

VILLAGE OF WESLEY CHAPEL  
COUNCIL MEETING MINUTES  
WESLEY CHAPEL UNITED METHODIST CHURCH  
120 Potter Road, Wesley Chapel, NC 28110  
July 9, 2012 – 7:00 P. M.

The Village Council of Wesley Chapel, North Carolina, met in the Fellowship Hall of Wesley Chapel United Methodist Church at 120 Potter Road South, Wesley Chapel, North Carolina.

**Present:** Mayor Horvath, Mayor Pro Tem Ormiston, Council Members Brotton, Plyler and Rosoff

**Others Present:**

Clerk/Finance Officer Cheryl Bennett; Planning/Zoning Admin. Joshua Langen; Attorney George Sistrunk

**Citizens:** Carol Mullis

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

1. PLEDGE OF ALLEGIANCE / INVOCATION

Mayor Horvath led the Pledge of Allegiance and Mayor Pro-tem Ormiston said the invocation.

2. PUBLIC COMMENTS

Carol Mullis asked for confirmation that the Youth Council Committee can serve hotdogs at National Night Out.

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

Mayor Pro-tem Ormiston made a motion to approve the agenda; Council Member Rosoff seconded the motion.

The motion passed unanimously.

4. APPROVE MINUTES FOR COUNCIL MEETINGS JUNE 11, 2012 AND JUNE 19, 2012

Council Member Plyler made a motion to approve the June 11, 2012 and June 19, 2012 minutes; Council Member Brotton seconded the motion.

The motion passed unanimously.

5. STAFF REPORTS

a. Review and approve June 30, 2012 financial reports

The financial reports will be presented at the next meeting due to the year-end adjustments and the meeting falling so early in the month.

b. Review monthly planning and zoning report

Langen reported twenty permits were issued in the last month, including a commercial upfit for Harris Teeter at the old Lowes. Planning Board is working on the land use plan.

c. Review monthly zoning violations report

Langen reported there are no open violations. He said 410 Cottonwood is now in compliance. Langen reported on a complaint from neighbors of 124 Mollie Irene Road. Apparently the house had burned down, and the residents appear to be living in an accessory structure. Union County has called him several times on it, but has not addressed the problem. Mayor Horvath will call the County Manager. Mayor Pro-tem Ormiston requested Langen document his calls to Union County and either get closure or let Council know within three weeks. Langen will issue a zoning violation and copy Union County. Mayor Horvath requested Langen put such complaints in his report even if it turns out not to be a violation. Council Member Plyler requested that the names of those who complained be included in the record.

d. Status of privilege license renewals, etc.

A report from Melody Graham shows 94 licenses issued as of July 5, 2012, and the process is running smoothly.

e. Update from attorney on JDH land

Sistrunk reported that JDH is not using a separate attorney and the process is moving forward. We just got our Alta survey. The memorandum of lease for Lowe's includes our parcel by accident, so we need to be removed. There is an amendment that includes our parcel and restricts there being fast food, etc. on the parcel, it needs to be reviewed by Council.

f. Review and possible approval of Dispute Resolution Procedure from attorney

This policy has to be adopted for building projects of \$300,000 or more. Attorney Sistrunk explained that arbitration is not always quick or cheap; this procedure does not have arbitration, it would move to a mediator and then to a trial. Often arbitration is as expensive as going to court. Sistrunk said we now have to go back to the architects and have them sign that their contracts are amended to include this policy. Mayor Pro-tem Ormiston made a motion to adopt the Dispute Resolution Procedure; Council Member Rosoff seconded the motion.

The motion passed unanimously.

g. Review and possible approval of Minority Outreach Plan and Guidelines from attorney

Attorney Sistrunk said you have to have a plan which serves as guidelines on what you aspire to. The intent is to encourage local government to look at using minority owned businesses. Council Member Brotton made a motion that we adopt the outreach plan; Mayor Pro-tem Ormiston seconded the motion.

The motion passed unanimously.

6. DISCUSS COG CONNECT PROGRAM AND CONSIDER APPROVAL OF MOU

Council Member Plyler said originally this was presented as something to help deteriorating storefronts; but none of the current program would apply to Wesley Chapel and it would create work on the part of staff and Council. Mayor Pro-tem Ormiston agreed that based on what she saw at COG it would not apply to us. Council consensus was to table this item.

7. TOWN HALL BUILDING COMMITTEE UPDATE

- a. Town Hall CUP Readiness and Timeline
- b. Consider moving July Work Session Meeting from the 17<sup>th</sup> to 24<sup>th</sup>
- c. Discuss Project Timeline

Council Member Brotton reported a few items are still needed for the CUP; Langen filled out the application today. Buffers around the property are up to the discretion of the Zoning Administrator and he recommended we just buffer the residential strip near the town hall and the Aston parking lots. Council Member Brotton reported there was some concern on the visibility turning in and out. Council Member Rosoff asked about the flood plain; it is not in a flood zone. Council Member Brotton wrote the narrative to address the findings of fact, and read it to Council. Mayor Horvath noted that the CUP is required because there is more than 2,000 square feet of space. Council Member Brotton shared the proposed timeline; the pre-qualification of contractors ad was reviewed by the attorney and is going out. Planning Board holds the public information session on July 23. Mayor Horvath suggested moving the July council meeting from the 17<sup>th</sup> to 24<sup>th</sup> so any comments from Planning Board could be addressed and we can also see the full package.

Council Member Brotton said the question had come up as to who was going to supervise the project.

8. CONSIDER REVISION TO VILLAGE OF WESLEY CHAPEL 2012 COUNCIL REGULAR MEETING SCHEDULE

Mayor Pro-tem Ormiston made a motion to revise the meeting schedule to move the second July meeting from July 17 to July 24, 2012. Council Member Rosoff seconded the motion.

The motion passed unanimously.

9. PARKS AND REC COMMITTEE UPDATE

- a. Update on Renovation Architect

Council Member Rosoff reported we do not have a lot of new information on the renovation architect. Mayor Pro-tem Ormiston had a three way conversation and e-mail confirmation that he would give cost estimates, so she will follow up with him.

Attorney Sistrunk left at this point.

- b. Application for Water Line Extension Grant for Dogwood Park

Mayor Pro-tem Ormiston reported that pursuant to an article in the paper we submitted an application for assistance with the water line extension at the park and also for town hall. The fire marshal requested we add a fire hydrant at Dogwood Park.

- c. Dogwood Park Tree Clearing Update

Ormiston reported she got one quote to cut down the trees, and another vendor declined to submit a quote; she will obtain more quotes.

- d. Update on Disposal of Remaining Dogwood House Items / Consider Possible Posting of Notice Before Resolution Approval

Council Member Rosoff said that "Friends of Parks" would take the items and then return the proceeds to our park. Mayor Pro-tem Ormiston asked if they are incorporated as a non-profit,

and that our expectation should be that we don't get the funds back from them. There may be other items in the house such as the gas stove, but they will be kept intact for now. We will keep the tennis table. Mayor Pro-tem Ormiston made a motion for the clerk to post notice of the intention to donate the items to Friends of Parks, after receipt of their status as a non-profit. Council Member Rosoff seconded the motion.

The motion passed unanimously.

e. Discussion of Crosswalk/Sidewalk Issue

Mayor Pro-tem Ormiston provided an update on a crosswalk leading to the off-site parking at the park; it would require a paved crosswalk on church property. Parks and Rec Chairman Lepke asked if we could move it down the block, but DOT would not approve that.

10. SAFETY COMMITTEE – UPDATE ON NATIONAL NIGHT OUT

Council Member Plyler reported that the National Night Out event will be bigger than in prior years. Youth Council Committee will sell hotdogs and provide face painting; they will bring a grill and tent. Clerk Bennett suggested we might need a temporary use permit. The Safety Committee is also looking at the firearms ordinance.

11. STATUS OF VILLAGE SEAL

The seal was reviewed, it is still in process.

12. DISCUSSION ON STAFF ALLOCATION INCLUDING CONSIDERATION OF CURRENT STAFF WORKLOAD AND BACK-UP

This was tabled to the next meeting.

13. PRELIMINARY DISCUSSION ON PARTICIPATION IN A REGIONAL ECONOMIC PLAN FOR WESTERN UNION COUNTY

Mayor Horvath reported this topic came up from the Western Union County Mayors' Coalition; more information will be forthcoming.

14. CLOSED SESSION PER NC GS 143-318.11 (A) (6) TO CONSIDER QUALIFICATIONS AND CONDITIONS OF INITIAL EMPLOYMENT OF PROSPECTIVE EMPLOYEE

Mayor Horvath noted Melody Graham's personal situation changed and she asked to be reinstated. Council Member Plyler made a motion to reinstate Melody Graham as the administrative assistant. Mayor Pro-tem Ormiston seconded the motion.

The motion passed unanimously.

15. POSSIBLE ACTIONS ARISING FROM CLOSED SESSION

No closed session was held.

16. OTHER BUSINESS

Mayor Pro-tem Ormiston noted there are several Youth Council Committee members who are graduating and new positions will be open. The meeting with Craig Horn has been postponed to August or September. Ormiston also noted there have been more recent home break-ins.

2012.07.09 minutes

23. COUNCIL COMMENTS- none

24. ADJOURNMENT

Mayor Pro-tem Ormiston made a motion to adjourn; Council Member Brotton seconded the motion.

The motion passed unanimously.

Respectfully submitted,

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Cheryl Bennett, Clerk

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Mayor Brad Horvath