREFORE the Village of Wesley Chapel Declares the Following Speed Limit:

<u>Speed Limit</u>	<u>Route</u>	<u>Description</u>
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45                      SR 1008                      SR 1008, (Waxhaw-Indian Trail Rd) from a point at SR 3608 (Linden Glen Drive) northward to a point at SR 1337 (Underwood Road)

Approved this 11<sup>th</sup> day of April, 2011.

\_\_\_\_\_  
Mayor Brad Horvath

Attest:

\_\_\_\_\_  
Village Clerk Cheryl Bennett

14. CALL FOR PUBLIC HEARING ON ZONING FOR ANNEXED PARCELS IN WINDING CREEK FOR MAY 17, 2011 AT 7 PM AT WESLEY CHAPEL UNITED METHODIST CHURCH

Hess made a motion to call for a Public Hearing on Zoning for Annexed Parcels in Winding Creek for May 17, 2011 at 7 PM at Wesley Chapel United Methodist Church. Brotton seconded the motion.

The motion passed unanimously.

15. DISCUSSION OF EXECUTIVE SUMMARY AND RECOMMENDATIONS OF DOWNTOWN PROPOSAL

Most of the recommendations have already been discussed; Hess will make the recommended changes and re-post it before we hold a public information session.

16. CONSIDER CALLING FOR A PUBLIC FORUM ON DOWNTOWN PROPOSAL

A public forum on the Downtown Proposal will be held on May 17, 2011 at 7 pm during the Council meeting. Langen asked if he needed to prepare anything; Hess said just the renderings previously done.

17. CONSIDER ATTENDANCE AT NCLM TOWN HALL DAY IN RALEIGH ON MAY 4, 2011

Mayor Horvath will attend the NCLM Town Hall Day. There will be opportunities to meet with Senator Tucker and Rep. Horn.

18. DISCUSSION ON COMMITTEE MEMBERS / INCLUSION OF NON-RESIDENTS

Mayor Horvath summarized some of the pro and con arguments on this issue. This is not aimed at any individuals, and we can elect to grandfather those currently on the committees and just not replace them with non-residents. On the Committee Charters we can specify whether they can be non-residents. Karen Partee asked why commercial landowners would be excluded. Mayor Horvath noted they can't vote for Council, but it is a good point. Brotton said he felt only

tax paying residents should be on Committees. Hess said we can't exclude renters. Ormiston suggested re-visiting the idea of terms. Hess said he was against this as it excludes people in the doughnut holes; he was okay with requiring them at some point in time to become a resident. Ormiston noted we are unique by our shape; some citizens don't know whether they are a resident or not and act in concern for the community. Brotton said folks did not join for their own fiscal benefit but will get benefits. Hess suggested letting non-residents being on committees but require they become a resident at some point. Ormiston suggested grandfathering current non-resident committee members and from now on require new members be residents. Hess suggested we not grandfather, but just set a time by which they need to annex in. Mayor Horvath asked if there was a difference for an ad hoc vs. a standing committee. It was felt the rules should be the same for both. Ormiston said not a lot of people even want to be on committees, if we let one or two on, they won't be a majority. Hess said he was inclined to agree, he felt the benefits outweigh the costs and not a lot are in line to be on the committees.

This issue will be discussed at a future meeting.

19. APRIL 13, 2011 MEETING AT 7 PM WITH MUMPO REPRESENTATIVE TO DISCUSS CONNECTIVITY (ROADS AND SIDEWALKS)

There will be a meeting Wednesday with Bob Cook reviewing road and sidewalk funding.

20. VILLAGE ROADSIDE LITTER CLEAN-UP DAY ON SATURDAY, APRIL 30, 2011

Ormiston invited everyone to the litter clean-up day, meet at 8 am.

21. OTHER BUSINESS

Ormiston asked about the update on privilege licenses; Bennett said Nancy had found a range between up to \$12,000 and recommended we keep our maximum the unchanged. Mayor Horvath said County Manager Cindy Coto had arranged Town/County meetings with Monroe and Stallings and Indian Trail, and the next chance for a joint meeting is in July and August. Mayor Horvath will see if they are available for July 19.

18. COUNCIL COMMENTS – Mayor Horvath asked Council to review the letter for the festival sponsors. Some confusion was expressed since there was a letter for funding opportunities previously approved. Ormiston asked if we can go ahead and send out the letter previously approved for funding opportunities; Mayor Horvath said we can go ahead with it.

19. ADJOURNMENT

Brotton made a motion to adjourn; Hess seconded the motion.

The motion passed unanimously.

2011.04.11 minutes

Respectfully submitted,

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Cheryl Bennett, Clerk

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Mayor Brad Horvath