

VILLAGE OF WESLEY CHAPEL
COUNCIL MEETING MINUTES
WESLEY CHAPEL UNITED METHODIST CHURCH
120 Potter Road, Wesley Chapel, NC 28110
November 19, 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 Administrator Bill Duston

Citizens Present: Carol Mullis, Mike Como, Jeannine Kenary, Stan Schwartz, Keith Cooper, John Underwood from NC DOT

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

Mayor Pro Tem Ormiston made a motion to approve the agenda; Council Member Plyler seconded the motion.

The motion passed unanimously.

3. DISCUSSION WITH JOHN UNDERWOOD FROM NC DOT DISTRICT 10
REGARDING NC DOT MANDATE ON NEW ROAD ADDITIONS MAINTENANCE

John Underwood works in Division 10 which covers five counties, and District 3 is Union and Anson Counties. A letter was sent from Louis Mitchell; he had questioned the road additions in Union County a year ago, and questions had come from Raleigh. This is a correction of policy in Union County where it had been deviated from, not a new policy. Mr. Underwood said DOT is not structured to take over subdivision roads. Four years ago there was \$1.2 million to target subdivision road maintenance, they looked at roads older than 20 years, a lot were in Stallings and Waxhaw, that the towns would take over once brought up to standards. DOT will continue to take unincorporated Union County subdivision roads. The only subdivision road maintenance they do routinely is tar and gravel. They can't give the roads the attention they deserve, particularly curb and gutter roads.

Mayor Horvath noted that after receiving the letter we had questions, and to get Powell Bill funds you need a five cent tax rate and to provide two services (not Planning and Zoning). Mr. Underwood said there are not annual allotments for subdivision road maintenance; there are occasional small pots of funds. Being in an urban area, we may benefit from the new formulas for road funding. The Charlotte Regional Transportation Planning Organization (CRTPO) is a strong organization; on the flip side rural counties may get more funds for local roads.

Mr. Underwood said you can contract through the state; there is information on the Powell Bill site. DOT cannot continue to provide engineering services. He speaks with our engineer at USI frequently. With fourteen municipalities in Union County they could not handle maintenance for all fourteen but they do have annual maintenance contracts with some towns, and they get a better unit price.

Mr. Underwood said roads generally last 15-20 years, but you cannot plan for utility failure. You can require higher than DOT standards; some towns require developers leave off the final coat until a certain percent of build out. This sometimes requires a checkerboard of repairs, but you cannot require the whole road be resurfaced. DOT doesn't hold the road bond.

In the future they won't be doing the punch list, the towns will do that. Mr. Underwood brought a list of firms they have on retainer; they had two dedicated inspectors for the entire county, so some work was done on an honor basis.

Mayor Pro Tem Ormiston asked about options on the Village taking over roads or handing them over to developers. Mr. Underwood said Raleigh was not sure you could require the roads be private.

Bill Duston asked about the timing for current developments. Mr. Underwood said the key moment is at plat stage, whether it will be a public or private road; or private with public right of way. Cheryl Bennett asked about Twelve Oaks Roads; Mr. Underwood said they got the SR-2 and repairs were going on.

Mayor Horvath asked where does DOT maintenance end, for example so many feet in from the intersection, and is the "complete roads" concept included in costs. Mr. Underwood said they can still provide initial inspection on proof rolls for a limited time. Wesley Chapel requires a wider street width than DOT, which will cost more in maintenance in the long run. The next thing will be to pass on inspection costs to developers. Mr. Underwood said they will still get plans to review the road access. They can do a concurrent review with whomever we have on board. A formal letter will have to come from the village engineer or contractor. NC DOT will do initial inspection as long as they feel the municipality is moving along, it may be six months or 18 months.

Bill Duston asked about the options: the town can do road maintenance; it can be publicly dedicated and privately maintained, or totally private. Mr. Underwood said he didn't know the legal issues on whether you can mandate private roads.

He said Wingate, Monroe, Marshville, Indian Trail, Stallings and Waxhaw all have public works departments or contracts. He suggested calling Scott Cole, an engineer at Indian Trail, for information on budgeting for roads. For subdivisions built in phases, DOT will not add the additional phases to their road system. Stan Schwartz asked about a road that may not entirely be in the system. John Underwood brought a list of Wesley Chapel roads, and suggested we research to verify this is all the Wesley Chapel roads. He noted you might want to start with a blanket contract, and get a unit price.

Bill Duston said when the plat comes in, DOT will only look at the access of the roads; when the roads get built we need inspections, and in the long term we need maintenance. We already have plat review by our engineer.

Cheryl Bennett asked about Winding Creek roads; the subdivision is partially in the town, and the roads were not on the list.

Carol Mullis said Cuthbertson Road was supposed to have a turn lane from New Town Road to Cuthbertson, there is no turn lane there, and at the schools a roundabout was mentioned but did not happen. Cars get backed up to Lawson. Mr. Underwood said he will check the signal, the

original intent was to realign the intersection, but the funding did not come through. If you have a crash history or fatalities, then you can acquire funding. Wesley Chapel can, and has held road bonds.

Mr. Underwood said they have a reclamation project on Chambwood Road, to widen and resurface, with a paved shoulder on one side which can serve as a bike lane.

Jeannine Kenary asked about re-paving at Wesley Oaks/Billy Howey Road. Mayor Pro Tem Ormiston asked back in 2011 about the Antioch Church Road and Highway 84 intersection, there was to be a cost benefit analysis but she never heard back on it. Stan Schwartz asked about New Town Road; Mr. Underwood said the contractor intended to finish by November 2013, but he has until June 2014 per the contract. Council Member Brotton asked about the roundabout in Weddington, Mr. Underwood said you will see more of these, when you exceed a certain volume it results in a multi-lane roundabout.

Bill Duston left at this point.

4. PARKS AND REC COMMITTEE UPDATE

- a. Update and discussion on possible opportunity for amphitheater construction in Phase I

Mayor Horvath spoke to David Petrini at Morlando Construction for an estimate; they need more detailed specs which the architect is putting together.

- b. Budget amendment for legal fees

Mayor Pro Tem Ormiston motioned to move \$296 from CIP Fund – Dogwood Park, Other Expense and \$800 from the General Fund- P& R Capital Outlay – Redbox Program to CIP Fund – Dogwood Park, Legal Fees. Council Member Brotton seconded the motion.

The motion passed unanimously.

- c. Other Park & Rec matters, as necessary

Mayor Pro Tem Ormiston said progress has been slow over the last three to four weeks, and was discussed at the Monday construction meeting.

5. TOWN HALL BUILDING COMMITTEE

- a. Update on building completion/ribbon cutting dates and invitees

Council Member Brotton reported on progress at the town hall; the gas and electric meters are in, bathroom partitions and cabinetry look very nice, and the parking lot will be paved next week.

They still expect the grand opening to be January 11, 2014.

- b. Date for move from old office to new town hall

We will probably not move in until January 1, 2014.

- c. Other Town Hall matters, as necessary

Council Member Brotton said there will be some funds left in the Town Hall budget, and we might want some seasonal decorations that could go on light poles or wreaths for the building. Mayor Pro Tem Ormiston said the Optimist Club volunteered to do an outside tree and lights. She asked do something similar to Aston's light poles decorations. Council Member Plyler felt we should do this right now, and not wait for January sales. After some discussion on options and timing, Mayor Pro Tem Ormiston motioned to spend up to \$2,000 on decorations and if

more is needed, to come back to Council with details. Council Member Brotton seconded the motion. Council Member Brotton asked how this would work; he and incoming Council Member Jeannine Kenary will work with Cheryl Bennett on the purchase.

The motion passed unanimously.

Council Member Brotton motioned to move \$2,000 from CIP Fund – Town Hall Telecom Sys/AV/Computers to Furnishings/Seasonal Decorations. Council Member Plyler seconded the motion.

The motion passed unanimously.

6. DISCUSS AND CONSIDER COUNCIL/BOARD MEETING AND OFFICE APPEARANCE POLICY

Council Member Plyler distributed a draft dress code at the last meeting; Mayor Pro Tem Ormiston sent a two page policy; she said it was just suggestions; she thought everyone was submitting ideas. The suggested policy will be sent to incoming council members. Discussion was held on why we would put in a policy, and how it would be enforced. This will be discussed in December.

7. REVIEW DRAFT OF ADMINISTRATIVE ASSISTANT JOB DESCRIPTION

Mayor Horvath made some changes to the job description; it will be sent to incoming council members. He asked that thought be given to potential hours; there needs to be a balance between needs and having a backup available. Mayor Pro Tem Ormiston suggested a lower minimum hours per week, perhaps nine hours per week based on observations and conversations with Melody Graham. Council Member Plyler thought Parks & Rec should be capable of doing their own minutes and agendas. Mayor Pro Tem Ormiston said it is difficult to take minutes while also participating in the discussion.

8. OTHER BUSINESS

Council Member Brotton suggested at budget time that we make a percentage allocation of funds toward road maintenance. Administrator Bennett noted several boxes of records were shredded per the records retention policy; Melody Graham made a list of them to keep for our files.

9. COUNCIL COMMENTS - none.

10. ADJOURNMENT

Mayor Pro Tem Ormiston made a motion to adjourn; Council Member Brotton seconded the motion. The meeting ended at approximately 9:50 pm.

The motion passed unanimously.

Respectfully submitted,

Cheryl Bennett, Clerk

Mayor Brad Horvath