

VILLAGE OF WESLEY CHAPEL  
COUNCIL MEETING MINUTES  
WESLEY CHAPEL TOWN HALL  
6490 Weddington Road, Wesley Chapel, NC 28104  
June 8, 2015 – 7:00 PM

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 Administrator Bill Duston, Attorney Becky Cheney

**Citizens Present:** Pete Akers, Carol Mullis Sandy Fenn, William Rodriguez, Rich Hearth from Epcn Communities, Wes Smith, Kathy Heintel, Karen Izzo, Mike Giaimo

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 Council Member Plyler gave the invocation.

2. PUBLIC COMMENTS

Kathy Heintel praised Dogwood Park and spoke in favor of developing the four acres next to Town Hall for a community gathering space, asking that a committee be formed.

Rich Hearth, from Epcn Communities, spoke that his company found it difficult to achieve three units per acre for senior housing with our code. Wes Smith, his engineer, handed out packets showing their initial plan of 2.975 units per acre, but the second plan based on our standards show 1.48 units per acre.

3. ADDITIONS, DELETIONS AND ADOPTION OF AGENDA

The call for public hearings on congregate mailboxes and for a text change for temporary uses were both tabled, since Planning Board did not get to recommendations. Also tabled was the review of prioritized survey questions submitted by Planning Board, review of production of minutes, and committee direction/update process.

Mayor Pro Tem Como motioned to adopt the amended agenda. Council Member Rosoff seconded the motion.

The motion passed unanimously.

4. PUBLIC HEARING ON CUP FOR BRANCH TOWERS, LLC  
TELECOMMUNICATIONS TOWER

Mayor Horvath reminded Council that their decisions need to be based on factual evidence, and asked if any members had ex parte conversations. Council Member Plyler stated she did go look at other cell towers. Mayor Horvath swore in Karen Kemerait, Counsel for Branch Towers, LLC and T-Mobile, Peter Akers, and Bill Duston.

Zoning Administrator Bill Duston noted this tower is in the airport overlay, so he met with the airport director, and received a letter from the FAA. The tower is on Birmingham Lane, off Jim Parker Road, and is zoned R-20. It is a gray 184 foot monopole tower. It meets our zoning regulations, and can accommodate three additional providers. Planning Board recommended approval with the fencing being treated lumber. Our engineer found the project has no storm water impact. Property owners within 500 feet were notified, and a sign put on the property. Karen Kemerait stated they also sent letters to properties within 500 feet, and received no calls of concern or opposition. One person at Planning Board spoke favorably. Mr. Duston said he received two calls. Clerk Bennett said she received one call in opposition.

Ms. Kemerait stated the pole is 169 feet tall, plus a fifteen foot lightning rod. The site at 398 Birmingham Lane is 18.14 acres. Branch Towers will own and construct the tower, and lease the land, so it will continue to be farmed. T-Mobile will lease the top of the tower, and other carriers can lease lower spots. Tab 6 in the notebook she provided shows the coverage needed, and a map of current coverage, and coverage after the tower is constructed. Branch first looks for existing towers to co-locate, the only ones are two 100-foot Duke transmission towers which do not meet the coverage objectives. The project exceeds the required setbacks of 184 feet. The closest property line is 269 feet away. Photo simulations were provided to show the monopole is less obtrusive than the Duke transmission towers. The ordinance requires an opaque fence, and there will be a locked gate, with all equipment contained within. Three lines of barbed wire will be atop the fence.

Ms. Kemerait noted there is one discrepancy in our ordinance, Section 13.21 requires a monopole in a residential district, but section 13.2.3 recommends a mono-pine (stealth tower). Branch felt the monopole is less visible because the location is pasture, not a densely wooded area; Planning Board agreed.

Ms. Kemerait reviewed the Findings of Fact. For 6.4.3(a) they meet all emission standards (greater emissions come from the cell phone itself), the tower gives access to 911, and is important for good economic development. For 6.4.3(b) they meet all Zoning Ordinance specifications. For 6.4.3(c) they included a property impact report; the use will not be lit, it will be landscaped, have no noise, glare, or odor, and less traffic than agricultural uses. They will comply with all state, federal and local requirements. For 6.4.3(d) she added that inclusion of the use is prima facie evidence. For 6.4.3(e) the engineer reviewed and found no storm water impact. She also addressed section 6.10.5(a) and b), but those only pertain to golf courses and churches.

Planning Board requested a removal bond, and they had one prepared.

Bill Duston noted if the property is sold, the CUP stays with the land, and will be recorded at Register of Deeds.

Ms. Kemerait said the applicant was agreeable to the wood fence; there are less expensive alternatives. A Branch representative said most jurisdictions require a removal bond.

## 5. PUBLIC HEARING ON 2015-16 BUDGET

The public hearing was opened. There were no speakers.

## 6. CONSIDER POSSIBLE CONSENT AGENDA

Mayor Horvath noted a consent agenda is allowed per our Rules of Procedure; at any meeting a council member can request an item be moved to the regular agenda. Council Member Rosoff

motioned to approve a monthly consent agenda with the ability to move items to the regular agenda. Council Member Kenary seconded the motion.

The motion was voted on with two in favor (Kenary and Rosoff), and two voting against (Como and Plyler). Mayor Horvath broke the tie by voting yea. The motion passed 3-2. Mayor Horvath noted any CUP should not be included in the consent agenda, but it can include minutes, staff reports, and code enforcement reports.

Council Member Kenary motioned to approve a consent agenda tonight to include staff reports from finance, planning/zoning and code enforcement. Council Member Rosoff seconded the motion.

The motion passed unanimously.

*The financial reports and budget amendment are hereby incorporated by reference and made a part of these minutes.*

**Budget Ordinance Amendment 2014/15  
Ordinance 2015-09**

BE IT ORDAINED by the Governing Board of the Village of Wesley Chapel, North Carolina, that the following amendment be made to the annual budget ordinance for the fiscal year ending June 30, 2015:

Section 1. To amend the General Fund, the appropriations are to be changed as follows:

	Decrease	Increase
<u>Revenues</u>		
Engineering Fees Reimbursed		\$5,000
<u>Expenditures:</u>		
Engineering Consulting Fees		\$5,000
Town Hall Maint. Services		\$ 235
Finance Officer Salary		\$ 50
Advertising - Clerk		\$ 150
Contingency	\$435	

Section 2. Copies of this budget amendment shall be furnished to the Clerk to the Governing Board, and to the Budget Officer and the Finance Officer for their direction.

Adopted this 8th day of June, 2015.

Attest:

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

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

**May 31, 2015 Balance Sheet****ASSETS**

<b>Checking/Savings</b>	
Fifth Third Bank checking	327,262.79
Fifth Third Maxsaver	305,690.08
BB&T Money Market	355,783.31
Cash Change Fund	50.00
<b>Total Checking/Savings</b>	<b>988,786.18</b>
Misc. Fees Receivable	4,170.51
<b>Total Current Assets</b>	<b>998,107.97</b>
<b>Other Current Assets</b>	
Property Tax Rec.	2,274.00
Allow. for Doubtful Accounts	-1,173.00
Prepaid Exp.	179.33
Sales Taxes to be Received	3,870.95
<b>Total Current Assets</b>	<b>998,107.97</b>
<b>Fixed Assets</b>	
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
<b>Total Fixed Assets</b>	<b>2,891,816.02</b>
<b>TOTAL ASSETS</b>	<b><u>3,889,923.99</u></b>

**LIABILITIES & FUND BALANCE**

<b>Other Current Liabilities</b>	
Due to Union County Schools	79.99
Escrow from Developers	196,090.00
Deferred Revenue	1,101.20
<b>Total Other Current Liabilities</b>	<b>197,271.19</b>
<b>Total Current Liabilities</b>	<b><u>197,271.19</u></b>
<b>Fund Balance</b>	
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	64,352.71
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	400,073.89
Excess of Rev. over Exp.	<u>125,354.78</u>
Fund Balance	<u>3,692,652.80</u>
<b>TOTAL LIABILITIES &amp; FUND BALANCE</b>	<b><u><u>3,889,923.99</u></u></b>

**May 2015 Budget Report**

	<u>May 15</u>	<u>Jul '14 - May 15</u>	<u>YTD Budget</u>	<u>% of Budget</u>
<b>General fund</b>				
<b>Income</b>				
<b>Appropriated Fund Balance</b>	0.00	500.00	500.00	100%
<b>Contributions Income</b>				
<b>Restricted</b>	<u>0.00</u>	<u>3,194.00</u>	<u>544.00</u>	<u>587%</u>
<b>Property Tax Income</b>				
<b>Current Year Property Tax</b>	221.37	150,422.30	146,376.00	103%
<b>Utility Ad Valorem</b>	0.00	1,906.94	1,700.00	112%
<b>Vehicle Registration</b>	1,123.22	10,181.97	9,058.00	112%
<b>Delinquent Property Tax</b>	2.10	1,248.62	400.00	312%
<b>Prior Year Motor Vehicle Tax</b>	0.00	98.68	0.00	100%
<b>Interest/Ad Fee on Taxes</b>	<u>19.19</u>	<u>404.84</u>	<u>300.00</u>	<u>135%</u>
<b>Total Property Tax Income</b>	1,365.88	164,263.35	157,834.00	104%
<b>Fees and Licenses</b>				
<b>Privilege Licenses</b>	122.50	22,690.53	19,000.00	119%
<b>Cable Franchise (from Time Warn</b>	0.00	7,835.00	15,200.00	52%
<b>Zoning Permit Engineering Fees</b>	250.00	7,925.00	14,000.00	57%
<b>Reimbursement</b>	2,170.71	31,199.28	22,000.00	142%
<b>Annexation Exp Reimbursed</b>	0.00	30.00	100.00	30%
<b>Misc. Fees</b>	3.00	347.89	200.00	174%
<b>Winter Walk 5K fees</b>	0.00	1,878.00	0.00	100%
<b>National Night Out</b>	<u>0.00</u>	<u>0.00</u>	<u>60.00</u>	<u>0%</u>
<b>Total Fees and Licenses</b>	2,546.21	71,905.70	70,560.00	102%
<b>Interest Earned</b>	42.22	409.87	400.00	102%
<b>Revenue Sharing</b>				

<b>Sales &amp; Use Taxes</b>	3,451.94	31,104.94	41,000.00	76%
<b>Telecommunications Tax</b>	0.00	5,514.77	10,200.00	54%
<b>Video Programming(State Cable)</b>	0.00	49,529.65	91,000.00	54%
<b>Franchise Tax (Electric Power)</b>	0.00	101,542.36	175,000.00	58%
<b>Excise Tax (Piped Natural Gas)</b>	0.00	4,514.59	16,000.00	28%
<b>Alcoholic Beverage Tax</b>	<u>38,484.06</u>	<u>38,484.06</u>	<u>31,000.00</u>	<u>124%</u>
<b>Total Revenue Sharing</b>	<u>41,936.00</u>	<u>230,690.37</u>	<u>364,200.00</u>	<u>63%</u>
<b>Total Income</b>	<u>45,890.31</u>	<u>470,963.29</u>	<u>594,038.00</u>	<u>79%</u>
<b>Expense</b>				
<b>Total Town Hall Operating Expense</b>	2,455.30	17,440.86	31,815.00	55%
<b>Total Operating Expenditures Gen. Govt. Salaries</b>	713.88	36,814.23	73,730.00	50%
<b>Total Gen. Govt. Salaries</b>	7,354.72	94,085.08	122,141.00	77%
<b>Total Planning &amp; Zoning</b>	7,003.85	57,524.65	78,991.00	73%
<b>Total Professional Fees</b>	1,747.00	42,200.91	50,900.00	83%
<b>Total Capital Outlay</b>	0.00	26,810.30	32,350.00	83%
<b>Total Public Services / Safety</b>	0.00	80,778.00	82,283.00	98%
<b>Parks &amp; Recreation</b>				
<b>Total Parks &amp; Recreation Personal Services</b>	0.00	670.00	6,411.00	10%
<b>Total Parks &amp; Rec Supplies &amp; Material</b>	196.37	4,523.73	8,314.00	54%
<b>Total Parks &amp; Recreation Services</b>	<u>2,119.03</u>	<u>30,309.29</u>	<u>66,636.00</u>	<u>45%</u>
<b>Total P&amp;R Capital Outlay</b>	<u>0.00</u>	<u>5,888.57</u>	<u>40,467.00</u>	<u>15%</u>
<b>Total Parks &amp; Recreation</b>	<u>2,315.40</u>	<u>41,391.59</u>	<u>121,828.00</u>	<u>34%</u>
<b>Total Expense</b>	<u>21,590.15</u>	<u>397,045.62</u>	<u>594,038.00</u>	<u>67%</u>
<b>Net General fund</b>	24,300.16	73,917.67	0.00	100%
<b>Capital Projects fund</b>				
<b>CIP Income</b>				
<b>Transfer from General Fund</b>				
<b>Appropriated for Town Hall</b>	0.00	1,442,700.00	1,442,700.00	100%
<b>CIP Expense</b>				
<b>Capital Projects</b>				
<b>Transfer to General Fund from Park Project</b>	-13,536.89	0.00	1,814,600.00	0%
<b>Town Hall Capital Outlay</b>				
<b>TH Construction Contract</b>	0.00	1,233,460.67	1,262,981.00	98%
<b>TH Architect/Engineer</b>	0.00	104,328.87	108,168.00	96%
<b>TH In House Engineering</b>	0.00	1,200.00	1,200.00	100%
<b>TH Testing/Permit Fees</b>	0.00	12,894.66	14,900.00	87%

	TH Telecom Sys/AV/Computers	0.00	179.90	252.00	71%
	TH Insurance	0.00	1,374.00	1,374.00	100%
	TH Legal Fees	0.00	5,140.00	5,100.00	101%
	TH Furnishings/Seasonal Dec.	0.00	28,575.14	28,945.00	99%
	TH Irrigation	0.00	426.00	16,000.00	3%
	TH Miscellaneous	0.00	3,683.65	3,780.00	97%
	<b>Total Town Hall Capital Outlay</b>	<b>0.00</b>	<b>1,391,262.89</b>	<b>1,442,700.00</b>	<b>96%</b>
	<b>Total Capital Projects</b>	<b>-13,536.89</b>	<b>1,391,262.89</b>	<b>3,257,300.00</b>	<b>43%</b>
<b>Net CIP</b>		<b>0.00</b>	<b>51,437.11</b>	<b>0.00</b>	<b>100%</b>
	<b>Net Excess of Rev. over Exp.</b>	<b>24,300.16</b>	<b>125,354.78</b>	<b>0.00</b>	<b>100%</b>

7. APPROVE MINUTES FOR APRIL 11, 2015, APRIL 13, 2015, AND May 11, 2015. Council Member Kenary motioned to approve the above minutes. Council Member Rosoff seconded the motion. The second was rescinded. Council Member Kenary amended the minutes to include the changes made to the May 11, 2015 minutes to delete a line from item 23 in the minutes. Council Member Rosoff seconded the motion. Council Member Plyler asked for some changes to the April 13, 2015 minutes. The second was rescinded. Council Member Kenary amended the motion to include deletion of four lines of the April 13, 2015 minutes for item 15 after it states "The Mayor disagreed." Council Member Rosoff seconded the amended motion. The motion passed unanimously.

8. PRESENTATION OF YOUTH COUNCIL COMMITTEE RECOGNITION CERTIFICATES

Youth Council Committee members Julia Lubinecky, Om Dave, McKenzie Hird, and Chair Hannah Schrader were recognized for their outstanding achievements, as well as for their time and efforts on the Committee. Ms. Lubinecky was in attendance, and she was presented with a certificate. Council Member Rosoff thanked Council Member Kenary for her work with these impressive teens and their involvement with the community. Mayor Horvath thanked them as well as all the teen volunteers at the park.

9. CALL FOR PUBLIC HEARING ON CUP FOR NENA'S MARKET

Mayor Pro Tem Como called for a public hearing on the CUP for Nena's Market for July 13, 2015 at 7 pm here at Town Hall, 6490 Weddington Road, Wesley Chapel, NC 28104. Council Member Plyler seconded the motion.

The motion passed unanimously.

10. CONSIDER APPROVAL OF CUP FOR BRANCH TOWERS, LLC

A report from Michael Berkowitz, NC State Certified General Real Estate Appraiser was received and entered in to the record. Council Member Kenary asked if we could wait to decide on this CUP, since we have just received the document. Village Attorney Becky Cheney advised

that Ms. Kemerait's presentation is not evidence; documents are the evidence. You could leave the hearing open and postpone a decision.

Ms. Kemerait stated there is also a lack of challenge to the tower; this is additional information which is not prepared for the majority of their hearings. She noted this is a lengthy process and requested a decision tonight. The other three Council members had no objection to continuing. The Findings of Fact were reviewed.

Council Member Rosoff motioned to approve the finding at 6.4.3(a), since it won't create significant traffic, noxious odors/sound/glare or environmental hazards; Mayor Pro Tem Como seconded the motion.

The motion passed unanimously.

Council Member Plyler motioned to approve the finding at 6.4.3(b), stating it meets or exceeds all specifications. Mayor Pro Tem Como seconded the motion.

The motion passed unanimously.

Council Member Rosoff motioned to approve the finding at 6.4.3(c) because no evidence indicates an adverse effect and there are supporting materials submitted by Branch Towers, LLC. Council Member Plyler seconded the motion.

The motion passed unanimously.

Council Member Plyler motioned to approve the finding at 6.4.3(d) since the future Land Use Plan calls for low density residential development in the area in which the tower is proposed; other telecommunications towers located in Wesley Chapel and surrounding areas are located in similar type environments. Given the proposed location of the tower, it will not disrupt the integrity of the agricultural operations taking place on site. Mayor Pro Tem Como seconded the motion.

The motion passed unanimously.

Council Member Plyler motioned to approve the finding at 6.4.3(e) since the provision of utilities will not be affected by this proposed tower. Mayor Pro Tem Como seconded the motion.

The motion passed unanimously.

Council Member Rosoff motioned to approve the finding at 6.4.3(f) because traffic volume changes along Jim Parker Road and Goldmine Road will be minimal as a result of the proposed improvements. Mayor Pro Tem Como seconded the motion.

The motion passed unanimously.

Council Member Rosoff motioned to approve the finding at 6.4.3(g) as there is no change in the need for safety and emergency services. Mayor Pro Tem Como seconded the motion.

The motion passed unanimously.

Mayor Pro Tem Como motioned to approve the CUP with a removal bond of \$55,000. Council Member Kenary seconded the motion. The second was rescinded. The motion was amended to add a condition of a treated lumber fence. The applicant agreed to both conditions. Council Member Kenary seconded the amended motion.

The motion passed unanimously.

The public hearing was closed.

#### 11. CALL FOR PUBLIC HEARING ON ZONING AND FUTURE LAND USE PLAN DESIGNATION FOR LOT 06009079 (RECENTLY ANNEXED LOT)

Bill Duston noted this is two public hearings, one for zoning and one for an amendment to the Future Land Use Plan for the newly annexed lot. Council Member Kenary motioned to hold two public hearings on July 13, 2015 at 7 pm at Town Hall at 6490 Weddington Road, Wesley Chapel, NC 28104 to apply zoning and for the future Land Use Plan designation. Council Member Plyler seconded the motion.

The motion passed unanimously.

## 12. CALL FOR PUBLIC HEARING ON ZONING ORDINANCE TEXT CHANGES FOR SENIOR HOUSING

Bill Duston noted this originated at Council; he wrote proposed text to allow duplexes, with a density of 3.5 units per acre, it was brought to Planning Board and they voted against it 3-1. Since the item started at Council, a public hearing can still be held. Planning Board said they just spent a lot of time on it, and didn't see a need to amend the ordinance. The financing issue was brought up. Since senior housing will be done by conditional zoning or a CUP, you can mix types of housing on a parcel. The text says a duplex is side by side; a suggestion was also made that the text be changed to require a common garage wall.

Council Member Plyler called for a public hearing to add text changes for senior housing, with duplexes separated by the garage wall, here at town hall on July 13, 2015 at 7 pm. Council Member Rosoff seconded the motion. Mayor Pro Tem Como felt we are rushing into duplexes; Council Member Kenary agreed. Council Member Plyler disagreed, stating we have worked on this for 3.5 years. Discussion was held.

The motion was voted on with 2 voting yea (Plyler and Rosoff), and 2 voting nay (Como and Kenary). Mayor Horvath broke the tie by voting yea, stating it's just an option, so let's have a public hearing. The motion passed 3-2.

## 13. REVIEW OF CHANGES RECOMMENDED TO THE LAND USE PLAN MAP AND TEXT AND PATH FORWARD

Council Member Plyler asked the attorney if she can vote on the Land Use Plan when her property is up for a change. The attorney said she can vote on the path forward tonight, but deferred to Attorney Sistrunk on whether she can vote on the final Land Use Plan.

Three maps were shown, the official Land Use Plan Map, the map with the proposed 2013 changes, and the map with the proposed 2015 changes. Mr. Duston reviewed the changes.

1. Change the land use designation on lot 06042002 on Waxhaw-Indian Trail Road from Low-Density Residential to High-Intensity Commercial; the property had been re-zoned by the Village to B-2.
2. Restore the Office-Institutional designation to what is shown on the adopted Future Land Use Plan map at the NW, NE and SE corners of Potter Road and NC 84. Office-Institutional is already in place at the SW corner.
3. Delete the descriptive term "B-1" from the "High Intensity Commercial" designation shown on the Future Land Use Map. "B-1" is already accommodated on the "Low Intensity Commercial" designation on the Future Land Use Map.
4. Change the classifications of lots 06072006A and 06072006 (on the north side of NC 84) from Low-Density Residential to High Intensity Commercial. It is adjacent to an existing shopping center.

5. Change the classification of lot 06045009E (lot immediately north of Shops of Wesley Chapel Shopping Center) from Low-Density Residential to Office-Institutional. The property is owned by the Village.
6. Allow for senior housing in Wesley Chapel but place a cap on the total number of senior housing units permitted in the Village; ensure that ingress/egress/turning lanes are adequately addressed in any future senior housing community. This is to maintain a balance of housing types in the Village. There was discussion of a cap, but Planning Board did not feel the cap was appropriate at this time.

Other issues Mr. Duston has heard of are that churches should be Office-Institutional, and the parks should have a zoning designation. He noted that law doesn't require a public hearing for Future Land Use Plan changes, but he does not know of a case where one was not held. There is no mandate to notify property owners of a change, but no reason to preclude it. Council Member Plyler preferred to notify owners for transparency. She commented sometimes churches turn into schools, so all should be Office-Institutional. Council Member Kenary asked about the process to designate town property as park or recreation. Mr. Duston requested he be tasked to write the text and assign a color for the map. Council Member Kenary motioned to request Bill Duston put text together to identify the park property. Mayor Pro Tem Como seconded the motion.

The motion passed unanimously.

Mayor Pro Tem Como questioned what if we send notice to an owner of a change and they don't want the change. Mayor Horvath noted other planner candidates suggested a public information meeting be held first, but we already had a draft, so they can provide input now. Council Member Kenary noted lot 06072006 is larger than the triangle, it includes land on the south side of the street. Mr. Duston noted Planning Board only addressed the portion on the north side of Hwy. 84. Mayor Horvath noted the arc at Hwy. 84 and Potter also separates parcels into two different uses. The reasons Planning Board gave for their recommendations were discussed; they felt eventually 84 will be commercial. Council Member Kenary noted we received a residential development plan for adjacent land on Antioch Church Road. Council will look at the recommendations and at the next meeting call for a public information meeting. Comments should be sent to the Planner within two weeks on what Council would like to see.

#### 14. CONSIDER CHANGES TO PURCHASING POLICIES

Council Member Kenary motioned to table this item to the next meeting. Mayor Pro Tem Como seconded the motion.

The motion passed unanimously.

#### 15. CONSIDER CHANGE IN COUNCIL MEETING PACKETS TIMING

#### 16. CONSIDER RETURN TO TWO COUNCIL MEETINGS PER MONTH

Council Member Kenary motioned to table these two items to the next meeting. Council Member Plyler seconded the motion.

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

Council Member Kenary motioned to move the items for the Urban Forester contract and N-Focus contract up next. Council Member Plyler seconded the motion.

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

The items were included as part of the 2015-16 budget discussion.

17. DISCUSSION AND POSSIBLE VOTE ON 2015-16 VILLAGE BUDGET AND BUDGET ORDINANCE; CONSIDER URBAN FORESTER CONTRACT; N-FOCUS CONTRACT

Mayor Pro Tem Como said he had concurrence of the Parks and Rec Committee to forego the irrigation system this year which would allow funds for contingency, add \$8,000 for trees and bushes, \$500 for printing, \$1,000 for construction supplies, and use the remainder for the amphitheater roof. Council Member Kenary brought up codification and funds for grassing and landscaping of the town hall property. Council Member Plyler questioned the clerk's salary, noting an increase had been given. Mayor Horvath noted we had approved additional hours while the projects were going on, and the amounts budgeted were reviewed; it is budgeted for 32 hours now. Council Member Kenary noted the mayor pro tem and council are paid the same in other towns; consensus was to leave our salaries the same. A contract proposal from Wynncom was received for an extended warranty on the phones; consensus was it was not needed. Perrigo proposed a service contract of \$680 for two visits per year for the air and heat; consensus was to approve it. The Urban Forester contract was discussed; consensus was to not join that contract. Codification will wait a year. An additional \$11,260 can be added to contingency. Council Member Kenary felt we need an irrigation system to keep the park plantings alive; the lake relies on runoff water, and in a drought it will dry up fast. We could also use the new water tap. Further discussion was held on the trees and shrubs and their costs, and the amphitheater cover. Mayor Pro Tem Como motioned to forego the \$35,000 for the irrigation system, add \$8,000 for trees and shrubs, \$500 for printing, \$1,000 for construction supplies and \$13,540 for the amphitheater. Council Member Rosoff seconded the motion.

The motion was voted on – two yeas (Como and Rosoff), and two nays (Kenary and Plyler). Council Members Plyler and Kenary questioned the amounts for the trees and shrubs. Mayor Horvath said it is just a budgeted item, and it doesn't mean we will spend it all, and voted yea. The motion passed 3-2.

The contract with N-Focus was discussed; Council Member Plyler was in favor of a full time planner. Mayor Pro Tem Como motioned to approve the N-Focus contract; Council Member Kenary seconded the motion.

The vote was 2 yeas (Como and Kenary), and 2 nays (Plyler and Rosoff); Mayor Horvath broke the tie by voting yea stating we can revisit this. The motion passed 3-2.

A brief recess was held for the finance officer to compile the budget and ordinance.

Mayor Pro Tem Como motioned to approve the 2015-16 budget and budget ordinance. Council Member Rosoff seconded the motion.

The motion passed 3-1 with Kenary voting nay.

*The budget ordinance is hereby incorporated by reference and made a part of these minutes.*

Village of Wesley Chapel  
2015/2016 Budget

Ordinance 2015-08

BE IT ORDAINED by the Governing Board of the Village of Wesley Chapel, North Carolina:

Section 1: The following amounts are hereby appropriated in the General Fund for the operation of the village government and its activities for the fiscal year beginning July 1, 2015, and ending June 30, 2016, in accordance with the chart of accounts heretofore established for this Village:

General Government	
Town Hall and Operating Expenditures	\$ 99,132
Salaries	116,725
Capital Outlay	15,000
Planning & Zoning	78,953
Professional Fees	54,000
Parks and Recreation	98,698
Public Safety	83,892
Contingency	27,300
Total	\$573,700

Section 2: It is estimated that the following revenues will be available in the General Fund for the fiscal year beginning July 1, 2015, and ending June 30, 2016:

Property Tax Income	\$ 150,715
Revenue Sharing Income	374,200
Fees and Licenses	48,385
Interest	400
Total	\$ 573,700

Section 3: There is hereby levied a tax at the rate of one and 65/100 cents (\$.0165 per one hundred dollars (\$100) valuation of property as listed for taxes as of January 1, 2015.

This rate is based on a total valuation of real and personal property for the purposes of taxation of \$833,596,860 and an estimated rate of collection of 99%; public service property with a value of \$11,557,230 and an estimated rate of collection of 99% and a valuation of motor vehicles of \$70,765,667 with an estimated collection of 99%.

Section 4: The Budget Officer is hereby authorized to transfer appropriations as contained herein under the following conditions:

- a. Transfer amounts between line item expenditures, or from Contingency, up to a dollar amount of \$1,000.
- b. An official report on all transfers should be made to Council at the next scheduled meeting.
- c. Transfers should not be made to salary accounts.

Section 5: Copies of this Budget Ordinance shall be furnished to the Clerk of the Governing Board and to the Budget Officer and Finance Officer to be kept on file by them for their direction in the disbursement of funds.

Adopted this 8th day of June, 2015.

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Village Clerk Cheryl Bennett

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Mayor Brad Horvath

18. ALLOW PARKS AND REC COMMITTEE TO APPROVE SCOUT PROJECTS

Mayor Pro Tem Como motioned to give authority to Parks and Rec to approve the scout projects. Council Member Plyler seconded the motion. Discussion was held on whether too many questions are given to the scouts; whether committees make recommendations or have authority for decisions, there are costs to maintain projects and the desire for plans to be in place. Projects were discussed at length.

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

19. PARKS AND REC: PURCHASE SPLIT RAIL FENCE POSTS, BOBCAT RENTAL

Mayor Pro Tem Como motioned to approve a bobcat rental before June 30, 2015. Council Member Rosoff seconded the motion. An empty house behind the park has been used as a cut through and now has new renters; we said we would put up a fence there.

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

We already have donated fencing, but need posts. Fencing will go on Weddington Road, to separate the park and neighborhood and from the electrical box to the retention pad. Mayor Pro Tem Como motioned to move \$500 from the maintenance worker line item, to other improvements line item. Council Member Rosoff seconded the motion.

The motion passed 3-1 with Kenary voting nay, stating we are in a rush to spend with 20 days left in the fiscal year, and there is no guarantee it will be done.

Mayor Pro Tem Como motioned to buy the fencing needed for no more than \$500. Council Member Rosoff seconded the motion.

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

20. UPDATE ON SURVEY – POSSIBLE THIRD PARTY/CONSULTANT USAGE

Mayor Horvath received a proposal from Mike Giaimo, and we are also getting information from a Winthrop professor. An issue will be the method of delivery.

21. DE-ANNEXATION UPDATE

Mayor Horvath sent an update to both legislators, and hasn't heard back; the bill has not moved forward. He will check in with them.

22. OTHER BUSINESS

Council Member Plyler noted some agenda items could have been put off; maybe the new council will want to weigh in on some of the changes. Council Member Rosoff suggested members know of any concerns ahead of time. Mayor Horvath noted we still take time going

over information in the agenda forms that we get in advance. Council Member Kenary added the consent agenda may help. She sent an email to the town hall sprinkler system provider, but hadn't heard back; we are also still waiting on the engineer's site plans. Mayor Pro Tem Como commented regarding bugs on the patio, we will put in a call to the pest control. He also brought up the senior housing lot calculations for a future meeting. Mayor Horvath also asked the planner to do some calculations.

Council Member Kenary asked to be excused. Mayor Horvath agreed.

23. COUNCIL COMMENTS

Length of meetings and how long people talk was discussed. We need to get back to the three minute rule.

24. ADJOURNMENT

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

The motion passed unanimously.

The meeting ended at approximately 12:08 a.m.

Respectfully submitted,

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Cheryl Bennett, Clerk

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Mayor Brad Horvath