

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

Others Present:

Clerk/Finance Officer Cheryl Bennett

Citizens Present: Planning Board Chair Stephen Keeney and Vice Chair Chuck Adams, John Petoskey and Vann Harrell from Union County Tax Office, Matt Kearns and Drew Rouzer from Meritage Homes, Van Southard from Moser Group, Claudia Prado from Merrick & Co., Carol Mullis, Butch Plyler, Vickie Oldham, Bob Reddick, Barbara & Pat Harrison, one illegible name on sign in sheet

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

Item 7 was changed to call for a straight rezoning from R40 to R-20; Item 9 was tabled and replaced with Update on Website. Council Member Rosoff made a motion to approve the agenda with these changes; Mayor Pro Tem Ormiston seconded the motion.

The motion passed unanimously.

3. UNION COUNTY TAX ASSESSOR – SETTLEMENT AND CHARGE OF TAXES

John Petoskey, Union County Tax Administrator reported they collected over 98% of the taxes levied. Council Member Brotton motioned to approve the settlement showing \$145,688.06 deposited for 2012-13 and \$1,016.99 deposited for 2008-2011. Mayor Pro Tem Ormiston seconded the motion.

The motion passed unanimously.

Council Member Plyler motioned to approve the order of collection for the tax charge for fiscal year 2013-14 of \$146,234.79 in taxes and \$56.27 late list penalties. Council Member Rosoff seconded the motion.

The motion passed unanimously.

4. PRESENTATION AND DISCUSSION OF STATE BUDGET CHANGES BY REP. CRAIG HORN AND SEN. TOMMY TUCKER

Rep. Craig Horn reported it was a busy legislative session with 1750 bills introduced, and 339 going to the Governor. Tax reform was a highlight; they went from a three tier to flat tax system. They eliminated the sales tax holiday. A balanced budget was adopted. Medicaid was a big element. They adopted reforms in education, and more money is going there than last year. They fundamentally changed how education will be delivered in this state. There was sweeping reforms in the regulatory process. They moved forward with energy in fracking. They changed how and when roads are built, and set in place an objective structure for ranking projects. They responded to Rural Center problems and dealt with unemployment insurance. They passed requirements for photo ID's to vote. Steps were taken to protect second amendment issues. They repealed the Racial Justice Act which allowed convicted murderers to have sentences reduced.

Rep. Horn also discussed how their actions affected municipalities. They eliminated the franchise tax on electric and piped natural gas; instead they will apply the sales tax, and distribute some of that to municipalities, including a hold harmless provision. They will apply the sales tax to services related to a product. There is no sales tax on food or medicine, and they eliminated the energy star tax, and capped the gas tax at 37.5 cents. They allowed use of the design/build construction method to municipalities.

The 2013/14 state general fund budget is 20.6 billion dollars; last year it was 19.7 billion. They added to the savings reserve. The state health and pension funds are sound and fully funded. They couldn't come up with money for raises, but added five leave days for teachers. There is more flexibility in funding for schools, but they can't move it to the central office or break the law. They passed a school safety initiative, and closed five prisons. They moved North Carolina from 44th to 17th in the tax climate to spur job creation.

Senator Tucker said they reduced the State tax rate by two points. They were 2.8 billion in the hole in 2010. Next year schools will be rated A-B-C-D-F. There will be a focus on technical schools and community colleges. They dialed back regulations n development. He noted natural gas and fracking are a threat to Saudi Arabia. COPS can no longer be used to incur debt. There has been an economic swing from a production to service economy and affected North Carolina. The lawmakers asked for comments from the town. Finance Officer Bennett noted the electric franchise tax is our single largest revenue source, and we appreciate the hold harmless, but it won't allow for the growth we have experienced in the past, so it will still hurt us going forward. Senator Tucker thanked the Council for their service, and Mayor Horvath thanked both legislators for attending our meeting.

5. CONFIRMATION OF START DATE FOR INTERIM PLANNING & ZONING FIRM N-FOCUS

Mayor Horvath noted Bill Duston started on Monday August 19, 2013.

6. REVIEW AND DECISION ON PRELIMINARY PLAT FROM SHEA HOMES FOR MCKINLEY FOREST SUBDIVISION ON LESTER DAVIS ROAD, INCLUDING PLANNING BOARD RECOMMENDATION

Michael Shea said they are going to build 32 one acre homes on 37 acres adjacent to Hollister. The natural pond will be used for detention. They build full brick communities. All houses will be side load garages. They don't have all their permits yet, but are looking for conditional approval. Mayor Horvath reviewed the list of conditions from Planning Board's recommendation of approval; we still need a letter of approval from DENR, letter of approval

from DOT, hydrology letter of approval from US Army Corps of Engineers, letter of approval from Environmental Health, lighting plan, monument sign design, and our engineer's approval. Council Member Plyler motioned to approve the preliminary plat based on Planning Board's recommendations. Council Member Brotton seconded the motion.

The motion passed unanimously.

7. CONSIDER CALL FOR PUBLIC HEARING ON MONDAY, SEPTEMBER 9, 2013 FOR RE-ZONING REQUEST RZ-13-2 FOR 125 ACRE PARCEL 06042012a ON POTTER ROAD FROM R-40 TO R-20

Mayor Horvath said we need a written recommendation from Planning Board after their meeting. Chuck Adams asked about the timing. Mayor Horvath said we need to call for a public hearing, based on the timing of their submittal. Council Member Plyler motioned to call for a public hearing on September 9, 2013 at 7 pm at Wesley Chapel United Methodist Church, 120 Potter Road, Monroe, NC. Council Member Rosoff seconded the motion.

The motion passed unanimously.

The re-zoning request will be on Planning Board's August agenda.

8. CALL FOR PUBLIC HEARING ON MONDAY SEPTEMBER 9, 2013 FOR TEXT AMENDMENTS TO ZONING ORDINANCE SECTION 4.7 FOR CHANGES RELATED TO FIREWORKS

Mayor Horvath had re-written this amendment, then the Attorney added some comments. It probably is not substantial enough to go back to Planning Board. Council Member Plyler asked if we can authorize the Clerk to say we approved the fireworks instead of waiting for minutes. She will check with the fire marshal. Mayor Pro Tem Ormiston motioned to call for a public hearing on text amendments to the zoning ordinance section 4.7 for changes related to fireworks for September 9, 2013 at 7 pm at Wesley Chapel United Methodist Church, 120 Potter Road, Monroe, NC. Council Member Rosoff seconded the motion.

The motion passed unanimously.

9. ~~CALL FOR PUBLIC HEARING ON MONDAY, SEPTEMBER 9, 2013 ON TEXT AMENDMENTS TO SUBDIVISION ORDINANCE SECTIONS 405 AND 408 BUFFERING ALONG THOROUGHFARES AND DEDICATION / RESERVATION OF LAND AND FEES IN LIEU~~ UPDATE ON WEBSITE

Mayor Pro Tem Ormiston said the Go Daddy site didn't offer what they said it would, so they switched us to a different theme in wordpress. It probably won't be easier, but will be cheaper and more flexible. It may take a few months to get the website up. Council Member Brotton suggested we might want to use dropbox link.

10. TOWN HALL BUILDING COMMITTEE UPDATE, DECISIONS AS NECESSARY
Butch Plyler, Vice Chair of the Town Hall Building Committee, reported all the stone, and 60% of the red brick, and the arches are going up. Two ladders were stolen from the site. Mayor Horvath thanked Butch and Jim Mullis for mowing the tall grass at the site.

11. PARKS AND REC COMMITTEE UPDATE, DECISIONS AS NECESSARY

Mayor Pro Tem Ormiston reported that David from Morlando is trying to get the grader out there. She got prices on park benches; shipping is very high from Iowa, so we may want to use a local company. The Committee is meeting next Monday, in the future they will try not to hold a meeting on the same night as another town meeting.

12. DISCUSSION OF PLANNING / ZONING POSITION HIRING PROCESS

A. Selection of interview candidates based on council prioritization

Basic questions will be asked in phone interviews by the Mayor to the top 5 candidates. They will be asked about salary range, willing to travel here on their own dime, earliest start date, what certifications and are they up to date, example of challenging situation, interface with the public, why they are leaving their current job, and why they want to come here. They will then be narrowed to the top three.

B. Discussion of interview process, including dates and times

Mayor Horvath and Council Member Plyler will interview the top three.

C. Discuss on hours/salary ranges for prospective candidates

Council decided to stay with 40 hours full time to stay pro-active, not re-active. Salary range is \$48,000 to \$52,000.

13. SIGNING OF PROCLAMATION DECLARING SEPTEMBER 17-23 AS CONSTITUTION WEEK AS REQUESTED BY THE JOHN FOSTER CHAPTER OF DAUGHTERS OF THE AMERICAN REVOLUTION

Mayor Horvath signed the proclamation declaring September 17-23 as Constitution Week.

14. CONSIDER APPROVAL OF BUDGET AMENDMENT ORDINANCE 2013-09

This amendment is to move money for the interim planner and salary raises already approved by Council. Mayor Pro Tem Ormiston motioned to approve budget amendment Ordinance 2013-09, incorporated herein. Council member Rosoff seconded the motion.

The motion passed unanimously.

Ordinance 2013-09

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, 2014:

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

	Decrease	Increase
<u>Expenditures:</u>		
Contingency	\$ 8,611	
<u>Planning & Zoning</u> – Professional Services		\$ 8,611
<u>General Govt. Salaries</u>		
Allowance for Salary Adjustment	\$ 635	
Administrative Assistant Salary		\$ 36

2013.08.20 minutes

Clerk Salary	\$ 489
Finance Officer Salary	\$ 110

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 August, 2013.

Attest:

Cheryl Bennett, Clerk

Mayor Brad Horvath

15. COUNCIL COMMENTS

Mayor Horvath reported there is a MUMPO meeting tomorrow night and will look at the mobility formula. Our Village Seal has been registered with the Secretary of State.

16. ADJOURNMENT

Mayor Pro Tem Ormiston made a motion to adjourn; Council Member Plyler seconded the motion. The meeting ended at 9:15 pm.

The motion passed unanimously.

Respectfully submitted,

Cheryl Bennett, Clerk

Mayor Brad Horvath