

VILLAGE OF WESLEY CHAPEL
COUNCIL MEETING MINUTES
WESLEY CHAPEL TOWN HALL
6490 Weddington Road, Wesley Chapel, NC 28104
April 7, 2014 – 7:00 P. M.

The Village Council of Wesley Chapel, North Carolina, met in the Town Hall at 6490 Weddington Road, Wesley Chapel, North Carolina.

Present: Mayor Horvath, Mayor Pro Tem Como, Council Members Kenary, Plyler and Rosoff

Others Present:

Clerk/Finance Officer Cheryl Bennett; Planning/Zoning Admin. Bill Duston; Attorney George Sistrunk

Citizens Present: Carol Mullis, Karl & Nancy Schneeberger, Chase Kerly, Julie Horne, Pam Caskey, Doug Horne, John Lepke, Tessie & Rick Morris, Tabitha Lockey

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 Council Member Plyler gave the invocation.

2. PUBLIC COMMENTS

John Lepke, Parks & Rec Committee Chairman, spoke regarding concerns sent him by Council Member Plyler on safety in the park, and noted the Parks and Rec Committee had kept safety foremost in the park planning. He noted also that Council was informed of the location of the dog park and received the park plans when the CUP was considered. He asked for acknowledgement that Council Member Plyler's statement that Council had not been informed of the location was incorrect. Council Member Plyler spoke that at the last meeting she had been told the Safety Committee had been told they should address park safety, and as a Council member she had not been aware of the things Parks and Rec had done. She apologized to Mr. Lepke as he has informed her of all the safety related items that are duly noted in the Parks and Rec minutes. Mayor Horvath said the point is that the two committees should communicate. Carol Mullis said when she attended Parks and Rec meetings they discussed rules, but nothing was passed to the Safety Committee.

Tessie Morris, Safety Committee Chairman, said the Committee had not avoided these issues, Safety has had concerns on the park, and they can work together to make Wesley Chapel a safe place. She also noted the Safety Committee gathers information and Council makes the final decisions.

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

Item 14 – a sub-item was added for a budget amendment for the 2013-14 Parks & Rec budget. Council Member Kenary made a motion to approve the amended agenda; Council Member Rosoff seconded the motion.

The motion passed unanimously.

4. PUBLIC HEARING ON ZONING ORDINANCE AMENDMENT FOR COMPACT CAR PARKING SPACES

Mayor Horvath opened the public hearing.

Bill Duston, Planning & Zoning Administrator, noted this emanated from the Town Hall – there are three seven feet wide compact parking spaces and even a smart car does not fit in them.

After review of practices in other communities, staff and Planning Board recommended eliminating compact car spaces. The standard is nine feet wide for a regular space, and this will apply to future developments.

Mayor Horvath closed the public hearing.

5. APPROVE MINUTES FOR COUNCIL MEETINGS MARCH 10, 2014 AND MARCH 18, 2014

Council Member Plyler asked we delete “and Council Member Plyler also wanted to work on it” from item 11 of the March 18, 2014 minutes. Council Member Rosoff motioned to approve the March 10, 2014 and March 18, 2014 minutes, as amended. Mayor Pro Tem Como seconded the motion.

The motion passed unanimously.

6. STAFF REPORTS

a. Review and approve March 2014 financial reports

Finance Officer Bennett reported on cash balances, and noted when we receive the engineering bill a budget amendment will be in order. Council Member Kenary motioned to approve the March financial reports; Council Member Rosoff seconded the motion.

The motion passed unanimously.

March 31, 2014 Balance Sheet

ASSETS

Current Assets

Checking/Savings

Fifth Third Bank Checking	38,331.01
Fifth Third Bank Money Market	265,576.04
BB&T Money Market	605,346.12
Cash Change Fund	<u>50.00</u>
Total Checking/Savings	909,303.17
Misc. Fees Receivable	<u>1,954.50</u>
Total Accounts Receivable	1,954.50
Property Tax Rec.	2,722.00
Allow. for Doubtful Accounts	<u>-1,067.00</u>
Total Sales Taxes to be Received	17,129.94

Total Current Assets 930,042.61

Fixed Assets

Land	813,423.00
Dogwood Park CIP	97,610.00

Town Hall- CIP	671,617.00
TH Driveway CIP	29,563.00
Office Equipment	8,749.00
Accumulated Deprec.	<u>-7,727.98</u>
Total Fixed Assets	<u>1,613,234.02</u>
TOTAL ASSETS	<u><u>2,543,276.63</u></u>

LIABILITIES & FUND BALANCE

Other Current Liabilities	
Due to Union County Schools	101.01
Retainage Payable - Town Hall	62,423.09
Retainage Pay. Dogwood Park	13,999.41
Escrow from Developers	45,076.00
Deferred Revenue	1,655.20
Next yr Prop Tax prepaid	<u>1,564.50</u>
Total Other Current Liabilities	<u>124,819.21</u>
Total Current Liabilities	<u>124,819.21</u>
Fund Balance	
Fund Bal. inv. in Fixed Assets	1,613,234.02
Fund Balance Assigned for NNO	313.40
Fund Bal. non-spendable	45,076.00
FB restricted by State Statute	20,451.00
Fund Bal. Committed for CIP	477,915.00
Fund Balance	-178,433.00
Reserved for Parks & Recreation	15,771.44
Excess of Rev. over Exp.	<u>424,129.56</u>
Total Fund Balance	<u>2,418,457.42</u>
TOTAL LIABILITIES & FUND BALANCE	<u><u>2,543,276.63</u></u>

March 2014 Budget Report

	<u>Mar 14</u>	<u>Jul '13 - Mar 14</u>	<u>YTD Budget</u>	<u>% of Budget</u>
General Fund				
Income				
Appropriated Fund Balance	0.00	176,400.00	176,400.00	100.0%
Contributions Income				
Restricted	<u>500.00</u>	<u>550.00</u>	<u>500.00</u>	<u>110.0%</u>
Total Contributions Income	<u>500.00</u>	<u>550.00</u>	<u>500.00</u>	<u>110.0%</u>

Property Tax Income				
Current Year Property Tax	0.00	143,091.90	145,015.00	98.67%
Utility Ad Valorem	0.00	1,897.01	1,600.00	118.56%
Vehicle Registration	2,629.84	10,880.23	9,465.00	114.95%
Delinquent Property Tax	0.00	371.07	800.00	46.38%
Prior Year Motor Vehicle Tax	0.00	493.37	200.00	246.69%
Interest/Ad Fee on Taxes	0.11	480.83	213.00	225.74%
Total Property Tax Income	2,629.95	157,214.41	157,293.00	99.95%
Fees and Licenses				
Privilege Licenses	72.10	22,396.59	27,000.00	82.95%
Cable Franchise (from Time Warn	0.00	11,470.00	16,000.00	71.69%
Zoning Permit	2,020.00	31,840.00	7,000.00	454.86%
Engineering Fees Reimbursement	0.00	14,404.50	5,000.00	288.09%
Newsletter/Deputy Sponsor	0.00	0.00	0.00	0.0%
Annexation Exp Reimbursed	0.00	0.00	200.00	0.0%
Misc. Fees	2.00	1,466.34	200.00	733.17%
National Night Out	0.00	73.00	100.00	73.0%
Fall Festival	0.00	0.00	0.00	0.0%
Total Fees and Licenses	2,094.10	81,650.43	55,500.00	147.12%
Interest Earned	64.22	1,197.95	1,500.00	79.86%
Revenue Sharing				
Sales & Use Taxes	3,803.36	21,023.73	37,000.00	56.82%
Telecommunications Tax	2,677.00	5,291.00	10,500.00	50.39%
Video Programming(State Cable)	23,643.40	46,480.14	91,000.00	51.08%
Franchise Tax (Electric Power)	39,157.00	98,507.00	171,000.00	57.61%
Excise Tax (Piped Natural Gas)	4,753.00	7,247.00	16,000.00	45.29%
Alcoholic Beverage Tax	0.00	0.00	33,000.00	0.0%
Total Revenue Sharing	74,033.76	178,548.87	358,500.00	49.8%
Total Income	79,322.03	595,561.66	749,693.00	79.44%
Expense				
Total Operating Expenditures	2,562.75	52,267.44	99,119.00	52.73%
Total Gen. Govt. Salaries	9,961.47	74,858.55	132,208.00	56.62%
Total Planning & Zoning	4,977.34	47,814.06	79,468.00	60.17%
Total Professional Fees	1,000.00	32,965.50	40,900.00	80.6%
Capital Outlay	0.00	0.00	50,000.00	0.0%
Total Public Services / Safety	19,984.00	80,029.73	81,496.00	98.2%
Parks & Recreation				

Total Parks & Recreation Personal Services	0.00	0.00	4,472.00	0.0%
Total Parks & Rec Supplies & Material	50.94	174.05	5,840.00	2.98%
Total Parks & Recreation Services P&R Capital Outlay	71.05	1,364.56	18,610.00	7.33%
Total P&R Capital Outlay	<u>0.00</u>	<u>233,451.08</u>	<u>237,580.00</u>	<u>98.26%</u>
Total Parks & Recreation	<u>121.99</u>	<u>234,989.69</u>	<u>266,502.00</u>	<u>88.18%</u>
Total Expense	<u>38,607.55</u>	<u>522,924.97</u>	<u>749,693.00</u>	<u>69.75%</u>
Net General Fund	40,714.48	72,636.69	0.00	100.0%
Capital Projects Fund				
CIP Income				
PARTF Grant	62,024.26	450,000.00	500,000.00	90.0%
Adopt A Trail Grant	0.00	5,000.00	5,000.00	100.0%
Water Based Resource Grant-Park	0.00	100,000.00	100,000.00	100.0%
Transfer from General Fund				
Appropriated for Dogwood Park	0.00	1,206,800.00	1,206,800.00	100.0%
Appropriated for Town Hall	<u>0.00</u>	<u>1,442,700.00</u>	<u>1,442,700.00</u>	<u>100.0%</u>
Total Transfer from General Fund	<u>0.00</u>	<u>2,649,500.00</u>	<u>2,649,500.00</u>	<u>100.0%</u>
Total CIP Income	62,024.26	3,204,500.00	3,254,500.00	98.46%
CIP EXPENSE				
Capital Projects				
Dogwood Park Capital Outlay				
Land Acquisition	0.00	673,271.00	673,271.00	100.0%
House	0.00	411,419.00	411,419.00	100.0%
Preliminary Planning	0.00	15,526.67	15,527.00	100.0%
Design/Constr Mgt,etc.	756.05	72,150.82	77,850.00	92.68%
Site preparation	5,000.00	203,566.82	238,500.00	85.35%
Grassing	0.00	0.00	51,100.00	0.0%
Parking lot & drive	0.00	0.00	109,700.00	0.0%
Boardwalk	30,520.74	30,520.74	36,953.00	82.59%
Accessible routes	0.00	0.00	20,600.00	0.0%
Paved Walking Trail	0.00	0.00	56,900.00	0.0%
Unpaved trail	0.00	9,888.04	9,888.00	100.0%
Amphitheater/Stage/Outdoor Clas	0.00	42,490.00	76,100.00	55.83%
Contingency	0.00	0.00	12,309.00	0.0%
Testing Fees	2,286.00	8,172.90	12,000.00	68.11%
Legal Fees - DP	0.00	3,640.00	3,596.00	101.22%
Utilities	0.00	4,380.00	4,380.00	100.0%
Fishing Pier	0.00	0.00	0.00	0.0%
Multipurpose Field	0.00	0.00	0.00	0.0%

Rest room renovation	0.00	0.00	0.00	0.0%
Site Furnishings-gate,signs,etc	0.00	277.77	278.00	99.92%
Other Expense	0.00	1,428.24	1,429.00	99.95%
Total Dogwood Park Capital Outlay	38,562.79	1,476,732.00	1,811,800.00	81.51%
Town Hall Capital Outlay				
TH Construction Contract	0.00	1,224,238.82	1,251,621.00	97.81%
TH Architect/Engineer	0.00	104,328.87	108,168.00	96.45%
TH In House Engineering	0.00	1,200.00	1,200.00	100.0%
TH Testing/Permit Fees	0.00	12,894.66	15,000.00	85.96%
TH Telecom Sys/AV/Computers	0.00	0.00	23,012.00	0.0%
TH Insurance	0.00	1,374.00	1,374.00	100.0%
TH Legal Fees	0.00	4,842.50	5,000.00	96.85%
TH Furnishings/Seasonal Dec.	0.00	23,872.21	28,945.00	82.47%
TH Miscellaneous	0.00	3,524.07	8,380.00	42.05%
Total Town Hall Capital Outlay	0.00	1,376,275.13	1,442,700.00	95.4%
Total Capital Projects	38,562.79	2,853,007.13	3,254,500.00	87.66%
Total Other Expense	38,562.79	2,853,007.13	3,254,500.00	87.66%
Net Capital Projects Fund	23,461.47	351,492.87	0.00	100.0%
Net Excess of Rev. over Exp.	64,175.95	424,129.56	0.00	100.0%

b. Update on monthly planning and zoning report
 Bill Duston reported 12 permits issued in March. Planning Board recommended approval of a final plat in McKinley Forest subdivision of 14 lots. In March Planning Board reviewed the definition of agricultural uses, and recommended it be sent back to Council without any changes. For the Village Advance, Centralina COG asked each Planning Board member to come up with three land use / planning related items to be discussed at the Advance. Our engineer did additional pond inspections and found some deficiencies on Aston property; letters were sent to Aston. Staff continues to do a once monthly sweep of illegal signs.

c. Review monthly zoning complaints/violations report
 A complaint of chickens on Tanyard Road was investigated and no violations found.

d. Update on recent (March) NCDOT Road Maintenance Proposal / Next steps
 NC DOT sent a letter saying they will continue to maintain local subdivision streets as long as those streets are in compliance with NC DOT street construction standards or built to higher standards in composition. They will not accept streets in the future where they would cost NC DOT additional funds to maintain due to pavement being larger than required by their standards. NCDOT is willing to inspect and maintain McKinley Forest streets. Candella and Brookmeade have been apprised of this change in DOT policy and they are to get with DOT to see if they will take over their streets. Another road option is publicly dedicated and private maintenance.

Mayor Horvath explained Powell Bill funds – to receive those a municipality needs a five cent tax rate (our tax rate is 1.65 cents) and to provide certain services. Mr. Duston will provide a table of where our ordinance differs from DOT standards for roads. Any ordinance changes will have to go to Planning Board and to a public hearing.

e. Consider approval of fireworks temporary use permit application for Stonegate
Bill Duston noted Stonegate has insurance that expires June 1, and we would need a new proof of insurance effective through July 4, 2014. Mayor Horvath noted this comes from the Fire Marshal's requirements; they also give final approval. Nancy Schneeberger, applicant from Stonegate, said they have done fireworks for several years, the fire department comes out and reviews the fireworks; they have a raffle and half the money goes to the Wesley Chapel Fire Department. She added that Council is invited to attend. Council Member Kenary asked if the insurance specifically covers Mr. Belk the fireworks operator. Ms. Schneeberger did not know. Council Member Plyler motioned to issue a temporary permit upon receipt of the proof of insurance and a copy of the operator's current license and for the Clerk to send a letter to the Fire Marshall noting this action. Council Member Kenary seconded the motion.

The motion passed unanimously.

f. Conditional zoning update

Mr. Duston surveyed Matthews, Mineral Springs, Indian Trail and Weddington. Conditional zoning would be a one step approval process to re-zone property and you would know what you would get there. It avoids the quasi-judicial process and finding of facts. Conditional zoning in the four towns surveyed is available in any zoning district; in Matthews only certain uses can be accommodated through the process, and in Weddington the town can approve a sketch plan for a major subdivision simultaneously with conditional zoning approval in the B-1, B-s and MX (mixed use) districts. Only the property owner can initiate the request in all four towns. A major change from current conditional use zoning is that a public informational meeting (PIM) is held; property owners are notified within a certain radius ranging from 200 feet in Matthews and Mineral Springs to 500 feet in Indian Trail and 1300 feet in Weddington. Town staff does not attend the PIM in Matthews, but does in Indian Trail and Weddington. Matthews and Weddington do not mandate the approved zoning to be recorded in the Register of Deeds office, but Mineral Springs and Indian Trail do mandate it. In Matthews and Indian Trail conditions offered or agreed to can only exceed the standards of the Ordinance; Weddington's ordinance is silent on this but they only exceed the minimum standards. Mineral Springs can approve conditions below the normal standards regarding design, density, signage, screening or landscaping standards; there may be a threshold to limit it. The biggest difference from our current practice is what is required in the application package. Matthews requires engineering drawings and for rezoning to certain districts which are incentivized for development, proposed use of land and structures; traffic, parking and circulation plans. Mineral Springs requires proposed principal uses; traffic impact analysis; lot sizes for residential uses; setbacks; phasing; signage; exterior treatment of principal structures; lighting plan; landscaping; building elevations; and stormwater plans. Indian Trail just requires a site plan. Weddington requires proposed principal uses; traffic impact analysis; lot sizes for residential uses; setbacks; phasing; signage; exterior treatment of principal structures; topo; lighting plan; and construction plans for infrastructure improvements. Regarding future changes: in Matthews the Administrator can approve up to two minor changes per request; the Administrator can forward the request to

Planning Board, and they can forward to town council. In Mineral Springs minor deviations can be administratively approved that do not materially impact adjacent properties and uphold the public interest and well-being. In Indian Trail and Weddington administrative approval of minor changes may be made; Indian Trail cannot administratively approve an increase in residential units, and in Weddington no greater than 1,000 square feet of non-residential development or five residential units may be administratively approved.

Mayor Horvath asked Council to look at the information and decide what questions they may have for Mr. Duston.

7. **PROCLAMATION FOR SAFE ALLIANCE RECOGNIZING APRIL AS CHILD ABUSE PREVENTION & SEXUAL ASSAULT AWARENESS MONTH**

Mayor Horvath welcomed Pam Caskey from Safe Alliance and detective Lockey. Detective Lockey investigates many of the sexual assaults and said Safe Alliance is a wonderful resource and helps kids speak freely; often the children don't have to go into court because they can use videotapes. Advocates come out and support the children and family; and there are counseling and support groups. Pam Caskey invited Council to come and have a tour; they are always looking for volunteers. Council Member Plyler is sponsoring a table at the May 2 Breakfast for Champions event at Firethorne Country Club.

Mayor Horvath read the proclamation, incorporated herein.

April 2014
Child Abuse Prevention Month &
Sexual Assault Awareness Month
Proclamation

Whereas, preventing child abuse and neglect, and sexual violence is a community problem affecting both the current and future quality of life of our community;

Whereas, Union County Department of Social Services accepted 1,293 reports of child abuse representing over 2851 children in 2013;

Whereas, 731 children, adults and family members impacted by child abuse, sexual assault and victims of other crimes were served through Safe Alliance's Clinical and Victim Advocacy services including The Tree House Children's Advocacy Center during FY2013;

Whereas, 99% of the children served by the Tree House Children's Advocacy Center were sexually abused by a trusted relative or other known person and 30% of the children served were sexually abused by other children in FY2013;

Whereas, 87% of sexual assault victims were under the age of 19; 67% of children served were under the age of 13; 28% were under the age of 5.

Whereas, child abuse and neglect not only cause immediate harm to children, but are also proven to increase the likelihood of criminal behavior, substance abuse, health problems, and risky behavior thereby increasing the cost of community support services;

Whereas, all citizens should be protected from sexual and physical violence;

Whereas, Safe Alliance's Victim and Clinical Services programs exists because of partnerships created among social service and healthcare agencies, schools, faith communities, civic organizations, law enforcement agencies, and supportive members of Union County;

Therefore, I do hereby proclaim

April as Child Abuse Prevention Month & Sexual

Assault Awareness Month and call upon all citizens, community agencies, faith groups, medical facilities, elected leaders and businesses to increase their participation in efforts to support families, thereby preventing & reporting child abuse and sexual violence thereby strengthening the communities in which we live.

Village of Wesley Chapel Mayor Brad Horvath

Date

8. CONSIDER APPROVAL OF FINAL PLAT OF MCKINLEY FOREST

Mr. Duston noted that only fourteen of the lots are being approved. Typically they put up a bond for 150% of the infrastructure; it was reviewed for content and okayed by the Village attorney and the amount approved by the Village engineer. DOT said they will take over these roads so the statement regarding roads being publicly deeded and privately maintained was deleted. We received the fee in lieu of \$15,000 plus. A revised bond amount was submitted and approved by our engineer, and a bond for maintenance was approved. Council Member Kenary asked about the two year proviso; Bill Duston said in 22 months he will ask Shea, and either it will be built out or the bond renewed. Shea said they automatically renew the bond until you release it. Mr. Duston said if inflation occurred, you might want 150% of the prices at that time for the bond amount.

Mayor Pro Tem Como motioned to approve the final plat for the 14 lots of McKinley Forest. Council Member Plyler seconded the motion.

The motion passed unanimously.

Mayor Pro Tem Como motioned to approve the bond be reduced to \$354,295 and a maintenance bond of \$12,694. Council Member Rosoff seconded the motion.

The motion passed unanimously.

9. DISCUSSION AND POSSIBLE DECISION ON ZONING ORDINANCE TEXT
AMENDMENT FOR COMPACT CAR PARKING SPACES

Council Member Kenary asked if future building at the shopping center would be affected by this. Mr. Duston replied that it depends on the site plan, he will check on it. Five Stone Church did not have any compact spaces in their plans.

Council Member Kenary motioned to approve the revision to Section 9.1.5(b) of the Zoning Ordinance to eliminate seven foot wide compact car spaces; the statement of consistency being the proposed text change will not significantly impact new commercial development within the Village and is found to be consistent with the Village's Land Use Plan; and the statement of reasonableness being the Village Council finds this to be a reasonable amendment given that the current language regarding compact car spaces does not provide for the safe parking of nearly all automobiles. Council Member Rosoff seconded the motion.

The motion passed unanimously.

The amendment to Section 9.1.5(b) is as follows:

b. A parking space shall be not less than nine (9) feet in width nor less than eighteen (18) feet in length. ~~In lots of more than twenty (20) spaces, compact stalls may be permitted on the basis of one compact stall to each additional five (5) standard stalls. Each compact stall shall be seven (7) feet wide and seventeen (17) feet long, and shall be clearly marked, "small cars only".~~ All parking stalls shall be clearly marked and such markings shall be maintained so as to be easily seen. ***(Revised parking space from 20' to 18' in length. 03.31.03)***

10. DISCUSSION AND POSSIBLE DECISION ON ZONING ORDINANCE TEXT
AMENDMENT FOR AGRICULTURAL USES DEFINITION

Mayor Horvath stated this is a continuation of the Public Hearing from the last meeting. Bill Duston this is for on-going agricultural uses, not short term temporary uses. Agricultural uses are allowed in all districts except R-20; however our map doesn't show any land being RA-20. Planning Board reviewed this last month, options were offered, but they were comfortable with what they sent to Council. Mayor Horvath said he looked at other ordinances and their definitions of agricultural included animals as well. Mr. Duston noted we do have requirements such as the land area for horses, and distances from structures for poultry and livestock. Planning Board's recommendation was to remove grown on site, and not require three acres. Mr. Duston recommended the minimum size of three acres. The Clerk was requested to read the motion from the March 10, 2014 Council minutes. Council Member Plyler wanted to remove the "grown or raised on site", and thought two or three acres was okay. Mayor Horvath noted with proliferation it gets dangerous to turn off and on the roads. Council Member Kenary said without requiring items be grown on site it can create proliferation; you could buy produce at Costco and sell it here. Council Member Plyler said only a couple of people are doing this, and she thought it an injustice to them. Council Member Rosoff said people want to know where the produce comes from, and if it is local; giving an example of buying something she thought was local and finding a label that it had come from elsewhere. Mayor Pro Tem Como agreed that when you patronize a roadside stand, you would expect it was grown there.

Council Member Plyler motioned to take Planning Board's recommendation which deletes "grown on premises" and the statement of reasonableness being it allows for agricultural uses to sell produce in a manner consistent with how it has been sold in the past and the statement of

consistency being this supports existing agricultural uses in the Village and therefore is in harmony with the Land Use Plan. The motion died for lack of a second.

Council Member Kenary motioned to not accept the Planning Board recommendation and resume enforcement of our current ordinance. Mayor Pro Tem Como seconded the motion. Attorney Sistrunk said this is not changing the ordinance, so we don't need a statement of reasonableness and consistency.

The motion passed 3-1, with Council Member Plyler voting nay.

11. SAFETY COMMITTEE PRESENTATION ON EMS POTENTIAL FOR WESLEY CHAPEL

Safety Committee Chairman Tessie Morris noted the original land proposal was submitted to Council in December 2012. Commissioner Helms came to the September 2013 Safety Committee meeting. EMS is moving to a 12 hour instead of a 24 hour model, which affects the type of facility needed. She noted response times have decreased with the 12 hour model according to their report. The vehicle fleet of 25 emergency vehicles includes 16 ambulances, and doesn't include quick response vehicles (which don't transport). During 2012-2013 there was a 3.4% increase in the number of calls; Mondays and Fridays from 11 am to 7 pm have the highest number of calls. The county subsidy decreased from 93% in 1997 to 47% in 2013. It has to be a collaboration to decrease response times of the Village and County. Having land available, would make a substantial dent in what is required. Originally they proposed a 1500 square foot facility; now due to the 12 hour shifts you would need an 800-900 square feet facility, including bathrooms, showers, etc. Other towns are very interested in working with us. During transports the ambulance is taken completely out of circulation, and less are available to respond. For us the next available ambulance might be anywhere since it is a revolving rotation. The highest call volume is Indian Trail, then Monroe, then Stallings, then the Wesley Chapel/Waxhaw area. 918 transport calls were made from Waxhaw, and then we didn't have a transport available.

Council Member Rosoff said she had used the services twice, and there was an incredibly fast response. Tessie Morris will give the update to the Clerk, she noted the original information was submitted to the Council, previously. She noted the attachments do not show up with the minutes of the December 5, 2012 Safety Committee on the website. Council Member Kenary noted it would have been helpful to have had the report ahead of time. Council Member Kenary asked about options including a land lease. Council inquired as to what other governmental units would provide. Tessie Morris asked if the land is still on the table, and do we move forward. Tessie Morris asked Council Members to send specific questions to the clerk to send to her. She was asked if we dedicate land, will a vehicle be assigned to the location, and Ms. Morris replied yes. None of the locations have a vehicle assigned to it 24-7. Council Member Kenary noted then it still rotates. There are 16 ambulances and 11 facilities (homes). Mayor Horvath asked if we put or allow a building on the two acres, does it improve response time or transport time. Karl Schneeberger, member of the Safety Committee, said if you have a base in Wesley Chapel, there will always be a vehicle nearby for that base. If they have to transport long range, another vehicle comes in to replace it. Council Member Kenary noted Waxhaw CMC has some assigned there; Ms. Morris said they mainly do transport there. Carol Mullis, Safety Committee member, said the committee looked at response times, and felt the fire and deputy times were good, but the ambulance response times were a concern. The County elected not to house a vehicle at the

new fire station, so the Safety Committee proposed a building; they got other municipalities interested, the County has to provide the staff, and suggested Weddington provided an ambulance for Station 31, and we could do that too.

Tessie Morris will get the information for Council to make an informed decision.

12. YOUTH COUNCIL COMMITTEE UPDATE

Council Member Kenary reported the Youth Council Committee selected a location for their time capsules; they are working toward a 5K, an annual teen night. They would like to meet this summer. Another goal is to attend the Youth Legislative Assembly next year.

Items 14 and 15 were discussed before item 13.

14. PARKS AND REC COMMITTEE UPDATE

a. Update on construction and timeline

Mayor Pro Tem Como reported on the progress at the park. John Lepke, Parks and Rec Committee Chairman said by May 2, 2014 they expect substantial completion, and we need PARTF out for inspection before June 1, 2014.

b. Discussion and possible decision on distributing mulch pile

John Lepke said they got two quotes, and one vendor did not want to do the work. Other options are for Mayor Horvath and Mayor Pro Tem Como to do the work or for Morlando to do it. Mayor Horvath thought Morlando might do it without a change order.

c. Project budget line item adjustment for engineer/construction costs on XXXX

d. Follow-up on Park Rules discussion between P&R and Safety Committees- discussed earlier

e. Budget amendment to 2013-14 Parks and Rec Budget

Mayor Pro Tem Como said they worked up a budget amendment to move funds from items no longer needed to items they would like to get done, for example to purchase shrubs to prevent people falling at the steep slope behind the amphitheater wall. Mr. Lepke said other items are for the opening event including t-shirts. Mayor Pro Tem Como noted we need tools for volunteers since they often do not bring any, and he and Mr. Lepke have provided their personal tools. Council Member Kenary asked if we could get donations of tools. Finance Officer Bennett had not seen the budget amendment before, and it will be re-formatted and brought back to Council.

f. Other Parks and Rec matters, as necessary

15. TOWN HALL PUNCH LIST / WARRANTY ITEMS UPDATE

Butch Plyler said Morlando plans to complete work by April 28 and have a walk through April 29. Mayor Horvath met with Butch after the last meeting and they used both punch lists, and also met with Bryan Smith from Aston on the final coast on the shared road. There are also some issues with the cement. Butch sent a letter to the Mayor; he will send it to the rest of Council tomorrow. Butch Plyler reported on the Knox box – he thought there was a movement

toward Knox boxes, and we can get two keys for \$65; it will be mailed to Phoenix Arizona. One key would go to the Fire Chief and one to the Clerk. Council Member Kenary asked why the fire department would get a key if they do not participate in the Knox box program. Mr. Plyler said some other departments use the Knox box, and there is no one else in Wesley Chapel who has one. Butch Plyler said it would cost more to tear it out. Mayor Pro Tem Como suggested we have the Waxhaw fire department lock it and he asked about the exposed wires in it. Butch Plyler said they are low voltage wires from the alarm company, and there is no danger. Council Member Kenary asked where we are on the other important things on the list such as the drainage, wet dry pond, and sinking transformer. Mr. Plyler said the paving company will take care of the ponding in the parking lot. Council Member Kenary said the problem is in the swale. Mr. Plyler said Mike Gunnell is working on the as built for the dry pond; the only water in the dry pond is an 18 inch square and inch or so deep, and he said it is dry, he has a photo. Council Member Kenary said she also has photos, and the pond has never dried. It always has water in there. Council Member Kenary said someone shaved down the door latch to an office; the door doesn't latch correctly so the repair was not adequate. Butch Plyler said he will have David Glass look at it; he is also checking with Duke on the sinking transformer. Mayor Pro Tem Como said the mulch was washing away; Butch Plyler will get a price for diverters. Council Member Kenary said the spec book says we should have gutters, and all items for proper installation. Mayor Horvath said Mr. Fuller sent a letter regarding Morlando being in substantial compliance, and we should withhold \$20,000. Mayor Pro Tem Como said there are problems with blurry monitors, and the phones, and a noisy projector. Council Member Kenary asked when the other issues with the wood trim would be done; Mr. Plyler said he assumed by the 28th. Mayor Horvath said we haven't released all the funds; and Dominic Morlando has promised April 28, 2014 for completion. Council Member Kenary asked to be part of the walk through on April 29.

13. REVIEW AND POSSIBLE DECISION ON BANKING SERVICES

Mayor Horvath asked, as an employee of one of the banks that responded, to be recused from this item. Mayor Pro Tem Como said there is no financial gain to the Mayor and he has valuable insight. Finance Officer Bennett said the only update to the information previously sent is that checks would cost less, about \$100 - \$110 per year. Our account is not a business or personal account; we fall under the public funds classification, which requires additional collateralization. Council Member Plyler said Lake Park uses Fifth Third Bank and they wouldn't want to lose both towns and that might be why they gave us a lower rate. Finance Officer Bennett noted she did not mention Lake Park when she talked to Fifth Third. Mayor Horvath said the bid was based on what was requested for Wesley Chapel, it is just our account. Council Member Plyler wanted to keep the money in Wesley Chapel. Council Member Kenary said the required monthly balance to not be charged a fee at Wells Fargo is \$2,143,920 and at Fifth Third it is \$380,000. Discussion was held on all the costs; mileage to the current bank is 17 miles round trip and we go to the bank about once a week. Council Member Kenary motioned to stay with Fifth Third bank, because of the bids received and the recommendation of the Finance Officer, and to be good stewards of our funds. Council Member Rosoff seconded the motion.

The motion passed 3-1, with Council Member Plyler voting nay.

16. DISCUSS POSSIBLE DEDICATION PLAQUE FOR TOWN HALL

There was a council consensus to look into a plaque for the town hall further; Council Member Rosoff asked to delay this until July.

17. DISCUSS USE OF TOWN HALL BY OTHER GROUPS

This was tabled and will be at the top of the agenda of the next meeting.

18. DISCUSS COUNCIL MEETINGS AND AGENDAS

Council Member Kenary suggested using a new agenda format to help facilitate the meetings, adding the key is getting background information before the meeting. Council Member Plyler would like to get all the information at one time, and earlier. Mayor Horvath noted we must balance flexibility with having a deadline before the meeting. Council Member Plyler requested the agenda packets four business days before the meetings. Council Member Kenary will send out the format for council members to use for agenda items.

19. OTHER BUSINESS

Council Member Kenary put together a partial RFP for landscape maintenance; she will work with John Lepke on what the park requirements are. Mr. Lepke questioned whether it would be less expensive to have an employee do the park maintenance.

Mayor Horvath said we need to address whether we want to charge for privilege licenses and temporary use permits for Christmas tree sales. Council Member Kenary noted Butch Plyler and Jim Mullis originally approved the privilege license ordinance. Mayor Horvath noted the state may take away our options with the privilege licenses.

Mayor Horvath sent out the CRTPO schedule that shows Highway 84 widening is on the 2030 plan.

20. COUNCIL COMMENTS – none

21. ADJOURNMENT

Mayor Pro Tem Como made a motion to adjourn; Council Member Kenary seconded the motion.

The motion passed unanimously.

The meeting ended at approximately 11:10 pm.

Respectfully submitted,

Cheryl Bennett, Clerk

Mayor Brad Horvath