

VILLAGE OF WESLEY CHAPEL
COUNCIL MEETING MINUTES
WESLEY CHAPEL UNITED METHODIST CHURCH
120 Potter Road, Wesley Chapel, NC 28110
November 20, 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 and Plyler

Absent: Council Member Rosoff

Others Present:

Clerk/Finance Officer Cheryl Bennett; Planning/Zoning Admin. Joshua Langen, Auditor Mike Burns

Citizens: Bill Bennett, 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. ADDITIONS, DELETIONS, AND / OR ADOPTION OF AGENDA

Item 8 was tabled. Mayor Pro-tem Ormiston made a motion to approve the agenda with this change; Council Member Plyler seconded the motion.

The motion passed unanimously.

3. MIKE BURNS, CPA, PRESENTS VILLAGE OF WESLEY CHAPEL AUDITED FINANCIAL STATEMENTS AS OF JUNE 30, 2012

CPA Mike Burns reported the state gave approval to our audit report on Friday, and noted the Council is doing a great job managing the assets of the town. Due to the state grants received by the Village he had to do a single audit which involved review of internal controls, he found no problems. He referred to the growth of net assets which have gone from \$2.255 million in 2010 to \$3.295 million in 2012. Council Member Plyler asked about checks and balances; Mr. Burns replied that it doesn't make sense to have too many employees, so Council plays an important part in reviewing reports and verifying expenditures. Council Member Plyler asked what he uses in the audit; he replied property tax records, bank statements, record of expenditures, etc. Mayor Pro-tem Ormiston made a motion to accept the audit; Council Member Brotton seconded the motion.

The motion passed unanimously.

4. SIDEWALK INVENTORY / PRIORITIZATION PRESENTATION

Planning and Zoning Administrator Langen presented a map showing schools, and their attendance zones, as well as two mile radius circles around them. Where there are large properties he assumed funding by developers; where there are numerous properties funding by Safe Routes to Schools, and on thoroughfares funding by MUMPO/ DOT. Council Member Brotton asked if this would meet MUMPO standards; Langen said he would check. Brotton

noted MUMPO is now looking at mixed use, i.e. sidewalks and paths. Langen included a multi-use path for New Town Road. Langen said he assumed sidewalks on both sides of the street except Highway 84 and New Town Road where there would be a multi-use path. First priority was segments 33 – 39 on Potter Road which would connect to the school easily. Council Member Plyler asked if parents would let their children walk to school there; Mayor Pro-tem Ormiston said the principal would have to address this. Second are segments 19-20; this would connect the park to the town center, it was not known what school district this is. Third are segments 16, 17 and 18 which connect Wesley Chase and Lindenwood to the shopping center. Mayor Pro-tem Ormiston noted there is a sidewalk on the JDH side of the street, and a crosswalk at Lindenwood. Mayor Horvath asked Langen to create a spreadsheet of DOT and developer opportunities. Langen said he could also add the number of houses connected and how much right of way exists and whether there is a ditch next to the road. When choosing between Waxhaw Indian Trail Road or Billy Howey Road it was noted that Wesley Oaks has two access points to the shopping center, and half the development is not in the Village; but at Billy Howey Road you have the opportunity to connect to New Town Road and get developer funding. Langen said the fundamental questions are do you want multi-use paths or sidewalks, or add bike lanes. Mayor Pro-tem Ormiston suggested he ask Stallings and Indian Trail on their ideas about putting a plan together.

5. CONSIDER APPOINTMENT TO PLANNING BOARD ALTERNATE POSITION

Mayor Horvath said we have three alternate positions open on Planning Board, and only one applicant so far, Bill Bennett. Mr. Bennett said planning is important, he has seen good and bad examples in his travels, adding the Planning Board has done a great job. Council asked Bill Bennett if time would be a problem; he said many of the Park and Rec meetings were extremely long, also he has settled into his job so didn't think it would be a problem. Council Member Plyler asked about his work in Lake Park, he noted it was Lake Park Florida and he had been the fire chief there. Mayor Pro-tem Ormiston made a motion to appoint Bill Bennett as an alternate on the Planning Board; Council Member Plyler seconded the motion.

The motion passed unanimously.

6. REVIEW UPDATED CIP PLAN

The updated CIP plan was presented and discussed (see next page). Mayor Pro-tem Ormiston said we expect a contribution from the developers towards the deputy cost again in January 2013; it was a two year agreement but we could ask them to contribute further. Council Member Brotton noted we estimated conservatively, with revenues flat and expenditures increasing 3 % annually. Finance Officer Bennett said she also changed the interest income to a more realistic .1% return.

Mayor Pro-tem Ormiston asked if there were funds available in the town hall budget for this and the contract with ECS for testing work; the answer is yes. Council Member Brotton made a motion to approve the builders risk insurance policy at a cost of \$1,374. Council Member Plyler seconded the motion. Coverage was questioned; Administrator Bennett said she checked with the architect, attorney and insurance people on the proper amount of coverage, since you do not need coverage on things like the site grading.

The motion passed unanimously.

- b. Consideration and possible approval appointing Council Member Brotton as the primary point of contact for Fuller Architecture during the Town Hall Project on behalf of the Council for the Village of Wesley Chapel

Council Member Brotton made a motion appointing himself as the primary point of contact for Fuller Architecture during the Town Hall Project on behalf of the Council for the Village of Wesley Chapel. Mayor Pro-tem Ormiston seconded the motion.

The motion passed unanimously.

- c. Consideration and possible approval granting Council Member Brotton primary construction approval authority for non-cost increase decisions and Butch Plyler with secondary construction approval authority in the scope of the Town Hall Project after consultation with Fuller Architecture.

Council Member Brotton made a motion to grant himself primary construction approval authority for non-cost increase decisions and Butch Plyler with secondary construction approval authority in the scope of the Town Hall Project after consultation with Fuller Architecture as the primary point of contact for Fuller Architecture. Mayor Pro-tem Ormiston seconded the motion.

The motion passed unanimously.

- d. Consideration and possible approval of Resolution 2012-13 for Exemption from the Provisions of G.S. 143-64.31 Regarding Contracting Professional Services –Town Hall Project

Council Member Brotton made a motion to approve Resolution 2012-13 for Exemption from the Provisions of G.S. 143-64.31 Regarding Contracting Professional Services –Town Hall Project. Council Member Plyler seconded the motion.

The motion passed unanimously.

**Resolution 2012-13
Resolution for Exemption from the Provisions of G.S. 143-64.31
Regarding Contracting Professional Services- Town Hall Project
Wesley Chapel, North Carolina**

WHEREAS G.S. 143-64.31 requires the initial selection of firms to perform architectural, engineering, and surveying services without regard to fee; and

WHEREAS G.S. 143-64.32 allows municipalities to exempt themselves from the provisions of 143-64.31 if such professional fees are less than \$30,000; and

WHEREAS the Village of Wesley Chapel proposes to enter into one or more contracts for such services for work at the Town Hall construction project; and

WHEREAS professional fees for these services will be less than \$30,000;

NOW, THEREFORE, THE WESLEY CHAPEL VILLAGE COUNCIL RESOLVES:

Section 1. The above-described project is hereby made exempt from the provisions of G.S. 143-64.31 for the reasons stated in this resolution.

Section 2. This resolution shall be effective upon passage.

Adopted this 20th day of November, 2012.

ATTEST

Cheryl Bennett, Village Clerk

Brad Horvath, Mayor

- e. Consideration and possible approval of a contract with ECS to perform material testing for the Town Hall Project in the amount of \$7,800

Council Member Brotton made a motion to approve the contract with ECS to perform material testing at the town hall project in the amount of \$7,800. Mayor Pro-tem Ormiston seconded the motion.

The motion passed unanimously.

- f. Discussion on status of material decisions / recommendations by Town Hall Building Committee

This item was tabled.

- g. Consideration and possible approval of a Budget Ordinance Amendment for Town Hall – Ordinance 2012-16

Finance Officer Bennett prepared this budget amendment which breaks out the town hall budget into specific line items. Council Member Brotton made a motion to approve the Budget Ordinance Amendment for Town Hall – Ordinance 2012-16. Council Member Plyler seconded the motion.

The motion passed unanimously.

**Capital Project Budget Ordinance Amendment for Town Hall
Ordinance 2012-16**

BE IT ORDAINED by the Governing Board of the Village of Wesley Chapel, North Carolina, that the following amendment be made to the capital project fund budget ordinance for the Town Hall Project:

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

	Decrease	Increase
<u>Expenditures:</u>		
<u>Town Hall Project</u>	\$1,442,700	
Architect/Engineer		\$ 102,020
Construction Contract		\$1,224,296
Insurance		\$ 1,374
Testing/Permit Fees		\$ 15,000
Telecom Sys/AV/computers		\$ 33,930
Furnishings		\$ 45,000
Legal Fees		\$ 5,000
In House Engineering		\$ 1,200
Miscellaneous		\$ 14,880

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 20th day of November, 2012.

Attest:

Cheryl Bennett, Clerk

Mayor Brad Horvath

Council Member Brotton reported ECS is doing the roll test on Aston’s driveway and we had asked for core samples from Aston in case of future failure of the road. Mayor Horvath said he talked to Karen Partee at Aston and they aren’t getting core samples; as we haven’t seen failures in their roads, he was okay with that. Brotton said they don’t do core samples due to the damage it covers, and they feel they have enough eyes on the project; also ECS provides a certification. Mayor Horvath said Morlando will do our finish coat of asphalt after construction; Karen Partee said because of their guaranty of the paver, there will be a cost of \$2,500 for mobilization, but since we won’t have to use contingency funds the cost should remain in budget.

10. PARKS AND REC COMMITTEE UPDATE

- a. Update on PARTF grant amendment for re-allocating funds not needed for pier since it was installed at no cost by NC Wildlife

We have to wait to do this until we get the bids back.

b. Update on the status and dates of the park bid process

Mayor Pro Tem Ormiston reported the bids went out Friday; the pre-bid meeting is November 29th at 2 pm. Bids are due December 13th at 2 pm, and Parks and Rec is having a special meeting at 6 pm at the town office that day.

c. Other Park related matters

Mayor Pro Tem Ormiston reported that Troy Luttmann is starting on design work; he thinks he will be done about December 13. It makes sense to bid out the house renovations so we know which way to go and wait on awarding the bid on the alternate for the separate bathrooms.

Groundbreaking is scheduled for Friday January 18, 2013. We are also looking into moving the propane tank. Parks and Rec asked that we have a sponsorship/naming policy by March, it will apply to the whole town.

Council Member Plyler asked if we will have a public hearing on the house, we had one for a park, not a house. Mayor Horvath said we are not yet ready, when we have the information we can consider that.

Parks and Rec would like to rent a ditch witch, since the cost is only about \$210 and it is in the budget, we can do that. The next work day is December 1st, Saturday, from 10 – 3. A Girl Scout proposed a project to make signs for the plant and tree life at the park; Parks and Rec asked her to come up with a budget and timeline.

11. UPDATE ON DISCUSSION ON DEPUTY HOURS / TIME ALLOCATION

Mayor Horvath said deputy time with the Explorers includes the National Night Out event; there are about 16 students, with 6 being from Wesley Chapel. They lost funding in May due to some re-organizing at the Sheriff's Office. Deputy Mainero is the sole person working with the Explorers. Mayor Horvath will find out what the scheduled meetings are, and what happens if a call comes in when the deputy is working with the Explorers.

12. CONSIDER APPROVAL OF ORDINANCE 2012-15 DECLARING SPEED LIMIT MODIFICATION IN WESLEY SPRINGS SUBDIVISION

Administrator Bennett spoke with Sean Epperson at DOT and a citizen requested the speed limit changes in Wesley Springs. He said upon request they would review the speed limits in Potters Trace, typically a neighborhood would have 25 miles per hour speed limits. He said when it was previously requested DOT may not have been responsible for the roads. Mayor Horvath said he could not find an HOA for Wesley Springs on the internet. Mayor Pro-tem Ormiston made a motion to approve Ordinance 2012-15 declaring speed limit modification in Wesley Springs Subdivision. Council Member Plyler seconded the motion.

The motion passed unanimously.

ORDINANCE 2012-15

DECLARING SPEED LIMIT MODIFICATIONS IN WESLEY SPRINGS SUBDIVISION

WHEREAS the State of North Carolina, Department of Transportation has declared the following speed limit modification; and

WHEREAS they have requested the Village of Wesley Chapel enact an ordinance declaring the following speed limit modification;

THEREFORE the Village of Wesley Chapel declares the following speed limit:

<u>Speed Limit</u>	<u>Route</u>	<u>Description</u>
25	SR 3259	Subdivisionwide – (Woodswinds Dr) from SR 1008 (Waxhaw Indian Trail Road) to a point .36 mile southeast of SR 1008
25	SR 3260	Subdivisionwide – (Walnut Ridge Ct) from SR 3259 (Woodwinds Road) to a point 350 feet north of SR 3259 (Wesley Springs Subdivision)
25	SR 3261	Subdivisionwide – (Farm Ridge Ct) from a point 305 feet south of SR 3259 (Wesley Springs Subdivision) northward to SR 3259
25	SR 3262	Subdivisionwide – (Willow Ridge Lane) from a point 0.1 mile west of SR 3259 (Wesley Springs Subdivision) eastward to SR 3259.

Approved this 20th day of November, 2012.

Mayor Brad S. Horvath

Attest:

Village Clerk Cheryl Bennett

13. UPDATE ON YOUTH COUNCIL COMMITTEE MEETING ATTENDED BY REP. CRAIG HORN

Mayor Pro-tem Ormiston reported there was good attendance at the meeting, especially from the fifth graders and the Youth Council Committee. It was very informative and enjoyed by all.

14. DISCUSSION OF COUNTY ECONOMIC DEVELOPMENT INITIATIVE

Mayor Horvath reported on the initiative, the County is working with Monroe, and all thirteen municipalities were invited to join. Mayor Pro-tem Ormiston said it might be good to be represented regarding the impact on outlying areas. We will find out what the meeting schedule and commitment would be.

15. COUNCIL COMMENTS

Mayor Horvath reported Langen went to a transportation meeting in Raleigh; they were looking at ways to get more funding. There was a concurrent meeting on the Rea Road Extension; he called them and it was preliminary regarding the Highway 84 sections which are unfunded at present.

2012.11.20 minutes

16. ADJOURNMENT

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

The motion passed unanimously.

Respectfully submitted,

Cheryl Bennett, Clerk

Mayor Brad Horvath