

VILLAGE OF WESLEY CHAPEL
COUNCIL MEETING MINUTES
WESLEY CHAPEL UNITED METHODIST CHURCH
120 Potter Road, Wesley Chapel, NC 28110
January 22, 2013 – 7:00 P. M.

The Village Council of Wesley Chapel, North Carolina, met in the Fellowship Hall of Wesley Chapel United Methodist Church at 120 Potter Road South, Wesley Chapel, North Carolina.

Present: Mayor Horvath, Mayor Pro Tem Ormiston, Council Members Brotton and Plyler

Absent: Council Member Rosoff

Others Present:

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

Citizens Present: Carol Mullis

The 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 Ormiston gave the invocation.

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

Council Member Brotton made a motion to approve the agenda; Council Member Plyler seconded the motion.

The motion passed unanimously.

3. CALL FOR PUBLIC HEARING ON TEXT AMENDMENTS TO ZONING ORDINANCE ARTICLE 2 DEFINITIONS, ARTICLE 4.9.1 AND ARTICLE 5 (SECTIONS 5.1, 5.2, 5.3, AND 5.4) FOR FEBRUARY 11 OR 19, 2013 AT 7 PM

Council Member Brotton made a motion to call for a public hearing on text amendments to the Zoning Ordinance Article 2 Definition, Article 4.9.1 and Article 5 for February 19, 2013 at 7 pm at Wesley Chapel United Methodist Church, 120 Potter Road South, Monroe, NC 28110. Mayor Pro Tem Ormiston seconded the motion.

The motion passed unanimously.

4. UPDATE ON PROCESS FOR FILING 2013 VALUATION APPEAL WITH TAX ADMINISTRATOR ON JDH LAND DONATION

a. Consider approval of contract with appraiser for JDH property appraisal

b. Discuss approval of valuation appeal paperwork and approval to file

Administrator Bennett reported she contacted the County and prepared a draft form of a valuation appeal. She checked with appraisers, and several did not want to do the work, Morrison Appraisal said they would do the work necessary for the appeal (not a complete appraisal) for \$275; Dennis Moser's office said they would do an appraisal for \$1750. Bennett also looked at the tax valuation of three parcels just to the north of this parcel, and came up with an average per acre land value of \$31,522, which would create a value for our land of \$82,935.

Council directed Bennett to find out what Morrison would charge to do a complete appraisal and to file the valuation appeal. Council Member Plyler made a motion to approve the Morrison fee of \$275 for appraisal work for the valuation appeal; Council Member Brotton seconded the motion.

The motion passed unanimously.

The \$275 will be moved from contingency to cover the costs.
(Langen left at this point.)

5. TOWN HALL BUILDING COMMITTEE UPDATE

- a. Discuss progress on external building material selection and Town Hall Building Committee recommendation

- b. Update on change order for swapping detention pond fill

Council Member Brotton reported that the stone samples were received, but they were the correct material, but not the type of stone, so we are getting a new sample. There will be a meeting on site tomorrow, and Brotton will send out an update.

6. PARKS AND REC COMMITTEE UPDATE

- a. Update on Dogwood house bidding process (including number of participants at pre-bid meeting)

Mayor Pro Tem Ormiston reported that we had seven bidders at the pre-bid meeting. Parks and Rec did not have a quorum last night, and will try to meet the first week of February.

- b. Update on architect / Union County discussion on Dogwood house designation

Mayor Pro Tem Ormiston reported the county came back to the architect and decided the house would be classified as assembly usage after all.

- c. Discussion and decision on performance bond on Dogwood house renovation project

Mayor Pro Tem Ormiston said architect Luttmann's recommendation is to get a bid bond or performance bond. The front end documents say they are not needed for a contract less than \$300,000. Mayor Pro Tem Ormiston moved to require a 5% performance bond on the Dogwood house job, due within 10-30 days of the job being awarded. Council Member Brotton seconded the motion.

The motion passed unanimously.

- d. Update on Water Based Resources grant discussion

Mayor Pro Tem Ormiston reviewed her documents and previous submittals and they had notes that we could submit the design work on the pathway for reimbursement from this grant. Administrator Bennett spoke with Jeff Bruton who is the state contact on the grant, and he told her to submit planning invoices that would be at least twice the \$5,000 amount owed us even though the construction of the pathway is not complete. He also said there was no close out package for the grant and we did not have to complete the elements submitted in the grant.

- e. Update on any other park issues

Mayor Pro Tem Ormiston said the fish will be delivered tomorrow at 10 am. An updated value engineering form came in this evening, no discussion has been held on it. It was developed by Wirth and United Construction. There have been discussions with WCWAA regarding removal of their dirt which may reduce the costs of moving fill to the park.

7. UPDATE ON PLANNING FOR 2013 VILLAGE ADVANCE INCLUDING LOCATION, DATE, FACILITATOR, AND TOPICS

Council Member Plyler reported we could use the room at the fire department for \$50/hour. We would need to use a caterer, and there would be additional charges for tablecloths, dinnerware, and food delivery fees. Administrator Bennett reported we can use the room at SPCC and their caterers; the room rental is \$85. Council agreed to meet at SPCC on March 15, 2013 for the dinner. We will advertise to get a good turnout. Bennett checked on facilitators; Larry Parks could not attend this year; she sent an email to Al Sharp but hadn't heard back, and she contacted Bill Duston who is able to facilitate for us. We will have him plan on 2.5 hours Friday night, and from 9 am to 2 pm on Saturday. As people sign up we will ask them their three top issues for 2013. Agenda items were discussed. They include aging in place, which was discussed last year. Council Member Plyler asked we add RFP for attorney and auditor. Mayor Pro Tem Ormiston asked we include economic development (what do people want and see as economic development in Wesley Chapel), and signs and sidewalks (do people still want a rural village), and how safe do people feel/ what is the impact of the Sheriff substation at the fire station. Council Member Brotton noted other towns incentivize factories, etc., what are peoples' thoughts on density, expectations and visions, as well as we can provide park and town hall updates. Mayor Horvath will ask Planning Board what topics they would like to go over. Discussion was held on things taking a long time to get through Planning Board, and whether members are prepared. Mayor Pro Tem Ormiston suggested a form letter that Langen give Planning Board which would explain what the topic is, why it came up, the expectation or goal of Council, and the top three questions or direction from Council. Mayor Horvath noted sometimes issues come up at council meetings after Langen leaves, and he may not have heard the issues. We will try this, and it will be brought up at the Advance. A simple one page form is envisioned.

8. COUNCIL COMMENTS

Mayor Horvath announced the new MUMPO Chairperson is Sarah McCauley, and he was elected the new Vice Chair.

9. ADJOURNMENT

Council Member Brotton made a motion to adjourn; Mayor Pro Tem Ormiston seconded the motion.

The motion passed unanimously.

Respectfully submitted,

Cheryl Bennett, Clerk

Mayor Brad Horvath