

VILLAGE OF WESLEY CHAPEL
COUNCIL MEETING MINUTES
WESLEY CHAPEL TOWN HALL
6490 Weddington Road, Wesley Chapel, NC 28104
May 11, 2015 – 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 (arrived late during item 14)

Others Present:

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

Citizens Present: Carol Mullis, Rebecca McManus, Jon Schrader, Nancy Schneeberger, Bob Moore, Pam King, Adam Steele, Jared Barfield, Sandy Fenn, Mike Giaimo, Elisa Gregorich, S. Buckner, Ingrid Bolvin, Pat Utley, Rod Goodall, Julie Brown

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

1. PLEDGE OF ALLEGIANCE AND INVOCATION

Mayor Horvath led the Pledge of Allegiance and gave the invocation.

2. PUBLIC COMMENTS

Francisco Espinosa spoke in favor of approving the sign location changes.

3. ADDITIONS, DELETIONS AND ADOPTION OF AGENDA

A consent agenda was proposed. Council Member Kenary motioned to create the consent agenda for the items shown below; Council Member Plyler seconded the motion.

The motion passed 2-1 with Como voting nay.

4. CONSENT AGENDA

Council Member Kenary motioned to adopt the consent agenda. Council Member Plyler seconded the motion.

The motion passed unanimously.

The following consent agenda items were acted upon:

- A. Staff Reports – Finance Report – approve the April 2015 financial reports, incorporated herein as an attachment to the minutes; budget transfer done in April to move \$50 from Planning/Zoning office expense to advertising.
- B. Consider approval of temporary use permit for Stonegate Fireworks- approve the permit
- C. Call for public hearing on CUP for Branch Towers, LLC- for 7 pm on June 8, 2015 at Wesley Chapel Town Hall.
- D. Consider approval of final plat, Wesley Manor subdivision – approve the final plat

E. Consider approval of bond reduction for McKinley Forest Phase I- approve the reduction in performance bond from \$354,295 to \$44,100.

F. Consider approval of Ordinance for voluntary annexation – approve Ordinance 2015-07 (incorporated herein) to extend the corporate limits of the Village of Wesley Chapel, NC.

Ordinance 2015-07

ORDINANCE TO EXTEND THE CORPORATE LIMITS OF THE VILLAGE OF WESLEY CHAPEL, NORTH CAROLINA

WHEREAS, the Village of Wesley Chapel has been petitioned under G.S. 160A-31 to annex the area described below; and

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

WHEREAS, the Village Clerk has certified the sufficiency of the petitions and a public hearing on the question of this annexation was held at Wesley Chapel Town Hall at 7:00 PM on May 11, 2015 after due notice by publication on April 26, 2015; and

WHEREAS, the Village of Wesley Chapel Council finds that the petitions meet the requirements of G.S. 160A-31;

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

Section 1. By virtue of the authority granted by G.S. 160A-31, the following described territory is hereby annexed and made part of the Village of Wesley Chapel as of June 30, 2015:

Lot 3 in Winding Creek Subdivision, parcel 06-009-079 at 1602 Schiller Drive, Monroe, NC 28110

Section 2. Upon and after June 30, 2015, the above described territory and its citizens and property shall be subject to all debts, laws, ordinances and regulations in force in the Village of Wesley Chapel and shall be entitled to the same privileges and benefits as other parts of the Village of Wesley Chapel. Said territory shall be subject to municipal taxes according to G.S. 160A-58.10.

Section 3. The Mayor of the Village of Wesley Chapel shall cause to be recorded in the office of the Register of Deeds of Union County, and in the office of the Secretary of State at Raleigh, North Carolina, an accurate map of the annexed territory, described in Section 1 above, together with a duly certified copy of this ordinance. Such a map shall also be delivered to the County Board of Elections, as required by G.S. 163-288.1.

Adopted this 11th day of May, 2015.

Mayor Brad S. Horvath

ATTEST:

Clerk Cheryl Bennett

5. PUBLIC HEARING ON SILER PRESBYTERIAN CHURCH CUP

The public hearing was opened. The Mayor swore in Bill Duston and Robert Moore, Architect for Siler Church. Bill Duston noted they are adding 13 parking spaces, and removing two others to access the new spaces. Planning Board unanimously recommended approval. Mr. Moore did not have any additional information.

6. PUBLIC HEARING ON ZONING ORDINANCE TEXT CHANGES FOR SENIOR HOUSING

The public hearing was opened. Bill Duston stated Planning Board's recommendation by a 4-1 vote was to allow senior housing in all zoning districts, and he accidentally left out the RUC district. Last December Council changed the code on minimum lot sizes to exclude wetlands, lakes and streams. The verbiage for senior housing addresses density, but not minimum lot sizes. With senior housing much of the land will be under common ownership, except for the house itself. Senior housing still has to comply with tree save areas, but tree save areas are allowed in minimum lot size. There is a forty foot buffer in rear and sides, which would probably be common space. A minimum lot size was not discussed at Planning Board for the individual lots, since it is based on density instead. Council Member Kenary asked if a site was $\frac{3}{4}$ flood land, can they still try to fit in 45 or 60 units? Mr. Duston said this is not a use by right, there is a Conditional Zoning or CUP process, so you can have fair and reasonable conditions. She asked about the increased impervious surface creating larger storm water issues; Mr. Duston replied we have a storm water ordinance and our engineer reviews the plans; there is also a NC DOT review and we get approval letters; this would apply to senior housing as well. Council Member Kenary asked why Planning Board did not specify where this type community should be; Mr. Duston stated there was discussion of letting the market determine location, and in theory there was not any place they wouldn't consider. If a proposal exceeds 100 peak am or pm trips, then a Traffic Impact Analysis is done. Mayor Horvath noted with senior housing the frequency of peak hour trips is probably lower. If on a DOT road, DOT determines where curb cuts can be.

7. PUBLIC HEARING ON ZONING ORDINANCE TEXT CHANGE FOR SIGN SETBACKS

The public hearing was opened. Mr. Duston noted this allows signs to be within ten feet of existing or proposed right of way.

8. PUBLIC HEARING ON QUESTION OF ANNEXATION PURSUANT TO GS 160A-31

The public hearing was opened. Mayor Horvath noted this is a single lot in Winding Creek that voluntarily annexed.

9. APPROVE MINUTES FOR FEBRUARY 18, 2015, FEBRUARY 23, 2015, FEBRUARY 27/28, 2015 ADVANCE, MARCH 9, 2015, MARCH 30, 2015, AND APRIL 13, 2015

Mayor Pro Tem Como motioned to approve the minutes for February 18, 2015, February 23, 2015, February 27/28, 2015 Advance, March 9, 2015, and March 30, 2015. Council Member Plyler seconded the motion.

The motion passed 2-1, with Kenary voting nay.

10. STAFF REPORTS – PLANNING/ZONING AND CODE ENFORCEMENT

Planning and Zoning Administrator Bill Duston reported 10 permits were issued during the last month. Planning Board heard the final plat request for Wesley Manor, and a request for a CUP for a telecommunication tower, and reviewed proposed changes to the Future Land Use Plan. Duston received a storm water complaint, one inquiry about lights at a ball field, and two development queries this month. There was also discussion with the Village attorney regarding another potential use not in their original list of uses at the Village Commons Shopping Center. Four code violations are under investigation.

11. CONSIDER APPROVAL OF SILER PRESBYTERIAN CHURCH CUP

Council Member Kenary motioned to approve the CUP for Siler Presbyterian Church addition with the presented findings of fact, incorporated herein. Mayor Pro Tem Como seconded the motion.

The motion passed unanimously.

**FINDINGS OF FACT
SILER PRESBYTERIAN CHURCH CONDITIONAL USE PERMIT**

ZONING ORDINANCE SECTION	FINDING	DETERMINATION
6.4.3(a)	The use will not materially endanger the public health, safety or welfare if located where proposed and developed according to the submitted plan and not create dangerous traffic conflicts, noxious odors/sounds/glare or environmental hazards.	The use will not significantly increase traffic neither on Waxhaw-Indian Trail Road nor on NC 84.
6.4.3(b)	The use meets all required conditions and specifications.	The use meets or exceeds all specifications of the Zoning Ordinance.
6.4.3(c)	The use will not substantially injure the value of adjoining or abutting property and will not hinder future development potential of adjacent properties by the introduction of incongruous land use or incompatible development scale or	Nothing has been introduced in the record to indicate that the use will adversely affect adjoining property values. The new parking will be screened and the building addition is minimal in size.

	intensity.	
6.4.3(d)	The location and character of the use, if developed according to the plan as submitted and approved, will be in harmony with the area in which it is located, not disrupt the integrity of existing land use districts, and will be in general conformity with this Ordinance and the Wesley Chapel Land Development Plan.	Siler Presbyterian Church has been a mainstay of the Village for decades. Additional screening will be placed on Waxhaw-Indian Trail Road as a result of the proposed addition. Thus, the improvements associated with the CUP, will be in conformity with the area in which it is located. Although the lot in question is shown on the Land Development Plan as being “low-density residential”, churches are a common land use in residential areas.
6.4.3(e)	Availability of services including water, wastewater treatment, gas, storm water as required by project.	No change in utilities is being requested and there are no known issues with utilities being provided to the site.

FINDINGS OF FACT		
SILER PRESBYTERIAN CHURCH CONDITIONAL USE PERMIT		
ZONING ORDINANCE SECTION	FINDING	DETERMINATION
6.4.3(f)	Access to public streets and the adequacy of those streets to carry anticipated traffic; and on-site circulation for both pedestrian and on-site and off-site vehicular traffic circulation patterns.	Traffic volume changes along Waxhaw-Indian Trail Road and NC 84 will be minimal as a result of the proposed improvements
6.4.3(g)	Adequate safety and emergency services (police, fire and EMS).	There is no change in the need for safety and emergency services as the building has been at the site for over five years.
6.10.5(a)	Relationships to and impacts upon adjoining and nearby properties and the adequacy of proposed measures to minimize any adverse impacts.	Additional screening will be placed along Waxhaw-Indian Trail to shield the view of the on-site parking. No screening is in place now.
6.10.5(b)	That the proposed use will be compatible with the general characteristics of the area with respect to the location of structures and the location, design, and screening of off-street parking.	The proposed structural addition will be externally similar to the building upon which it is to be attached. The parking area will be screened from Waxhaw- Indian Trail Road.

12. SCOUT PROJECTS

Lily Austin from Troop 177 presented a proposal to put up four pairs of bluebird houses at Dogwood Park for her Silver Award. Mayor Pro Tem Como motioned to approve her project; Council Member Plyler seconded the motion.

The motion passed unanimously.

Bradley Evans from Troop 99 proposed building a six foot fire pit at Dogwood Park, with double course brick for his Eagle project. Mayor Pro Tem Como motioned to approve his project; Council Member Kenary seconded the motion.

The motion passed unanimously.

Steve Buckner from Troop 406 proposed building a pergola bench below the dam near the service entrance, moving ferns, laying gravel, and cement in the bench. Mayor Pro Tem Como motioned to approve his project; Council Member Plyler seconded the motion.

The motion passed unanimously.

13. TURNING POINT PRESENTATION

Ingrid Boivin presented information on Turning Point's work. They are the only domestic violence shelter in Union County, with 42 beds for women and children. They help people to move on to living violence free, and offer counseling services to break the cycle, as well as court advocates. They now have a teen Dating Violence 101 class they present in the schools. Last year 439 clients were served. They get some United Way help, hold fund raisers, and have a wish list. They have a Second Chance boutique in Waxhaw and Monroe and women starting over can get free items there.

Council Member Plyler motioned to move \$300 from Contingency to Donations and donate \$300 to Turning Point. Council Member Kenary seconded the motion.

The motion passed unanimously.

14. CONSIDER APPROVAL OF ZONING ORDINANCE TEXT CHANGES FOR SENIOR HOUSING

Council Member Plyler requested the 2.5 car garage be changed to a minimum two car garage. She also checked with bank mortgage departments, and stated they are not financing pinwheels, but it is easier to get duplex funding. She noted a document with some comments from March 18, 2015 included duplexes. Mr. Duston said somewhere in the process, duplexes were dropped; to add them we would need definitions, and would have to address density and setbacks. The attorney said those changes would need to go back to Planning Board. Mayor Pro Tem Como suggested adding duplexes later. Council Member Kenary stated the text allows for a lot of density; citizens don't desire pinwheels, and she had concerns on opening Wesley Chapel to high density when age 55 is not really seniors. She suggested an option is to identify a zoning district, and people could apply for that. Mayor Pro Tem Como felt the market should determine location.

Mayor Pro Tem Como motioned to approve the text changes for senior housing with a minimum two car garage, with the statement of reasonableness and statement of consistency provided by staff. Mr. Duston brought up the RUC district and the density regarding flood land. Council Member Plyler seconded the motion.

The motion was voted on 2-1, with Kenary voting nay.

Attorney Sistrunk noted our rules of procedure call for an ordinance to be approved with 2/3 of the council membership when it is the first time the ordinance is introduced, so the motion did not pass.

Council Member Rosoff arrived at this time.

The options were to renew the motion at a future meeting, or a motion to reconsider and vote again tonight, but only Council Member Kenary could make the motion to reconsider. Council Member Kenary was not comfortable with an ordinance that allows development when there are still changes that need to be made. She stated we should have a senior zoning district. Council Member Plyler felt districts are as though you don't want seniors so you put it out somewhere.

15. CONSIDER APPROVAL OF ZONING ORDINANCE TEXT CHANGES FOR SIGN SETBACKS

Mayor Pro Tem Como motioned to approve the zoning ordinance text changes for sign setbacks. Council Member Plyler seconded the motion. The motion and second were rescinded. Council Clarification of the terms "free-standing" rather than "ground mounted" was made, the signs are

monument signs. Requiring signs be at least 50 feet from another free-standing sign located on a separate piece of property (instead of another owner's property) works a little more conservatively. Only one sign is allowed per property.

Mayor Pro Tem Como motioned to approve the zoning ordinance text changes for sign setbacks, incorporated herein, with the Statement of Consistency that "The Village's Land Use Plan calls for ground-mounted signs for non-residential uses. There is no mention, however, as to where they should be located. The proposed text changes are therefore neither consistent nor inconsistent with the Land Use Plan", and the Statement of Reasonableness "The proposed changes are found to be reasonable as they will allow for signs to be placed in close proximity to the street, yet be far enough back from the street to be outside of all current and future street rights-of-way." Council Member Plyler seconded the motion.

The motion passed unanimously.

The text changes are:

1. **Add the following text as Section 8.7 (A) (1) (g):**

(NOTE: Text that is bold, underlined and italicized represents a change requested by the Planning Board at their January 2015 meeting).

Free-standing signs shall be located at least ten (10) feet from the edge of any adjacent property line or existing or future street right-of-way and at least fifty (50) feet from another free-standing sign located on a separate piece of property. In no instance shall a free-standing sign be located less than forty-five (45) feet from the road centerline. Free-standing signs shall also be located outside of any required sight triangle.

16. **PARKS AND REC COMMITTEE UPDATE; WATER STAND PIPE INSTALLATION, ELECTRICAL ENHANCEMENTS, PLANT SHRUBS AND TREES, POND AERATION FOUNTAIN**

Pat Utley presented the request for the water stand pipe. Council Member Kenary noted the stand pipe was originally for fishing and for treating scrapes; at the road there is a ¾" connection, so why is a two inch line proposed. Ms. Utley noted they are following the original park design specs; however that was when the house was still there. Mayor Pro Tem Como said the plan is to run water to future bathrooms and community center so we would not have to change out the line, just make a connection. Council Member Kenary thought a two inch line was enormous; she noted the memo was from April 29th, and Council never agreed to the RFP request, and the plan is an old plan; also why did we not get different quotes for different size lines to justify the cost. Mayor Pro Tem Como said the plumbers' expert opinion was to use a two inch line for a nominal difference. Council Member Kenary noted we do not have proposals to know the cost is nominal, and noted town hall has a one inch line; she asked the cost of a well or one inch pipe. Council Member Rosoff said we need the line. Mayor Pro Tem Como stated we had two wells decommissioned because they couldn't supply enough water. Mayor Horvath noted we had a problem at town hall and now need another line for the irrigation system; since we are already allocating funds for a community center why not do it right to start with; he did have a concern regarding rock being in the way. Mayor Pro Tem Como motioned to approve \$8,290 for Love Plumbing to do the stand pipe. Council Member Rosoff seconded the motion. The Attorney suggested revisions to the contract. The location of the line is along the driveway, and it can then be split off to the fishing pier and to a community center. Council Member Plyler stated the two inch line is okay, but the location is not where it is needed. Council Member

Rosoff and Mayor Pro Tem Como said this is stage one, and we can add more line next year. The second was rescinded. Mayor Pro Tem Como amended his motion to \$8,440, and move \$4,440 from the monument sign to this budget item. Council Member Rosoff seconded the motion. Council Member Plyler stated we need the water near the picnic area, not at the parking lot.

The motion was voted on 2-2, with Plyler and Kenary voting nay. Mayor Horvath broke the tie by voting yea, so the motion passed.

Mayor Pro Tem Como requested questions on agenda items be submitted early before the meeting to save time; Council Member Kenary said the public has the right to know about the funding and issues; she requested RFP's come to Council instead of being told after the fact that bids were solicited. Finance Office Bennett noted the town is evolving, and doing more purchasing, and suggested we work on proposed changes to the purchasing policy.

Mayor Pro Tem Como stated trees, bushes and shrubs are needed to shade picnic areas and for pedestrian traffic control. Council Member Kenary questioned the window of opportunity for planting; last month it was said to be too late to plant grass. Mayor Pro Tem Como said for some trees and shrubs it is still okay. He met with the landscaper on warranty items. Council Member Plyler asked how the plants would be watered; Mayor Pro Tem Como said he has been pumping out of the pond with a donated 5hp pump for the grass and trees. Council Member Kenary suggested a well for irrigation. Mayor Pro Tem Como said with the two inch water line we can split into two lines and run 8 -10 sprinklers. Council Member Kenary suggested fall is the ideal time to plant. Mayor Pro Tem Como said he was just asking for the line item, not a proposal to spend.

Mayor Pro Tem Como stated the electrical improvements are for the fountain and other electrical uses. Council Member Plyler suggested cleaning the area around the pond. Pam King from Parks and Rec researched this, and contacted Lawrence Dorsey, a biologist from the NC Wildlife Commission, who provided a pond maintenance guide. He said part of the pond should be kept natural to support turtles and fish. The overflow drain needs to be cleaned, and we need to keep the dam free of saplings, and watch out for snapping turtles. The other turtles are beneficial, they are scavengers so clean up dead fish. Bats and bluegill larvae can combat mosquitoes. The pond is fifteen feet deep at the dam, and the shallow end is near the farmer's field. Rod Goodall, head of Riley's Catch, thanked Council, and noted we need aeration; it is tough to catch bass in the lake. He added the trees are vital to give little fish a place to survive; the fountain won't scare fish, the bass like cover. He noted this rich resource has changed kids' lives, 60% of the Riley's Catch kids are not involved in other sports. It is also a good place for kids to get involved in pond analysis.

Mayor Pro Tem Como motioned to approve the low bid of Hargett Electric at \$12,960 for the electrical supply for the aeration fountain, the aeration fountain supply and connection, and other electrical improvements. Council Member Rosoff seconded the motion. The second was rescinded. The motion was amended to move \$1,390 from the monument sign line item to the pond aerator electric supply line item, and to move \$3,300 from the call box line item, to the pond aerator line item. Council Member Rosoff seconded the amended motion. Council Member Kenary saw the need for additional electrical improvements in the park for events, but had questions on the aeration for the pond. The information provided by Parks and Rec showed

diffused aeration is the best method to provide aeration for a pond this size and depth; all the electric stays out of the pond, and just a tube runs into the pond. Mayor Pro Tem asked why the questions were not asked sooner, and noted we not only want aeration, we want the pond to look nice. Council Member Plyler concurred with the aeration if a reputable company is involved. Discussion was held.

The motion passed 3-1, with Kenary voting nay.

17. PARK RENTAL POLICY

Mayor Pro Tem Como motioned to approve the Dogwood Park Rental Policy with the revisions made by Parks and Rec Committee. Council Member Rosoff seconded the motion. Discussion was held on when a refund would be given, and for what reason; no refunds will be given on the fee. Even while an event is going on, citizens still have to be allowed to use the park; for example a person was allowed to park in the lot and use the park during the Easter egg event. How often events should be held was discussed, so that it won't interfere with people who just want to come and use the park. Inquiries on using the park have come in from personal trainers at the Y. The second was rescinded. Mayor Pro Tem Como amended his motion to adopt this policy for six months, and get recommendations for changes and go back to Parks and Rec for review. Council Member Rosoff seconded the motion.

The motion passed unanimously.

Mayor Pro Tem Como and Pat Utley asked that we wait until after the survey is done to do anything on the Town Hall property, and then do it under Parks and Rec, based on their charter. Council Member Kenary stated at our last meeting Council approved moving forward on the Town Hall property.

Trees, shrubs, and bushes were discussed again. We already have a line item for plants and landscaping, but the budget is zero. Mayor Pro Tem Como asked if Council wanted more specific information on what trees and bushes; Council Member Kenary suggested the PARTF people be consulted. Pat Utley said there is no governance on what plants and when by PARTF; landscapers will give their opinions. There is a Union County urban forester, however we have not participated in his funding. There was consensus that Council would like to know what species of shrubs are wanted.

18. UPDATE ON TOWN HALL IRRIGATION

Mayor Horvath reported the utility easement was approved by the Blackstone HOA and filed with the Register of Deeds. The application to Public Works submitted, however they want to see the location of the box and meter on the engineer's map, so Mike Gunnell was contacted. He did not reply, so Mayor Horvath will call him.

19. UPDATE ON SURVEY

Questions have been received from Parks and Rec, Safety Committee, Planning Board members, and a Council member. We do not have a consensus on the questions from Planning Board; Mayor Horvath will ask for prioritization at the next Planning Board meeting.

20. COUNTYWIDE FIRE TAX UPDATE

Mayor Horvath reported Union County had proposed to institute a countywide fire tax of 4.4 cents; but on April 20, 2015 they determined there should be a panel to review and come back to the County Commission with a recommendation. Fire funding remains frozen at 2015 levels with the exception of equipment that had already been approved for purchase and to supplement two districts that are currently on probation.

21. DE-ANNEXATION UPDATE

Mayor Horvath reported Senate Bill 214 apparently did not have to cross-over in the legislature; it is still a live bill.

22. OTHER BUSINESS

Mayor Horvath advised that Wynncom agreed to replace the monitors, but want final payment from Morlando first, so he will ask Morlando if we can hold the check for Wynncom. Mayor Pro Tem Como motioned to go back to a one week window for receiving Council packets. Council Member Plyler agreed as long as late items are held to the next month. Council Member Kenary said this should be an agenda item, Council had agreed not to put items under "Other Business". Discussion was held on the meetings and their length, the number of agenda items and that some items may not even need to come to Council. An agenda item is needed for the Committees.

23. COUNCIL COMMENTS

Council Member Kenary stated Council minutes have been taken out of context and used in a slanderous manner against her without the entire dialog included, so it is open to interpretation, so she can't approve minutes in the manner they are being done right now. She added unless council specifically addresses an audience member, and an audience member speaks out, the meeting is out of order, so either it should be stated the meeting is out of order, or their comments should not be put in the minutes. Council Member Plyler said the minutes are not like they should be. Mayor Horvath suggested a proposal for how the minutes should be and Council Member Kenary asked that this be an agenda item for next month.

(Council Member Rosoff left the meeting early at this time.)

Mayor Pro Tem Como requested advance notice of consent agenda items, since he would have looked at them a little more thoroughly if he had known. Council Member Plyler agreed. Council Member Kenary read comments from the back-up on the pond aerator, where it said fountains are a popular choice for surface aeration and help in surface algae control, but do not aerate down to the bottom in deep ponds. Diffused pond aeration is the best way because the tubes lay on the bottom of the pond and are best for ponds over six feet deep and the electricity is not in the water. She agreed the pond should be aerated, but disagreed with the method and the lights for \$1,700 were not necessary. Council Member Plyler added the fountain also adds to the beauty. The attorney will have to review both contracts before the work can be done. Mayor Pro Tem Como had utilities marked by 811.

24. ADJOURNMENT

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

2015.05.11 minutes

The motion passed unanimously.
The meeting ended at approximately 11:05 pm.

Respectfully submitted,

Cheryl Bennett, Clerk

Mayor Brad Horvath

April 2015 Balance Sheet**ASSETS**

Checking/Savings	
Fifth Third Bank checking	154,636.70
Fifth Third Maxsaver	305,677.10
BB&T Money Market	355,754.07
Cash Change Fund	50.00
Total Checking/Savings	816,117.87
Total Accounts Receivable	1,999.80
Other Current Assets	
Property Tax Rec.	2,274.00
Allow. for Doubtful Accounts	-1,173.00
Prepaid Exp.	448.00
Total Sales Taxes to be Received	3,847.81
Total Other Current Assets	5,396.81
Total Current Assets	823,514.48
Fixed Assets	
Land	813,423.00
Town Hall	1,361,869.00
Town Hall Driveway	29,563.00
Dogwood Park Improvements	705,108.00
Dogwood Park Gate	5,126.00
Dogwood Park Shipping Container	3,200.00
Dogwood Park Sign	1,783.00
Furniture & Equipment	34,846.00
Accumulated Deprec.	-63,101.98
Total Fixed Assets	2,891,816.02
TOTAL ASSETS	3,715,330.50
LIABILITIES & FUND BALANCE	
Current Liabilities	
Due to Union County Schools	78.54
Escrow from Developers	45,076.00
Payroll Liabilities	2,063.83
Deferred Revenue	1,101.20
Total Current Liabilities	48,319.57
Fund Balance	
Fund Bal. inv. in Fixed Assets	2,891,816.02
Fund Bal. non-spendable	45,256.00
FB Restrict for P&R fee in lieu	63,011.00
Fund Bal. Res for Amph. Cover	2,650.00
FB restricted by State Statute	21,514.00
Fund Bal. Committed for CIP	64,974.00
Fund Bal assigned TH land	25,000.00
Fund Bal. Assigned for Com. Cen	51,348.00

Fund Balance Assigned for NNO	313.40
Fund Balance	386,537.00
Excess of Revenues over expense	<u>114,591.51</u>
Total Fund Balance	<u>3,667,010.93</u>
TOTAL LIABILITIES & FUND BALANCE	<u>3,715,330.50</u>

April 2015 Budget Report

General Fund	<u>April 2015</u>	<u>Jul '14 - April15</u>	<u>Budget</u>	<u>% of Budget</u>
Income				
Appropriated Fund Balance	0.00	500.00	500.00	100%
Contributions Income				
Restricted	<u>0.00</u>	<u>3,194.00</u>	<u>544.00</u>	<u>587%</u>
Total Contributions Income	0.00	3,194.00	544.00	587%
Property Tax Income				
Current Year Property Tax	342.93	150,200.93	146,376.00	103%
Utility Ad Valorem	0.00	1,906.94	1,700.00	112%
Vehicle Registration	1,145.70	9,058.75	9,058.00	100%
Delinquent Property Tax	771.60	1,246.52	400.00	312%
Prior Year Motor Vehicle Tax	6.56	98.68	0.00	100%
Interest/Ad Fee on Taxes	<u>78.08</u>	<u>385.65</u>	<u>300.00</u>	<u>129%</u>
Total Property Tax Income	2,344.87	162,897.47	157,834.00	103%
Fees and Licenses				
Privilege Licenses	225.00	22,568.03	19,000.00	119%
Cable Franchise (from Time Warn	0.00	7,835.00	15,200.00	52%
Zoning Permit	575.00	7,675.00	14,000.00	55%
Engineering Fees Reimbursement	0.00	29,028.57	22,000.00	132%
Annexation Exp Reimbursed	30.00	30.00	100.00	30%
Misc. Fees	3.30	344.89	200.00	172%
Winter Walk 5K fees	0.00	1,878.00	0.00	100%
National Night Out	<u>0.00</u>	<u>0.00</u>	<u>60.00</u>	<u>0%</u>
Total Fees and Licenses	833.30	69,359.49	70,560.00	98%
Interest Earned	42.77	367.65	400.00	92%
Revenue Sharing				
Sales & Use Taxes	3,458.86	27,653.00	41,000.00	67%
Telecommunications Tax	0.00	5,514.77	10,200.00	54%
Video Programming(State Cable)	0.00	49,529.65	91,000.00	54%
Franchise Tax (Electric Power)	0.00	101,542.36	175,000.00	58%
Excise Tax (Piped Natural Gas)	0.00	4,514.59	16,000.00	28%
Alcoholic Beverage Tax	<u>0.00</u>	<u>0.00</u>	<u>31,000.00</u>	<u>0%</u>
Total Revenue Sharing	3,458.86	188,754.37	364,200.00	52%

Total Income	<u>6,679.80</u>	<u>425,072.98</u>	<u>594,038.00</u>	<u>72%</u>
Expense				
Total Town Hall Operating Expense	1,652.06	14,985.56	31,815.00	47%
Total Operating Expenditures	885.35	36,100.35	73,730.00	49%
Total Gen. Govt. Salaries	6,697.02	86,730.36	122,141.00	71%
Total Planning & Zoning	6,372.72	50,520.80	78,991.00	64%
Total Professional Fees	3,750.71	40,453.91	50,900.00	79%
Total Capital Outlay	0.00	26,810.30	32,350.00	83%
Total Public Services / Safety	0.00	80,778.00	82,283.00	98%
Parks & Recreation				
Total Parks & Recreation Personal Services	0.00	670.00	6,411.00	10%
Total Parks & Rec Supplies & Material	41.13	4,327.36	8,314.00	52%
Total Parks & Recreation Services	<u>3,632.98</u>	<u>28,190.26</u>	<u>66,636.00</u>	<u>42%</u>
Total P&R Capital Outlay	<u>272.78</u>	<u>5,888.57</u>	<u>40,467.00</u>	<u>15%</u>
Total Parks & Recreation	<u>3,946.89</u>	<u>39,076.19</u>	<u>121,828.00</u>	<u>32%</u>
Total Expense	<u>23,304.75</u>	<u>375,455.47</u>	<u>594,038.00</u>	<u>63%</u>
Net General fund	-16,624.95	49,617.51	0.00	100%
Capital Projects fund				
CIP Income				
PARTF Grant	0.00	500,000.00	500,000.00	100%
Adopt A Trail Grant	0.00	5,000.00	5,000.00	100%
Water Based Resource Grant-Park	0.00	100,000.00	100,000.00	100%
Transfer from General Fund				
Appropriated for Dogwood Park	0.00	1,209,600.00	1,209,600.00	100%
Appropriated for Town Hall	<u>0.00</u>	<u>1,442,700.00</u>	<u>1,442,700.00</u>	<u>100%</u>
Total Transfer from General Fund	<u>0.00</u>	<u>2,652,300.00</u>	<u>2,652,300.00</u>	<u>100%</u>
Total CIP Income	0.00	3,257,300.00	3,257,300.00	100%
CIP Expense				
Capital Projects				
Total Dogwood Park Capital Outlay	0.00	1,801,063.11	1,814,600.00	99%
Total Town Hall Capital Outlay	<u>113.50</u>	<u>1,391,262.89</u>	<u>1,442,700.00</u>	<u>96%</u>
Total Capital Projects	<u>113.50</u>	<u>3,192,326.00</u>	<u>3,257,300.00</u>	<u>98%</u>
Net CIP Income	<u>-113.50</u>	<u>64,974.00</u>	<u>0.00</u>	<u>100%</u>
Net Excess of Rev. over Exp.	<u><u>-16,738.45</u></u>	<u><u>114,591.51</u></u>	<u><u>0.00</u></u>	<u><u>100%</u></u>