

VILLAGE OF WESLEY CHAPEL
COUNCIL MEETING MINUTES
WESLEY CHAPEL UNITED METHODIST CHURCH
120 Potter Road, Wesley Chapel, NC 28110
June 18, 2013 – 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 Plyler and Rosoff

Absent: Council Member Brotton

Others Present:

Clerk/Finance Officer Cheryl Bennett; Zoning Administrator Joshua Langen

Citizens Present: Carol Mullis, Butch Plyler, John Lepke, Tess Morris, Christi Phillips from Turning Point

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 gave the invocation.

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

Langen suggesting tabling the item for a call for public hearing on Subdivision Ordinance Section 310 text amendments noting the attorney had some wording changes and tree ordinance changes are coming. The item for review of the ordinance prioritization list was moved up to that spot. A sub item under Parks and Rec was changed to “Discussion of Sponsorship requests”. Council Member Rosoff asked if we can have a state representative come talk about the budget impacts from state legislation. Council Member Plyler made a motion to approve the agenda with these changes; Council Member Rosoff seconded the motion.

The motion passed unanimously.

3. PRESENTATION ON TURNING POINT BY CHRISTI PHILLIPS AND REQUEST FOR FUNDING

Christi Phillips presented an update on their work as a domestic violence shelter. They have helped 300 victims this year, including 38 from this area. Mayor Horvath noted that you can direct your United Way contribution their way into Union County. Mayor Pro Tem Ormiston noted they generally participate in National Night Out. October is Domestic Violence Awareness month and they do a balloon release and ceremony. Council Member Rosoff asked if there was a program for the abusers; Ms. Phillips said there are not a lot of services other than counseling.

4. REVIEW ORDINANCE PRIORITIZATION LIST / TIMELINE OF REVIEW WITH PLANNING BOARD

Langen moved the items that have been adopted to a new tab, so the highest outstanding priority is number 4. Regarding Big Box demolitions bonds – this would not apply to Aston unless they come to us for an amendment to the CUP. This item would require that after a certain period of being vacant, the town could use the bond and demolish the building. Council Member Plyler asked who brought this up. Mayor Pro Tem said please communicate to Planning Board that this idea was brought up, but it doesn't mean we always want an action. Council Member Plyler asked why greenways were a separate item; Mayor Horvath said we could address items such as incentives. Item 4 on the list is Update fee-in-lieu open space regulations; Item 5 is Flood Damage Prevention Ordinance, Item 6 is Subdivision Section 310, Item 7 is Article 14 Stormwater, and Item 8 is Senior Living / Mixed Use Ordinance.

5. TOWN HALL BUILDING COMMITTEE UPDATE

A. Invoices received from Aston Properties

Finance Officer Bennett said we received two invoices from Aston on the driveway, but we have two invoices to them outstanding for stormwater inspections, She asked Aston if they wanted us to offset our invoices against theirs.

B. Building progress

Butch Plyler, Vice Chair of the Town Hall Building Committee reported they are starting stone, and waiting on heating and air conditioning before they can finish the sheetrock. Concrete has been placed around the pipes, and it looks a lot better. They are letting the grass grow and re-seed itself for now.

C. Other Town Hall matters, as necessary - none
(Joshua Langen left at this point.)

6. PARKS AND REC COMMITTEE UPDATE

A. Status of re-bid process, bids received

Mayor Pro Tem Ormiston reported two bids were received in the re-bid; the low bid is Morlando Construction at \$614,162 and the other bid was Sorensen Gross at \$637,000. There are five alternates in the bids.

B. Parks and Rec Committee recommendation and possible approval of negotiations with low bidder

Parks and Rec recommended we enter into negotiations with Morlando to do some value engineering. The target is to save 5%, and to match the low bid on the band shell. Other alternatives are getting dirt from DOT (not structural fill) which can be used for non-structural purposes. If we get 2,000 cubic yards we could save \$11,000. John Lepke talked to the project manager at the DOT road widening, it would cause them to move the dirt eight miles instead of two, and we would need three rolls of silt fence. The amphitheater is in the base bid (the bottom part of the feature), and the band shell is the top part with the electrical. Council Member Plyler asked what the park amenities are. Lepke noted trails, etc. are being put in. Council Member Plyler said they were given one million dollars to do a park, and it was spent on land, not for a park. Discussion was held on the park, it was intended as a passive park. Mayor Pro Tem Ormiston made a motion to enter negotiations with the low bidder Morlando, with the potential of awarding a contract in July. Council Member Rosoff seconded the motion.

The motion passed unanimously, 3-0.

Mayor Pro Tem Ormiston made a motion to enter into a contract with the low bidder if it doesn't exceed \$625,044. Council Member Rosoff seconded the motion.

Financial numbers were discussed, and it was noted we are in the final year of the PARTF contract. Council Member Rosoff rescinded her second.

Mayor Pro Tem Ormiston made a motion to award a contract to Morlando, and enter negotiations for the band shell, not to exceed \$625,044. Council Member Rosoff seconded the motion. Mayor Horvath noted by spending this \$625,044 it would get us the other \$112,025 from PARTF. The PARTF amendment was discussed; Finance Officer Bennett thought they wanted the amendment before we enter into a contract.

The motion passed unanimously. Council Member Plyler said she voted yes because it completes the PARTF grant.

C. PARTF Amendment

See above.

D. Discussion of sponsorship requests

Mayor Pro Tem Ormiston asked if we should have a pre-determined list of items. John Lepke, Chair of Parks and Rec made a list of items such as a generator. Council Member Plyler thought the list should come to Council first. Mayor Horvath asked if we can have a list of items in advance so we know what they are. Mayor Pro Tem Ormiston said most of the items are less than \$500 and are a donation, not a sponsorship. Council Member Plyler asked that the parks members get a copy of the policy; they do have a copy. Mayor Pro Tem Ormiston said one item is a shed, they want to reach out to the Wesley Chapel Friends of Parks, they don't have a cost yet, but will investigate and present to Council. Tessie Morris said John Lepke made a presentation to the Optimists Club to do continual donations of funds that might accumulate to a sponsorship. Uniformity of items such as benches was discussed.

7. REVIEW OF REVISED PERFORMANCE APPRAISAL PROCESS / TIMING

It was agreed to get the forms completed by the end of June.

8. NEWSLETTER DISCUSSION INCLUDING TOPICS, RESPONSIBILITIES AND TIMING

Mayor Pro Tem Ormiston suggested the volunteer spotlight be on Butch Plyler and John Lepke as they are working on our two big projects. The list of topics was reviewed. Melody Graham will be in the Employee Spotlight.

9. REVIEW / DISCUSSION ON ANY KNOWN FINAL APPROVED NC LEGISLATURE CHANGES AFFECTING 2013/14 VILLAGE BUDGET, IF ANY

Mayor Horvath will see if a local state legislator can come to a meeting. The Senate bill is reported to affect us by 19%; the House bill is more favorable.

10. STAFF REPORT ON DOCUMENTS DISPOSED OF PER RECORDS RETENTION SCHEDULE; AND LATE FEES ON TAXES AND PRIVILEGE LICENSES TO BE REMITTED TO SCHOOLS

Administrator Bennett reported we shredded nine boxes of mostly old tax records per the records retention schedules. Per state law, and advice of the attorney, she will remit the late fees on taxes and privilege licenses to the schools.

11. CONSIDER APPROVAL OF ORDINANCE 2013-06, TO AMEND 2012-13 BUDGET
Last year’s budget was completed before we had the MUMPO bill, and we just got the bill for this year. As a result, a budget amendment is needed.
Council Member Rosoff made a motion to approve Ordinance 2013-06 to amend the 2012-13 budget. Council Member Plyler seconded the motion.
The motion passed unanimously.

Ordinance 2013-06

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, 2013:

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

	Decrease	Increase
.		
<u>Expenditures:</u>		
Contingency	\$ 2,440	
Dues and Subscriptions		\$ 2,440

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 18th day of June, 2013.

Attest:

Cheryl Bennett, Clerk

Mayor Brad Horvath

12. COUNCIL COMMENTS

Mayor Pro Tem Ormiston said with COG dues increasing, we might want to consider not renewing our membership. Council Member Plyler suggested we ask if we can do the minimum dues of \$750. Mayor Horvath said DOT has a meeting on the environmental study of the Rea Road Extension on Tuesday June 25; we will ask Joshua Langen to attend.

2013.06.18 minutes

13 ADJOURNMENT

Mayor Pro Tem Ormiston made a motion to adjourn; Council Member Plyler seconded the motion. The meeting ended at 8:56 pm.

The motion passed unanimously.

Respectfully submitted,

Cheryl Bennett, Clerk

Mayor Brad Horvath