

VILLAGE OF WESLEY CHAPEL  
COUNCIL MEETING MINUTES  
WESLEY CHAPEL UNITED METHODIST CHURCH  
120 Potter Road, Wesley Chapel, NC 28110  
February 13, 2012 – 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 Pro Tem Ormiston, Council Members Brotton, Plyler and Rosoff

**Absent:** Mayor Horvath

**Others Present:**

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

**Concerned citizens:** Carol Mullis, Butch Plyler, John Lepke, Gayla Adams, Alicia Campbell

Meeting was called to order at 7:00 PM and a quorum was present.

1. PLEDGE OF ALLEGIANCE / INVOCATION

Mayor Pro-tem Ormiston led the Pledge of Allegiance and said the invocation.

2. PUBLIC HEARING FOR POSSIBLE CHANGES TO FEE SCHEDULE

The public hearing was opened. There being no speakers, the public hearing was closed.

3. PRESENTATION BY ALICIA CAMPBELL FROM CMC-WAXHAW

Alicia Campbell reported that CMC Waxhaw is open as of December 12, 2011. Their focus is on emergency services which is open 24-7, but they also provide out-patient services, with five practices including two primary care practices. Only 6% of patients have been admitted to the hospital, and you don't have to be referred to a CMC facility. The back of the building faces Providence Road, and if you want to go to the emergency entrance, it is in the back of the building. They offer a community room which can be used free of charge for community functions, it can also be divided in half. Feel free to call her for volunteer opportunities.

4. INFORMAL PUBLIC COMMENTS - none

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

Plyler made a motion to approve the agenda, Brotton seconded the motion. Item 16A was added "YOUTH COUNCIL COMMITTEE FUNDS." Plyler amended her motion to approve the agenda with this change; Brotton seconded the motion.

The motion passed unanimously.

2012.02.13 minutes

6. APPROVE MINUTES FOR:  
Council Meeting January 9, 2012  
Council Meeting January 17, 2012

Rosoff made a motion to approve the January 9, 2012 minutes, Brotton seconded the motion.

The motion passed unanimously.

Rosoff made a motion to approve the January 17, 2012 minutes, Brotton seconded the motion.

The motion passed unanimously.

7. STAFF REPORTS

- a. Review and approve the Village Financial Reports dated January 31, 2012, submitted by Cheryl Bennett, Finance Officer.

Bennett presented the January 2012 financial reports; property tax collections are at 92% of budget, and election expense came in at \$5,436. Bennett questioned the amount billed by the County for the deputy and will follow up with them. Brotton made a motion to approve the January 2012 financial reports. Plyler seconded the motion.

The motion passed unanimously.

**BALANCE SHEET**  
**January 31, 2012**

**ASSETS**

**Current Assets**

**Checking/Savings**

Fifth Third Bank Checking	38,294.10
Fifth Third Bank Money Market	490,079.53
Citizens South CD Bldg 07.03.12	248,999.67
BB&T Money Market	823,464.91
Petty Cash Fund	50.00
<b>Total Checking/Savings</b>	<b>1,600,888.21</b>
<b>Accounts Receivable</b>	
Misc. Fees Receivable	125.00
<b>Total Accounts Receivable</b>	<b>125.00</b>

**Other Current Assets**

Prepaid Exp.	850.00
Property Tax Rec.	3,476.00
Allow. for Doubtful Accounts	-1,034.00
<b>Sales Taxes to be Received</b>	
<b>Total Sales Taxes to be Received</b>	<b>618.59</b>

**Total Current Assets** **1,604,923.80**

<b>Fixed Assets</b>	
Dogwood Park CIP	17,309.40
Town Hall- CIP	4,144.27
Land	1,128,803.40
Office Equipment	7,620.98
Accumulated Deprec.	<u>-5,333.98</u>
<b>Total Fixed Assets</b>	<u>1,152,544.07</u>
<b>TOTAL ASSETS</b>	<u><b>2,757,467.87</b></u>
<b>LIABILITIES &amp; Fund Balance</b>	
<b>Liabilities</b>	
Escrow from Developers	45,076.00
Deferred Revenue	<u>2,442.20</u>
<b>Total Other Current Liabilities</b>	47,518.20
<b>Fund Balance</b>	
Fund Balance Assigned for NNO	174.20
Fund Bal. non-spendable	45,926.00
Fund Bal. Committed for CIP	1,027,062.66
Fund Bal. inv. in Fixed Assets	1,152,544.07
Fund Balance	-501,996.68
Excess of Rev. over Exp.	<u>986,239.42</u>
<b>Total Fund Balance</b>	<u>2,709,949.67</u>
<b>TOTAL LIABILITIES &amp; Fund Balance</b>	<u><b>2,757,467.87</b></u>

**Budget Report**  
**January 31, 2012**

	<u>Jan 12</u>	<u>Jul '11 - Jan 12</u>	<u>YTD Budget</u>	<u>% of Budget</u>
<b>General Fund</b>				
<b>Revenue</b>				
Appropriated Fund Balance	0.00	437,686.00	437,686.00	100.0%
<b>Fees and Licenses</b>				
Newsletter/Deputy Sponsor	10,000.00	10,000.00	12,000.00	83.33%
National Night Out-raffle,cont	0.00	366.00	500.00	73.2%
Contribution for parks and rec	0.00	0.00	0.00	0.0%
Fall Festival	0.00	7,730.00	11,000.00	70.27%
Cable Franchise (from Time Warn	0.00	6,024.00	12,000.00	50.2%
Engineering Fees	0.00	4,541.25	8,000.00	56.77%
Reimbursement	0.00	4,541.25	8,000.00	56.77%

<b>Zoning Permit</b>	800.00	5,910.00	6,000.00	98.5%
<b>Privilege Licenses</b>	164.60	26,106.41	25,000.00	104.43%
<b>Annexation Exp Reimbursed</b>	0.00	120.00	300.00	40.0%
<b>Misc. Fees</b>	14.00	6,938.56	200.00	3,469.28%
<b>Total Fees and Licenses</b>	10,978.60	67,736.22	75,000.00	90.32%
<b>Interest Earned</b>	710.07	4,013.93	5,000.00	80.28%
<b>Property Tax Income</b>				
<b>Current Year Property Tax</b>	27,616.35	126,240.91	137,413.00	91.87%
<b>Delinquent Taxes</b>	20.89	268.33	1,800.00	14.91%
<b>Interest/Ad Fee on Taxes</b>	7.94	79.10	400.00	19.78%
<b>Utility Ad Valorem</b>	0.00	0.00	1,000.00	0.0%
<b>Vehicle Registration</b>	1,061.70	5,203.25	8,375.00	62.13%
<b>Total Property Tax Income</b>	28,706.88	131,791.59	148,988.00	88.46%
<b>Revenue Sharing</b>				
<b>Alcoholic Beverage Tax</b>	0.00	0.00	25,000.00	0.0%
<b>Cable (from State)</b>	0.00	29,971.09	82,000.00	36.55%
<b>Excise Tax (Piped Natural Gas)</b>	0.00	1,506.00	14,000.00	10.76%
<b>Franchise Tax (Electric Power)</b>	0.00	66,264.00	152,000.00	43.6%
<b>Sales &amp; Use Taxes</b>	2,636.49	12,660.32	32,000.00	39.56%
<b>Telecommunications Tax</b>	0.00	3,734.00	11,000.00	33.95%
<b>Total Revenue Sharing</b>	2,636.49	114,135.41	316,000.00	36.12%
<b>Total Revenue</b>	43,032.04	755,363.15	982,674.00	76.87%
<b>Gross Profit</b>	43,032.04	755,363.15	982,674.00	76.87%
<b>Expense</b>				
<b>Transfer to CIP</b>	0.00	625,000.00	625,000.00	100.0%
<b>Operating Expenditures</b>				
<b>Contingency</b>	0.00	0.00	2,420.00	0.0%
<b>Advertising - Clerk</b>	0.00	0.00	500.00	0.0%
<b>Annexation Expense</b>	0.00	0.00	400.00	0.0%
<b>Annual Retreat</b>	0.00	0.00	1,800.00	0.0%
<b>Bank Charges</b>	48.41	246.11	600.00	41.02%
<b>Books &amp; Literature</b>	0.00	30.00	300.00	10.0%
<b>Dues and Subscriptions</b>	0.00	7,890.00	11,800.00	66.86%
<b>Election Expense</b>	5,436.08	6,743.83	7,400.00	91.13%
<b>Electronic Commun (Tele/RR)</b>	230.19	2,099.92	3,600.00	58.33%
<b>Insurance - Liability</b>	0.00	9,567.77	9,570.00	99.98%
<b>Insurance - Workmen's Comp</b>	0.00	500.00	525.00	95.24%
<b>Land Maintenance</b>	0.00	0.00	0.00	0.0%
<b>Town office Maint.</b>	119.85	548.13	1,000.00	54.81%

Misc town office	5.94	165.92	500.00	33.18%
Newsletter	0.00	1,581.77	3,000.00	52.73%
Office Equipment	0.00	1,127.98	1,200.00	94.0%
Office Expense	201.23	831.59	2,200.00	37.8%
Postage and Delivery	17.60	237.08	2,100.00	11.29%
Rent	1,400.00	9,800.00	17,000.00	57.65%
Seminars	0.00	65.00	1,500.00	4.33%
Tax Collection Fee	430.67	1,968.69	2,400.00	82.03%
Travel & Entertainment	203.86	877.20	2,500.00	35.09%
Utilities- Temp. Town Hall	165.69	1,251.46	2,200.00	56.89%
<b>Total Operating Expenditures</b>	<b>8,259.52</b>	<b>45,532.45</b>	<b>74,515.00</b>	<b>61.11%</b>
<b>Gen. Govt. Salaries</b>				
Admin. Assistant	187.50	1,877.50	4,705.00	39.9%
Allowance for Salary Adjustment	0.00	0.00	211.00	0.0%
Mayor	0.00	2,400.00	4,800.00	50.0%
Mayor Protem	0.00	1,500.00	3,000.00	50.0%
Council Salary	0.00	3,702.00	7,200.00	51.42%
Clerk Salary	5,322.20	26,827.21	49,219.00	54.51%
Finance Officer Salary	1,272.12	6,330.32	11,025.00	57.42%
Payroll Taxes	994.66	5,752.62	10,920.00	52.68%
Payroll exp - Unemployment	0.00	0.00	1,000.00	0.0%
Fringe Benefits - Insurance	2,584.48	10,337.92	15,514.00	66.64%
Fringe Benefits - Retirement	593.26	3,812.60	7,796.00	48.91%
<b>Total Gen. Govt. Salaries</b>	<b>10,954.22</b>	<b>62,540.17</b>	<b>115,390.00</b>	<b>54.2%</b>
<b>Planning &amp; Zoning</b>				
P/Z Admin. Salary	6,000.00	31,075.00	52,075.00	59.67%
Planning & Zoning Board Salary	0.00	1,470.00	4,032.00	36.46%
Advertising	0.00	99.50	500.00	19.9%
P/Z Office Expense	0.00	107.87	500.00	21.57%
P/Z Seminars	0.00	199.00	400.00	49.75%
P/Z Travel	41.63	362.88	1,200.00	30.24%
P/Z Dues,Subscriptions	0.00	360.00	360.00	100.0%
<b>Total Planning &amp; Zoning</b>	<b>6,041.63</b>	<b>33,674.25</b>	<b>59,067.00</b>	<b>57.01%</b>
<b>Professional Fees</b>				
Audit Fees	0.00	3,900.00	4,000.00	97.5%
Engr. Consulting	0.00	2,370.00	12,000.00	19.75%
Legal Fees	562.50	9,073.42	16,000.00	56.71%
<b>Total Professional Fees</b>	<b>562.50</b>	<b>15,343.42</b>	<b>32,000.00</b>	<b>47.95%</b>

<b>Parks &amp; Recreation</b>				
Telephone	0.00	0.00	600.00	0.0%
Security	0.00	0.00	1,000.00	0.0%
Utilities	1,458.65	1,644.51	1,800.00	91.36%
Maintenance/Grounds	1,800.00	3,182.89	11,235.00	28.33%
Events	0.00	7,204.00	11,000.00	65.49%
Insurance	0.00	1,864.00	1,865.00	99.95%
Office Expense	8.90	8.90	1,000.00	0.89%
Dues & Subscriptions	0.00	0.00	500.00	0.0%
<b>Total Parks &amp; Recreation</b>	<b>3,267.55</b>	<b>13,904.30</b>	<b>29,000.00</b>	<b>47.95%</b>
<b>Public Safety</b>	<b>0.00</b>	<b>191.80</b>	<b>42,702.00</b>	<b>0.45%</b>
<b>Capital Outlay</b>	<b>0.00</b>	<b>0.00</b>	<b>5,000.00</b>	<b>0.0%</b>
<b>Total Expense</b>	<b>29,085.42</b>	<b>796,186.39</b>	<b>982,674.00</b>	<b>81.02%</b>
<b>Net General Fund</b>	<b>13,946.62</b>	<b>-40,823.24</b>	<b>0.00</b>	<b>100.0%</b>
<b>CIP</b>				
<b>CIP Income</b>				
PARTF Grant	0.00	0.00	500,000.00	0.0%
Water Based Resource Grant-Park	0.00	95,079.21	100,000.00	95.08%
<b>Transfer from General Fund</b>				
Appropriated for Dogwood Park	0.00	1,000,000.00	1,000,000.00	100.0%
Appropriated for Town Hall	0.00	1,100,000.00	1,100,000.00	100.0%
<b>Total Transfer from General Fund</b>	<b>0.00</b>	<b>2,100,000.00</b>	<b>2,100,000.00</b>	<b>100.0%</b>
<b>Total CIP Income</b>	<b>0.00</b>	<b>2,195,079.21</b>	<b>2,700,000.00</b>	<b>81.3%</b>
<b>CIP Expense</b>				
<b>Capital Projects</b>				
<b>Dogwood Park Capital Outlay</b>				
Land Acquisition	358,288.11	669,269.50	680,000.00	98.42%
House	411,419.00	411,419.00	412,000.00	99.86%
Site preparation	0.00	0.00	35,000.00	0.0%
Utilities	0.00	0.00	15,000.00	0.0%
Preliminary Planning	15,526.67	15,526.67	15,527.00	100.0%
Design/Constr Mgt,etc.	7,306.55	16,740.73	60,800.00	27.53%
Grassing	0.00	0.00	5,850.00	0.0%
Parking lot & drive	0.00	0.00	87,170.00	0.0%
Rest room renovation	0.00	0.00	30,000.00	0.0%
Site Furnishings-gate,signs,etc	277.77	277.77	7,000.00	3.97%
Boardwalk	0.00	0.00	31,000.00	0.0%

Accessible routes	0.00	0.00	21,000.00	0.0%
Paved Walking Trail	0.00	0.00	54,000.00	0.0%
Unpaved trail	0.00	0.00	9,210.00	0.0%
Multipurpose Field	0.00	0.00	30,000.00	0.0%
Amphitheater/Stage/Outdoor	0.00	0.00	35,000.00	0.0%
Clas	0.00	0.00	25,000.00	0.0%
Fishing Pier	0.00	0.00	27,181.00	0.0%
Other Expense	0.00	0.00	19,262.00	0.0%
Contingency	0.00	0.00	0.00	0.0%
Other Water Resources Grant	0.00	0.00	0.00	0.0%
Exp	0.00	0.00	0.00	0.0%
Dogwood Park Capital Outlay -				
Other	-783,923.79	0.00	0.00	0.0%
<b>Total Dogwood Park Capital Outlay</b>	<b>8,894.31</b>	<b>1,113,233.67</b>	<b>1,600,000.00</b>	<b>69.58%</b>
<b>Town Hall Capital Outlay</b>	<b>22,555.00</b>	<b>54,782.88</b>	<b>1,100,000.00</b>	<b>4.98%</b>
<b>Total CIP Expense</b>	<b>31,449.31</b>	<b>1,168,016.55</b>	<b>2,700,000.00</b>	<b>43.26%</b>
<b>Net CIP</b>	<b>-31,449.31</b>	<b>1,027,062.66</b>	<b>0.00</b>	<b>100.0%</b>
<b>Net Excess of Rev. over Exp.</b>	<b>-17,502.69</b>	<b>986,239.42</b>	<b>0.00</b>	<b>100.0%</b>

b. Review privilege license collection procedures

Discussion was held on approximately twenty businesses that had been identified by the tax collector and who have not responded to her collection letters. Collection efforts such as garnishment of bank accounts were discussed, Brotton and Rosoff were in favor of this, and Plyler was against it. Direction was to send certified letters to all the accounts and proceed with garnishment if possible. Attorney Sistrunk said the ordinance allows for these remedies. This item will be put on the next agenda. Discussion was also held on identifying businesses outside the town that come in and do business here; our tax collector has gradually identified some of those businesses but lacks the time to do a lot of this. The collection letter will be reviewed by the attorney.

c. Monthly planning report and violations report, submitted by Joshua Langen, Planning and Zoning Administrator

Langen reported there were nineteen permits, including six sign permits and upfits for Anytime Fitness and GNC. He reported on the status of text amendments (Planning Board will look at amendments for off-street parking and the zoning permit process for accessory structures) and zoning violations. Langen said all identified violations are now in compliance; he investigated two last week that were non-violations and he started a file for those. BB&T has a work order to remove the unpermitted banners. He is still working on the complaint on abandoned vehicles on Weddington Road. The ordinance prioritization list includes review of setbacks for O-I zoning, yard definitions, and a square footage trigger to submit a CUP.

8. DISCUSSION AND POSSIBLE VOTE ON CHANGES TO THE FEE SCHEDULE

Langen noted that the item with four asterisks will be deleted, and the statement added to the top of the schedule that “Fees do not apply to Village of Wesley Chapel initiated projects”. He noted that an exempt subdivision might be a re-combining, and that really should not have a fee charged. Brotton made a motion to adopt the fee schedule, incorporated herein, with the changes of separating exempt subdivisions and charging no fee for them and the change on the four asterisk item. Rosoff seconded the motion.

The motion passed unanimously.

<b>WESLEY CHAPEL FEE SCHEDULE April 14, 2008; amended 01.22.09, 02.13.12</b>	
<b>ZONING ORDINANCE RELATED FEES:</b>	
<i>Fees do not apply to Village of Wesley Chapel initiated projects</i>	
Zoning Verification Letter	\$ 25
Upfit Permit (2/04)	\$ 25
Zoning Permit (Accessory)	\$ 25
Zoning Permit (New & Addition)	\$ 50
Foundation Permit (Accessory)	\$ 0
Foundation Permit (New & Addition)	\$ 50
Compliance Certificate (New & Addition)	\$ 100
Sign Permit	\$ 25***
Temporary Use Permit	\$ 75***
Floodplain Development Permit	\$ 75* plus any engineering review fees
Variance Request	\$ 200*
Rezoning application	\$ 250*
Zoning Text amendment	\$ 250
Conditional Use Permit	\$ 250* plus deposit for engineering review – see application
Statutory Vested Rights Application	\$ 200
Administrative Site Plan Review	\$ 250*
Appeal Request	\$ 150
Request for Special meeting	\$ 300
<b>SUBDIVISION ORDINANCE RELATED FEES:</b>	
Exempt Subdivision Letter/Signature	\$ 0
<b>Administrative Subdivisions (Up to 3 lots)</b>	\$ 50
<b>Minor Subdivision (4 to 10 lots):</b>	
Preliminary Plat:	\$ 50

Final Plat:	\$ 150	
<b>Major Subdivision:</b>		
Sketch Plan Review:	\$ 500	11 – 50 Lots
	\$ 500 for first 50 lots Plus \$ 25 each addition lot.	51 + Lots:
Preliminary Plat:	\$ 160 per lot	11 – 50 Lots
	\$ 135 per lot	51 + Lots
Final Plat:	\$ 50 for first 10 lots plus \$ 5 for each additional lot.	11 + Lots
Appeals Request	\$ 250	
Request for Special Meeting	\$ 300	
Variance Request	\$ 200*	
Engineer Consultation	\$ Cost : Plus \$25 hour	
Bad Check Fee	\$ 25 or 10% whichever is the larger.	
Copies: Black & White	\$ .10 each page (one side)	
Copies: Color	\$ .25 each page (one side)	
CD Disk	\$1.00	
Privilege License (See List)		
* Plus any Village Engineering Fees, if applicable.		
** Cost does not include shipping		
*** Fee does not apply to non-profit or not-for-profit organizations		

9. PARKS AND REC COMMITTEE UPDATE

- Update on Recombination Of Two Parcels
- Update on Initial PARTF Reimbursement
- Construction RFP Status
- Update on Bathroom Provisions/Committee Recommendation
- Discussion and Possible Approval of Additional Survey Fees and Resolution for Exemption

Langen noted the recombination had been done and recorded. Lepke noted the CUP shows two parcels, and asked what needs to be done. Langen said just delete the line and sum the acreage together. The drawings will have to be re-done after Council’s review.

The Village received \$319,415.50 from PARTF as reimbursement on the land purchase. Mayor Pro-tem Ormiston and Rosoff will work on the second reimbursement request.

Council received copies of the CUP to review before Gary Wirth presents it to them at the next meeting. Lepke noted that Langen thought the trail should be ten foot

wide wherever pedestrian and bike traffic interact so he is working on this with Gary Wirth. Mayor Pro-tem Ormiston asked if we are obligated to do whatever is shown on the CUP plans, and noted the fence is marked as optional. Langen said it depends on things you want to do or things you must do like the buffers. Lepke said it includes potential future items that may affect impervious surface so we can do the storm water plan just once. Lepke said they are working on the design of separate restroom building, they haven't seen the new cost estimate; the one shown previously was \$80,000 which is too high for our budget. Lepke said the park needs public sewer connections. Mayor Pro-tem Ormiston said Wirth & Associates needs additional survey work done and it would cost \$3,275 if we use the same firm who did previous survey work on the property. Lepke noted the work is needed for DENR and because of the new level of the lake. Brotton made a motion to approve Resolution 2012-04, incorporated herein, to exempt the Village from bidding out the survey work. Rosoff seconded the motion.

The motion passed unanimously.

**Resolution 2012-04**  
**Resolution for Exemption from the Provisions of G.S. 143-64.31**  
**Regarding Contracting Professional Services**  
**Wesley Chapel, North Carolina**

WHEREAS G.S. 143-64.31 requires the initial selection of firms to perform architectural, engineering, and surveying services without regard to fee; and

WHEREAS G.S. 143-64.32 allows municipalities to exempt themselves from the provisions of 143-64.31 if such professional fees are less than \$30,000; and

WHEREAS the Village of Wesley Chapel proposes to enter into one or more contracts for such services for work at Dogwood Park; and

WHEREAS professional fees for these services will be less than \$30,000;

NOW, THEREFORE, THE WESLEY CHAPEL VILLAGE COUNCIL RESOLVES:

Section 1. The above-described project is hereby made exempt from the provisions of G.S. 143-64.31 for the reasons stated in this resolution.

Section 2. This resolution shall be effective upon passage.

Adopted this 13th day of February, 2012.

ATTEST

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

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

Funds are available in the land account for the survey work. Plyler made a motion to hire R. Joe Harris to do the additional survey work for \$3,275. Brotton seconded the motion.

The motion passed unanimously.

Mayor Pro-tem Ormiston will contact the surveyor.

#### 10. TOWN HALL COMMITTEE UPDATE

- Update on Access Road Agreement With Aston Properties
- Update on Telecom, Security, AV Design
- Update on CUP Proposal
- Construction RFP Status

Brotton reported on the draft agreement. Mayor Pro-tem Ormiston asked about the median and DOT requirements; if we move the entrance the median will have to be extended. She also asked if the budget exceeds \$110,000; Brotton said either party can exit the agreement or proceed alone. The cap was discussed, since there will not be a \$10,000 charge to move the utility pole; the cap was changed to \$100,000. The timing is important since we need the road design done so our engineer can proceed with the town hall work. Attorney Sistrunk will add a provision for a date for the design and construction phases to be complete, and Brotton will talk to Aston on the timing. Brotton made a motion to approve the agreement with phases broken out and change the cap to \$100,000; and he will supply the dates. Rosoff seconded the motion.

The motion passed unanimously.

Brotton reported the Town Hall Building Committee feels Fuller should do the telecom/security and AV design work as the system is more complex than originally thought and the architect can work through it and coordinate the systems. Brotton made a motion to approve the fee for Fuller of \$8,500 to do this; Plyler seconded the motion.

The motion passed unanimously.

Regarding the town hall CUP, Brotton hasn't had a conference with Langen yet. Engineer Gunnell and Architect Fuller are willing to help and Brotton will coordinate it with Langen.

The best case timeline is to get the town hall to Planning Board in March and Board of Adjustment in April and possibly break ground in May. After Aston designs the road it will take two to three weeks of work by our engineer to complete drawings.

#### 11. UPDATE ON DEMERE VOLUNTARY ANNEXATION DISCUSSION

Bennett reported that Demere only had about 62 petitions completed, and needed 88. They will try again next year.

#### 12. SAFETY COMMITTEE MEMBER APPOINTMENTS

Mayor Pro-tem Ormiston reported Chauncey Bowers had submitted an annexation petition and re-appointed him to the Safety Committee. For the record she noted Carol Mullis is a regular member of the Safety Committee, and appointed Carl

“Marty” Kohlmeier as an alternate on the Safety Committee. Plyler will contact the Safety Committee appointees.

13. REVIEW OF DRAFT OF COMMITTEE CHAIR AND LIASION RESPONSIBILITIES AND ROLES

The draft document was reviewed; additions were made on Committee Chair Responsibilities that no voting or decisions could be made without a quorum, and that minutes should indicate where, when and who was present at the meeting. Brotton asked if agendas should be done for regular meetings or just for special meetings; consensus was agendas should be done for all meetings. An item was added to the Committee Liaison Responsibilities document that they would assist the chair in focusing on the agenda. The Clerk will send the changes to the Mayor, and this will be on the next agenda.

14. ADVANCE UPDATE

- Location and Menu
- Committee Recognition Awards and Ideas
- Possible Friday Night Topics / Agenda / Presentation to Engage Residents Attending
- Possible Topics / Agenda for Saturday Morning Meeting With Planning Board
- Possible Topics / Agenda for Saturday Afternoon Council Wrap-up

The Advance will include a Friday dinner on March 9, 2012 at 6:30 at SPCC and on Saturday March 10, 2012 at the Church from 9-4. Dinner will be lasagna, and the cost is \$14. Bennett said she and the Mayor brainstormed on ideas to recognize the volunteer efforts of committee members; they came up with the idea of giving out a \$25 local restaurant gift certificate to one member of each of the committees at the Advance, and to give one to one member of each committee every four months. With five committees, the cost would be \$375 per year. Discussion was held, and Council decided to recognize outstanding individual contributions, and the Council liaisons selected which member of each committee would receive the initial awards. Friday night topics were selected: identity of the village (physical identity such as signs, social media and website) and economic development – how can we be helpful. Saturday afternoon topics will include review of legal fees and contract. Plyler also brought up information from a COG meeting about the aging population which can be discussed Saturday morning with Planning Board as well as more discussion on walkability, connectivity and communication between Planning Board and Council and the possibility of joint meetings. Plyler asked about a lower speed limit on Highway 84. Bennett will check with Stalling or Indian Trail for their sidewalk plan.

15. RECEIVE CERTIFICATE OF SUFFICIENCY FROM CLERK ON ANNEXATION

Bennett reported she checked all the annexation petitions received and presented a Certificate of Sufficiency. Rosoff made a motion to accept the Certificate of Sufficiency; Brotton seconded the motion.

The motion passed unanimously.

**Certificate of Sufficiency**

To the Wesley Chapel, North Carolina Village Council:

I, Cheryl Bennett, Village Clerk, do hereby certify that I have investigated the petition attached hereto and have found as a fact that said petition is signed by all the owners of real property lying in the area described therein, in accordance with G.S. 160A-58.1 as modified by Session Law 2003-321.

In witness whereof, I have here unto set my hand and affixed the seal of the Village of Wesley Chapel, this 13th day of February, 2012.

\_\_\_\_\_  
Cheryl Bennett, - Village Clerk

SEAL

Attached: Petition for Winding Creek Lots 29 and 48; The Estates at Wesley Oaks Lot 64; and Blackstone Lots 77 and 102.

16. CONSIDER APPROVAL OF RESOLUTION FIXING DATE OF PUBLIC HEARING ON QUESTION OF ANNEXATION PURSUANT TO GS 160-58.1  
Brotton made a motion to approve a Resolution Fixing the Date of the Public Hearing on Question of Annexation Pursuant to GS 160-58.1; Plyler seconded the motion.

The motion passed unanimously.

**Resolution 2012-03**

**RESOLUTION FIXING DATE OF PUBLIC HEARING ON QUESTION OF ANNEXATION PURSUANT TO G.S. 160A-58.2, as amended by Session Law 2003-321**

WHEREAS, petitions requesting annexation of the non-contiguous area described herein has been received; and

WHEREAS, the Village of Wesley Chapel has directed the Village Clerk to investigate the sufficiency of the petitions; and

WHEREAS, certification by the Village Clerk as to the sufficiency of the petitions has been made;

NOW, THEREFORE, BE IT RESOLVED by the Village Council of the Village of Wesley Chapel, North Carolina that:

Section 1. A public hearing on the question of annexation of the non-contiguous area described herein will be held at the Wesley Chapel United Methodist Church, at 120 Potter Road South, Wesley Chapel, North Carolina at 7:00 pm, on March 12, 2012.

Section 2. The area proposed for annexation is described as follows: Petition for Winding Creek Lots 29 and 48; The Estates at Wesley Oaks Lot 64; and Blackstone Lots 77 and 102.

Section. 3. Notice of the public hearing shall be published in the Enquirer-Journal, a newspaper having general circulation in the Village of Wesley Chapel, at least ten (10) days prior to the date of the public hearing.

Approved February 13, 2012.

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Mayor Brad Horvath

ATTEST:

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Cheryl Bennett, Clerk

16A. Youth Council Committee Funds

Mayor Pro-tem reported the Youth Council Committee would like to do service work and have matching t-shirts, and the cost would be around \$200. Lepke asked if it could be a generic shirt so they could use it for Parks and Rec and volunteers. A possibility was one screen for the back of the shirts, and one for the front to save on costs.

17. OTHER BUSINESS

Mayor Pro-tem Ormiston noted last year she and Mayor Horvath went to an elementary school class, and if any Council members would like to go with the Mayor he is visiting the class on Friday at 1 pm. Brotton reported on the Aston CUP; there is language that after permitting begins they have eighteen months to finish a phase. A phase plan wasn't submitted with the CUP and one was recently submitted. He checked with Langen and it is up to Council on whether they want to hold them to a phasing plan. Brotton had a citizen who voiced concerns on this. Plyler said we also need to discuss vested rights. A zoning verification letter is pending to Aston; Council would like to review it before it goes out.

18. COUNCIL COMMENTS - none

19. ADJOURNMENT

Plyler made a motion to adjourn; Brotton seconded the motion.  
The motion passed unanimously.

2012.02.13 minutes

Respectfully submitted,

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Cheryl Bennett, Clerk

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Mayor Brad Horvath