

VILLAGE OF WESLEY CHAPEL
COUNCIL MEETING MINUTES
WESLEY CHAPEL TOWN HALL
6490 Weddington Road, Wesley Chapel, NC 28104
September 14, 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 Plyler and Rosoff

Absent: Council Member Kenary

Others Present:

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

Citizens Present: Carol Mullis, Sandy Fenn, Dr. David Kapfhammer, James Baker from Leverage Resources, Shirley Davis Walser, Rich Heareth and Wes Smith from Epcon Communities, Ben Godby, Sondra Bradford

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

1. PLEDGE OF ALLEGIANCE AND INVOCATION *Time Stamp :00*

Mayor Horvath led the Pledge of Allegiance and Council Member Plyler gave the invocation.

2. PUBLIC COMMENTS - none

3. ADDITIONS, DELETIONS AND ADOPTION OF AGENDA *Time Stamp 2:01*

Items added to the agenda were bobcat rental, town hall irrigation update, call for public hearing on conservation zoning text and a presentation from Epcon added to item 5; items removed from the consent agenda to a separate item were minutes and planning/zoning/code enforcement staff report; an item removed was Planning Board.

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

The motion passed unanimously.

4. CONSIDER APPROVAL OF CONSENT AGENDA: *Time Stamp 5:33*

- A. APPROVE FINANCE STAFF REPORT AND BUDGET TRANSFERS MADE
 - B. ADVISE OF ELECTION OF PLANNING BOARD VICE CHAIR JOHN SOUZA
 - C. ADVISE OF PLANNING BOARD SPECIAL MEETING TO RECEIVE TRAINING
- AND DISCUSS CONSERVATION ZONING AT 7 PM ON TUESDAY, SEPTEMBER 8, 2015
- D. APPROVE PROCLAMATION FOR CONSTITUTION WEEK
 - E. CLARIFICATION OF PREVIOUSLY APPROVED ZONING ORDINANCE TEXT

Mayor Pro Tem Como motioned to approve the consent agenda items. Council member Rosoff seconded the motion.

The motion passed unanimously.

The financial reports and budget transfers made during August are hereby incorporated by reference and made a part of these minutes.

August transfers made by the Finance Officer are as follows: none.

August 31, 2015 Balance Sheet

ASSETS

Current Assets

Checking/Savings

Fifth Third Bank checking	167,896.92
Fifth Third Maxsaver	305,728.60
BB&T Money Market	506,908.10
Cash Change Fund	50.00
Total Checking/Savings	980,583.62
Misc. Fees Receivable	2,335.25
Total Sales Taxes to be Received	4,285.03

Total Other Current Assets 79,691.89

Total Current Assets 1,062,610.76

Fixed Assets

Land	813,423.00
Total Dogwood Park	754,405.00
Town Hall	1,361,869.00
Furniture & Equipment	37,682.00
Town Hall Driveway	37,337.00
Accumulated Deprec.	-175,932.98

Total Fixed Assets 2,828,783.02

TOTAL ASSETS **3,891,393.78**

LIABILITIES & FUND BALANCE

Other Current Liabilities

Due to Union County Schools	38.98
Escrow from Developers	196,090.00
Payroll Liabilities	288.06
Deferred Revenue	726.20

Total Other Current Liabilities 197,143.24

Fund Balance

Fund Bal. inv. in Fixed Assets	2,828,783.02
Fund Bal. non-spendable	196,090.00
FB Restrict for P&R fee in lieu	99,227.78
Fund Bal. Res for Amph. Cover	3,664.00
Fund Bal. Committed for CIP	49,337.00
Fund Bal assigned TH land	25,000.00
Fund Bal. Assigned for Com. Cen	83,196.00
Fund Bal Assign future park imp	9,450.00

Fund Balance Assigned for NNO	313.40
Fund Balance	466,270.30
Excess of Revenues over Expense	<u>-67,080.96</u>
Total Fund Balance	<u>3,694,250.54</u>
TOTAL LIABILITIES & FUND BALANCE	<u>3,891,393.78</u>

August 2015 Budget Report

	<u>Aug 15</u>	<u>Jul - Aug 15</u>	<u>YTD Budget</u>	<u>% of Budget</u>
General fund				
Income				
Appropriated Fund Balance	0.00	0.00	0.00	0.0%
Property Tax Income				
Current Year Property Tax	609.30	609.30	136,168.00	0.45%
Utility Ad Valorem	0.00	0.00	1,887.00	0.0%
Vehicle Registration	1,169.63	1,169.63	11,560.00	10.12%
Delinquent Property Tax	322.26	361.27	800.00	45.16%
Prior Year Motor Vehicle Tax	5.06	5.06	0.00	100.0%
Interest/Ad Fee on Taxes	<u>75.99</u>	<u>117.69</u>	<u>300.00</u>	<u>39.23%</u>
Total Property Tax Income	2,182.24	2,262.95	150,715.00	1.5%
Fees and Licenses				
Privilege Licenses	0.00	150.00	285.00	52.63%
Cable Franchise (from Time Warn	0.00	0.00	15,200.00	0.0%
Zoning Permit	1,800.00	2,875.00	10,000.00	28.75%
Engineering Fees Reimbursement	0.00	4,747.25	22,000.00	21.58%
Annexation Exp Reimbursed	0.00	0.00	100.00	0.0%
Misc. Fees	2.00	3.00	300.00	1.0%
Winter Walk 5K fees	0.00	0.00	500.00	0.0%
National Night Out	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.0%</u>
Total Fees and Licenses	1,802.00	7,775.25	48,385.00	16.07%
Interest Earned	12.98	69.01	400.00	17.25%
Revenue Sharing				
Sales & Use Taxes	0.00	0.00	44,000.00	0.0%
Telecommunications Tax	0.00	0.00	10,200.00	0.0%
Video Programming(State Cable)	0.00	0.00	92,000.00	0.0%
Franchise Tax (Electric Power)	0.00	0.00	180,000.00	0.0%
Excise Tax (Piped Natural Gas)	0.00	0.00	13,000.00	0.0%
Alcoholic Beverage Tax	<u>0.00</u>	<u>0.00</u>	<u>35,000.00</u>	<u>0.0%</u>
Total Revenue Sharing	0.00	0.00	374,200.00	0.0%

Total Income	<u>3,997.22</u>	<u>10,107.21</u>	<u>573,700.00</u>	<u>1.76%</u>
	3,997.22	10,107.21	573,700.00	1.76%
Expense				
Total Town Hall Operating Expense	1,674.74	3,506.93	27,025.00	12.98%
Total Operating Expenditures	<u>506.72</u>	<u>24,040.29</u>	<u>92,470.53</u>	<u>26.0%</u>
Total Planning & Zoning	5,136.15	5,136.15	78,953.00	6.51%
Total Gen. Govt. Salaries	7,098.15	14,298.70	116,725.00	12.25%
Total Professional Fees	1,454.10	1,454.10	54,000.00	2.69%
Total Capital Outlay	498.61	498.61	15,000.00	3.32%
Total Public Services / Safety	477.04	21,096.23	83,892.00	25.15%
Parks & Recreation				
Total Parks & Recreation Personal Services	0.00	0.00	1,200.00	0.0%
Total Parks & Rec Supplies & Material	1,218.88	1,718.91	12,398.00	13.86%
Total Parks & Recreation Services	2,118.89	4,343.25	44,560.00	9.75%
Total P&R Capital Outlay	<u>1,095.00</u>	<u>1,095.00</u>	<u>47,476.47</u>	<u>2.31%</u>
Total Parks & Recreation	<u>4,432.77</u>	<u>7,157.16</u>	<u>105,634.47</u>	<u>6.78%</u>
Total Expense	<u>21,278.28</u>	<u>77,188.17</u>	<u>573,700.00</u>	<u>13.45%</u>
Net General fund	-17,281.06	-67,080.96	0.00	100.0%
Capital Projects Fund				
Income				
Appropriated for Town Hall	<u>0.00</u>	<u>1,393,362.89</u>	<u>1,442,700.00</u>	<u>96.58%</u>
Total Transfer from General Fund	<u>0.00</u>	<u>1,393,362.89</u>	<u>1,442,700.00</u>	<u>96.58%</u>
Total Other Income	<u>0.00</u>	<u>1,393,362.89</u>	<u>1,442,700.00</u>	<u>96.58%</u>
Expense				
Capital Projects				
Town Hall Capital Outlay				
TH Construction Contract	0.00	1,235,560.67	1,262,981.00	97.83%
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	14,900.00	86.54%
TH Telecom Sys/AV/Computers	0.00	179.90	252.00	71.39%
TH Insurance	0.00	1,374.00	1,374.00	100.0%
TH Legal Fees	0.00	5,140.00	5,100.00	100.78%
TH Furnishings/Seasonal Dec.	0.00	28,575.14	28,945.00	98.72%
TH Irrigation	0.00	426.00	16,000.00	2.66%
TH Miscellaneous	<u>0.00</u>	<u>3,683.65</u>	<u>3,780.00</u>	<u>97.45%</u>
Total Town Hall Capital Outlay	<u>0.00</u>	<u>1,393,362.89</u>	<u>1,442,700.00</u>	<u>96.58%</u>
Net Capital Projects Fund	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.0%</u>
	<u>-17,281.06</u>	<u>-67,080.96</u>	<u>0.00</u>	<u>100.0%</u>

Clarification of Previously Approved Zoning Ordinance Text

On May 13, 2015 the Village Council adopted a series of text changes to the Wesley Chapel Zoning Ordinance that dealt with senior housing. It has been discovered that there were a few Section Ordinance citations that were mislabeled in the text that the Village Council adopted.

There were several errors in the citations to the Zoning Ordinance included in the adopted text. A correct version of these citations is shown below with the citations that were changed highlighted in yellow. It is recommended that the Village Council adopt a motion to allow staff to show the correct citations in the Zoning Ordinance text. The changes shown affect the B-1, B-2, L-I and O-I districts only.

4. **Add the following to Section 5.1.3(b), 5.2.3(b), 5.3.3(b), 5.4.3(b), 5.5.3(d), 5.6.3(d), 5.7.3(c) and 5.8.3(d), “Minimum Front Yard Setback (in the R-80, R-60, R-40, RA-40, R-20, RA-20, B-1, B-2, L-1 and O-I districts):
Senior Housing Development- Refer to Section 6.10.11.**
5. **Add the following to Section 5.1.3(d), 5.2.3(d), 5.3.3(d), 5.4.3(d), 5.5.3(e), 5.6.3(e), 5.7.3(d) and 5.8.3(e) “Minimum Side Yard Setback (in the R-80, R-60, R-40, RA-40, R-20, RA-20, B-1, B-2, L-1 and O-I districts):
Senior Housing Development- Refer to Section 6.10.11.**
6. **Add the following to Section 5.1.3(e), 5.2.3(e), 5.3.3(e), 5.4.3(e), 5.5.3(f), 5.6.3(f), 5.7.3(e) and 5.8.3(f) “Minimum Rear Yard Setback (in the R-80, R-60, R-40, RA-40, R-20, RA-20, B-1, B-2, L-1 and O-I districts districts):
Senior Housing Development- Refer to Section 6.10.11.**
7. **Add the following to Section 5.1.3(f), 5.2.3(f), 5.3.3(f), 5.4.3(f), 5.5.3(g), 5.6.3(g), 5.7.3(f) and 5.8.3(g) “Maximum Building Height” (in the R-80, R-60, R-40, RA-40, R-20, RA-20, B-1, B-2, L-1 and O-I districts):
Senior Housing Development- Refer to Section 6.10.11**

4A. Council Member Plyler asked why the minutes had included that she left unexcused when she left during the August 10, 2015 meeting due to illness. Mayor Horvath explained it was because there were several motions after she left and she was counted as voting yes on them. She did not think we had done this for others and asked that we be uniform in treatment. Council Member Plyler asked why Council had to come and sign the closed minutes ahead of time. This is the procedure we have been using since no copy of closed minutes is sent electronically nor is it copied and handed out.

Mayor Pro Tem Como motioned to approve the August 10, 2015 minutes and the closed session minutes for item 6 and item 20 from that meeting. Council Member Rosoff seconded the motion.

The motion passed unanimously.

4B. Planning/Zoning/Code Enforcement staff report

Bill Duston explained there is some new state legislation that affects performance and maintenance bonds which will limit us to 125% of the cost, while we have been requiring 150%. Other legislation affects design criteria for single and two family homes, and temporary family health care structures. We have one tutoring/learning center and a request for another, but the use is not in our Table of Uses. Last, a Supreme Court ruling that signs rules must be content neutral will require other text amendments.

Mayor Pro Tem Como motioned to approve the planning/zoning/code enforcement report; Council Member Plyler seconded the motion.

The motion passed unanimously.

5. CONSIDER CALLING FOR PUBLIC HEARING ON ORDINANCE AMENDMENTS FOR SENIOR HOUSING REQUESTED BY EPCON *Time Stamp 18:44*

Mayor Pro Tem Como noted we recently adopted senior housing text and the developers told us it was hard to work with. After meeting with the developer and Planning Board an example is 100 acres zoned R-40; you can't get 100 houses due to infrastructure, so you might get 70 homes. If another parcel had 5 acres of wetlands, they might get less than 70 homes. For senior housing you might get 300-400 homes, but you still have infrastructure so it leaves between (70x3) 210 or (70 x 4) 280 units. You still pay taxes on the wetlands. Also perimeter setbacks will be different from houses back to back in the interior of a development. Mayor Pro Tem Como added we met with multiple developers and did not lean over to Epcon.

Bill Duston noted each requested change stands on its own merit; Epcon is the applicant; Mr. Duston did not write the text.

Epcon representative Wes Smith handed out a packet and made a presentation.

He said the reason for the amendments is to give you senior housing with three units per acre. Typically Epcon has twenty feet from the back of the sidewalks, they increased it to twenty-five feet at the driveway so people can freely fit a vehicle in their driveway. Land between the houses is commonly maintained as is the landscaping. There are three different home models, but the backs of the homes are always in a line. Planning Board recommended a twenty foot front yard setback, Epcon was agreeable to that.

Epcon has side yard courtyards which abut the next house's wall and is privately maintained. Originally they had six foot side yards, but buyers prefer ten feet between homes. Twelve feet would increase the courtyard by 20%.

Perimeter screening – the rear yard is completely passive, a fence prevents access and the home has no rear windows, it will only be used to access HVAC units. A buffer plus five foot rear yard to the back of the HVAC makes it ten feet to the back of the house. Mayor Pro Tem Como noted our ordinance calls for measuring to the back of the HVAC, he felt it should just be measuring to the wall. Wes Smith said he was okay with not taking into account the HVAC and requiring ten feet in back. A question was asked and in R-40 the rear yard required is forty feet. Mayor Horvath noted Planning Board recommended fifteen feet to the back of the house. Wes Smith had a sheet showing a layout of back to back houses, they plant shrubs at the end of the

corridor so you don't see the HVAC's; proposing twenty feet of building separation, not counting the HVAC's.

Density was discussed next; Wes Smith said he agreed wetlands should not be included in lot sizes, but wanted it included to count for density. For example he showed a 50 acre parcel; if there were no wetlands he could fit potentially 150 units, but there is 1.5 acres wetlands, so the usable area is 48.5 acres, and they could only fit in 145 units. He showed a layout with 149 lots. He said infrastructure was 20% and tree save area was 30%, Wes Smith said the ordinance could inadvertently hurt water quality because they could get permits to fill in the areas of wetlands. He noted that is not the intent of the ordinance. He added that the property tax would be lower per unit if split across 149 units instead of 145 units.

Epcon requested off-street parking be decreased to one space per six units. He noted there are potentially two spaces in the garage and two in the driveway. Their experience is senior living has 1.4 vehicles per home. Mr. Smith added they want residents to interact than to have more parking. Council Member Rosoff asked if the clubhouse will be big enough for something like a book club; he said it would be 3,000 square feet.

Bill Duston noted Council can call for a public hearing on all the changes requested by Epcon, or on changes proposed by Planning Board. The ordinance says you can consider calling for a public hearing, but doesn't say you must call for one.

Mayor Pro Tem Como motioned to call for a public hearing on October 12, 2015 at 7 pm here at town hall on items 1-6 as proposed by Epcon. Council Member Plyler seconded the motion.

The motion passed unanimously.

6. CONSIDER CALLING FOR A PUBLIC HEARING ON AMENDMENT TO ASTON PROPERTIES / PHASE II CONDITIONAL USE PERMIT *Time Stamp 55:46*

Bill Duston reported Planning Board gave a favorable recommendation with some conditions. If approved they could do the use requested or any other use by right could be built.

Mayor Pro Tem Como motioned to call for a public hearing on October 12, 2015 at 7 pm here at town hall on an amendment to Aston Properties / Phase II conditional use permit. Council Member Rosoff seconded the motion.

The motion passed unanimously.

This will be a quasi-judicial hearing.

6A. CONSIDER CALLING FOR A PUBLIC HEARING ON AMENDMENTS TO THE ZONING ORDINANCE TO ADD CONSERVATION ZONING *Time Stamp 59:00*

Planning Board had a special meeting on September 8, 2015 which was why this was not on the original agenda. Mayor Pro Tem Como motioned to call for a public hearing on October 12, 2015 at 7 pm here at town hall on amendments to the zoning ordinance to add conservation zoning. Council Member Rosoff seconded the motion.

The motion passed unanimously.

A short recess was held.

7. VILLAGE SURVEY PLANNING STEPS/ CALENDAR – LEVERAGE RESOURCES

Time Stamp 1:09:25

Mike Giaimo from Leverage Resources participated remotely through WebEx. He presented a sample letter from Council where citizens could click on a survey logo or Village logo and they would be re-directed to the survey. It will ask for your name and whatever else we want to ask. Paper surveys would be on legal paper, two pages, front and back in color. They recommended e-mail with a valid code. He discussed infographic to address anticipated concerns; potentially there would be multiple answers per home, a home with a couple who both want to reply to the survey, and a house with no computer access. The citizens could fill the survey out at home and also at the library. Leverage Resources suggested a website solution and e-mail where they can track by a valid code. Pros and cons of paper and on-line surveys were discussed. Both surveys will be identical. They estimate 15% will respond by paper and 85% will be on-line. Advertising the survey could be via banners, social media, HOA's and schools. They will set up an URL and drive traffic there. Mayor Horvath asked about allowing two replies per household; James Baker said they could each have their own validation code; with e-mail they will automatically be a code. Administrator Bennett noted that the PARTF representative told us on a conference call that they almost never give points for an on-line survey. They prefer a paper survey and that it must go only to Village residents.

Mike Giaimo said we should put out the word immediately to start a marketing campaign. The timeline proposed showed a village marketing campaign from Sept. 15th-30th to collect and update the resident database and survey questions; then October 1st-10th Leverage Resources reviews prospective questionnaire; and October 11th-16th they meet with the individual committees. With Council approval October 19th, the survey could be distributed and closed by November 11th. Data tabulation would be November 12th -22nd, and on November 23rd an executive summary presented to Council. November 30th would be a post survey debriefing.

Leverage Resources suggested 25 questions noting more than 40 questions becomes discouraging. They are identifying duplicate questions. Mayor Horvath noted Council meets October 12th, and we need the questions after he meets with the committees. We will have to ask Committees to hold special meetings since none meet the week of Oct. 11th.

8. APPROVE PARK MONUMENT SIGN *Time Stamp 1:50:39*

Scout Ben Godby has been working on the park sign; total costs should be \$3,670. Mayor Pro Tem Como noted we have \$6,500 budgeted for a sign and asked Council to help subsidize the project and also possibly Wesley Chapel Friends of Parks and Rec (FOPR). Council Member Rosoff motioned to approve the sign design presented, with white letters on a forest green background. Mayor Pro Tem Como seconded the motion.

The motion passed unanimously.

Sondra Bradford of FOPR stated their consensus is to help with the sign cost but they can't commit to an amount because they are in the middle of planning the Fall Bash event. Ben Godby said he is doing fundraising and using savings. His mother said he is prepared to fund the entire sign if need be. Scout rules on funds were brought up; he said he would just have to log where the funds come from. He has paid out \$1,500 already. Mayor Pro Tem Como motioned to subsidize the remainder of the sign cost if he sends the bills to us. Council Member

Rosoff seconded the motion. The Finance Officer noted we will need certificates of insurance from the mason and W-9 forms.

The motion passed unanimously.

9. ADVISE OF BUSINESS INTEREST IN PURCHASING VILLAGE OWNED PROPERTY *Time Stamp 2:03:54*

Mayor Horvath reported we have not yet received an offer, and reviewed the steps that would have to be taken in order to sell the property. Council Member Plyler asked if we should decide first if we want to sell it.

10. PARK EVENT – FALL BASH OCTOBER 3, 2015 *Time Stamp 2:08:50*

Mayor Pro Tem Como reported we will have activities for all ages. We budgeted for three events. Sondra Bradford said they are partnering with Southbrook Church. She said there are specific items the town can pay for, and she preferred we not make a donation to FOPR. Southbrook is providing a bounce house and other items. Mayor Pro Tem Como motioned to spend up to \$2,500 for the specific items listed by FOPR (porta johns and hand wash stations, deputies, ad in Union County Weekly, Tiki Hut DJ, Mr. Hughes wildlife lectures and a video game truck) and he, Council Member Rosoff or Administrator Bennett will contract with the vendors. Council Member Rosoff seconded the motion.

The motion passed unanimously.

Mayor Pro Tem Como motioned to spend \$225 for banners or flyers for the event. Sondra Bradford showed the proposed banner. Council Member Rosoff seconded the motion.

The motion passed unanimously.

11. A. REVIEW RFP ON STUMP REMOVAL AT THE PARK *Time Stamp 2:22:00*

Mayor Pro Tem Como motioned to put the RFP into our standard RFP format and then send it to the attorney for review. Council Member Rosoff seconded the motion.

The motion passed unanimously.

B. REVIEW RFP FOR BAND SHELL *Time Stamp 2:23:50*

Mayor Pro Tem Como reported John Lepke from Parks and Rec reached out to Gary Wirth who said the architect Troy Luttman would have to update the plans and re-submit for new permits; his fees would be \$3,900 to do this, (exclusive of permit fees and expenses), bidding (\$1,000) and construction administration (\$1,000) would be in addition to the drawings. He suggested we contract directly with Troy Luttman. Council Member Plyler asked why there was no RFP for the survey, the irrigation system, and for this; Council Member Rosoff noted this should have been done in the original stage, since it was delayed, he would be the appropriate person to do the work. Mayor Pro Tem Como motioned to go forward with Troy Luttman, and exempt ourselves from the RFQ process since Troy Luttman was previously involved in the band shell. Council Member Rosoff seconded the motion.

The motion passed unanimously.

Mayor Pro Tem Como motioned to appropriate fund balance from the \$9,450 assigned to future park capital outlay for the \$5,900 for the band shell. Council Member Rosoff seconded the motion.

The motion passed unanimously.

12. PARK SPONSORSHIP POLICY / VILLAGE POLICY *Time Stamp 2:38:30*

Council Member Rosoff reported we received a request from a Mr. Bigley to put up an advertising sign on the pet waste stations; his business doesn't relate to pets. Parks and Rec went through the policy and made suggestions for changes. This arose because the veterinarian who paid for two waste stations had a sign on them advertising the vet. Pam King from Parks and Rec made some suggested changes to the policy, they will review them at the Parks and Rec meeting and send them to Council next month. The Committee doesn't want a lot of advertising at the park. Mayor Pro Tem Como will advise Mr. Bigley the request is denied.

13. REVIEW CRITICAL / EMERGENCY REPAIR POLICY *Time Stamp 2:47:33*

Mayor Pro Tem Como stated it took us three weeks to get the gate fixed; and people had been in the park after hours. We switched gate companies since the old one was not responding. It was noted the finance officer can appropriate up to \$1,000 from contingency, and we can have an emergency meeting with six hour notice. An emergency would constitute a safety issue or securing village assets. The Administrator will work on a proposed policy.

14. POLICY ON CONTACTING OUR LAWYER *Time Stamp 2:54:05*

Mayor Pro Tem Como suggested that to minimize the attorney bill we make some changes. Currently Mayor Horvath and Council Member Plyler review the attorney bill. Mayor Pro Tem Como motioned that Council members and staff can only contact the attorney if directed by the Mayor, or two council members, or by all of council and a copy of the bill should go to all of Council monthly. Council Member Plyler seconded the motion.

The motion passed unanimously.

15. OTHER BUSINESS *Time Stamp 2:58:21*

Mayor Horvath gave an update on a flood in Wesley Woods and Pilgrim Forest. The victims filed with their insurance but since they did not have flood insurance they were turned down. The County next turned them down, and now they are pursuing the Public Works contractor and subs' insurance. Two homes are uninhabitable, contaminated with sewer water. Council Member Rosoff has worked with the residents, and Rep. Craig Horn has been involved.

Mayor Horvath reported on the town hall irrigation project – State Utilities proposed to do the new meter work for \$7,850, and a second bid came from another contractor at 50% higher. Several contractors were contacted but would not bid on the work. All were sent the engineer drawings, Union County Public Works letter and encroachment agreement. Mayor Pro Tem Como motioned to approve State Utilities Contractor at \$7,850 and move \$6,000 from the Capital Projects Fund Town Hall construction line item to the irrigation system line item. Council Member Rosoff seconded the motion.

The motion passed unanimously.

Mayor Pro Tem Como noted the heavy rains created problems on the trails in the park, and we need to address trail repairs. He motioned to rent a bobcat for one week and order appropriate gravel and rip rap up to a total of \$2,200. Council Member Plyler seconded the motion.

The motion passed unanimously.

16. COUNCIL COMMENTS *Time Stamp 3:22:48*

Mayor Pro Tem Como reported Fairview requested to borrow our groundbreaking shovels. He also brought up the recent complaint of trash along the roads. Mayor Horvath noted there is an NC-DOT list to have non-violent offender work crews come out, and we will contact them to get on the list. The areas also need to be mowed.

Mayor Pro Tem Como reported that we upgraded the park gate exit sensor, since the old one was only picking up people on the right side, not in the center. It was upgraded for just under \$500. He is working with Safety Chairman Jim Dale on information on park security cameras. A list of volunteer projects was sent out from Pam King of Parks and Rec.

Council Member Plyler reported Jim Dale is working hard on the Safety Committee; the National Night Out thank you letters were approved by Council.

Council Member Rosoff reported on the PARTF grant process, and we need a survey. PARTF told us via a phone conversation that they have never given points for an on-line survey, and they want the survey to only go to taxpayers.

17. ADJOURNMENT *Time Stamp 3:33:30*

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

The meeting ended at approximately 11:00 p.m.

Respectfully submitted,

Cheryl Bennett, Clerk

Mayor Brad Horvath