

VILLAGE OF WESLEY CHAPEL  
COUNCIL MEETING MINUTES  
WESLEY CHAPEL UNITED METHODIST CHURCH  
120 Potter Road, Wesley Chapel, NC 28110  
September 17, 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:** Carol Mullis, Julie Brown, Peggy Thewes

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

The sub items for Item 3 were deleted; items 7 and 8 were discussed before items 5 and 6, and the call for a public hearing on the land use plan was deleted. Mayor Pro Tem Ormiston made a motion to approve the agenda with these changes; Council Member Rosoff seconded the motion.

The motion passed unanimously.

3. TOWN HALL BUILDING COMMITTEE

Council Member Brotton said that ATS is staying under the Morlando contract. Tile should be started September 19<sup>th</sup>, the cupola installed September 26<sup>th</sup>, and the landscaper starts September 27<sup>th</sup>. The windows and glass will take two weeks. They need carpenters for boxing. David Glass thinks the building will be done November 15<sup>th</sup>, and Butch Plyler thinks it will be a little later.

Council Member Rosoff said she thinks the proposed council chairs are not big enough for a large person, you cannot put a large person in a small chair, but you can put a small person in a large chair. She and Council Member Plyler picked out a different “big and tall” chair; it is more expensive but has more features. Council Member Plyler said Office Max told her a large person could fall with the previously selected chair. Council Member Brotton asked if we are sending this back to the committee. He pointed out that the chairs are better than the ones we have been using. Council Member Rosoff said she has a bad back, and sitting in the chair bothers her back. Bidding requirements were discussed. The Town Hall Building Committee meets a week from Thursday, and Council Member Plyler will go to the meeting and ask them to reconsider the chairs.

Mayor Horvath said Bryan Smith asked about the final paving coat on the driveway; Council Member Brotton will check on the timing.

4. PARKS AND REC COMMITTEE UPDATE

- A. Consider committee recommendation around RFP for Design/Build scenario on Dogwood House demolition and construction of community center
- B. Discuss Dogwood House demolition and timing around driveway construction as well as cost
- C. Other Parks and Rec matters, as necessary

Mayor Pro Tem Ormiston reported that Morlando needs a decision from us on the house as soon as possible, as it affects construction. She reported the quotes were: Morlando \$27,990, Piedmont Grading \$22,600 and Bob's Backhoe \$13,800 but this last quote did not include backfill and grading of the pad. The scope was to demolish the structure, remove debris, all depressions backfilled and compacted leaving a nice level pad for future building. They will save construction debris, such as brick if requested. They will also seed and mulch the demo pad. A demo permit of \$50 and asbestos permit will be needed. The Committee discussed the cost, and the park will probably not be open until March; since they budgeted for six month's operating costs, we will have funds to pull from. Discussions were held with Habitat for Humanity as to what items they might want to take from the house. The Committee recommendation is to demolish the house, but we need a storage container. Mayor Pro Tem Ormiston said the goal is to save funds for a new center. She understood we can't ask PARTF for funds to renovate the house since it was taken out of the original grant, but if we build new, we can apply for a new grant. We can try to sell items on Craig's list, or donate the items to Habitat. John Lepke will develop a list of items to donate, then Council will have to pass a resolution to donate those items, and develop a list of items to be stored. We will get a waiver from Habitat on entering the house. Council Member Rosoff said Lepke also thinks we should notify the public that we are doing this. Council Member Brotton asked if there is a cost incentive to have the fire department burn the house down. Council Member Rosoff said John Lepke's opinion as a chemist was that it might create toxic fumes. Mayor Horvath said he had concerns regarding damage to trees near the house.

The RFP for a design/build scenario was discussed next. Mayor Horvath asked if the only cost is advertising. Finance Officer Bennett said she was not sure this was acceptable under the type of building methods we are allowed to use by state statute. Rules did change recently. Mayor Pro Tem Ormiston said for this, we are looking for a company who has built a box, and to take their design and tweak it; there is a list in the RFP of what we are looking for. Council Member Plyler thought we should wait for the next council, noting haste makes waste and referenced some ordinance changes.

Prices for a shipping container were obtained by Mike Como from Parks and Rec. The best of the four or five prices he got were from Container Management Group - \$2,200 for a 20 foot container, and \$2,850 for a 40 foot; he suggested the 40 foot one for the amount of items we have. Mr. Como said they are not pretty, but they are airtight, and watertight and secure; he said they hold their value and could be re-sold in a couple of years. Council consensus was that we agree we need storage space. Mayor Horvath said we have several developments coming in, could the fee-in-lieu be used for a recreation center; Finance Officer Bennett said yes she thought it could. Mayor Horvath asked Mr. Como if these are the cheapest containers. Mr. Como said yes and 321 Equipment gave a price of \$4,075 for a 40 foot; David Potter \$3,275, and Mobile Mini (high end) \$17,930. Council consensus was to demolish the house. Mayor Pro Tem

Ormiston asked for consensus to do a storage container and a new community center reserve. Mayor Pro Tem Ormiston motioned to move \$7,500 from Parks & Rec, Capital Outlay - Tools & Equipment; \$1,000 from Parks & Rec Services – Pest Control, and \$2,000 from Parks & Rec Capital Outlay – Repairs to Structures to the Parks & Rec, Capital Outlay line item for Structure Improvements / Demolition of the House. Council Member Brotton seconded the motion.

The motion passed unanimously.

Mayor Pro Tem Ormiston motioned that we demolish the house at Dogwood Park and contract with Piedmont Grading for \$22,600 plus costs for permits, the total not to exceed \$23,000. Council Member Brotton seconded the motion.

The motion passed unanimously.

Mayor Pro Tem Ormiston motioned to get the 40 foot storage unit for \$3,200 from Container Management Group and purchase it from the Parks & Rec, Capital Outlay – Other Improvements line item. Council Member Rosoff seconded the motion.

The motion passed unanimously.

Mike Como said we need to purchase and deliver this as soon as possible. We also need to check with our interim planner regarding setbacks and permits.

Mayor Pro Tem Ormiston motioned to allocate 20% of our surplus annually to a community center reserve. Council Member Brotton seconded the motion.

The motion passed unanimously.

This will be a line item in our fund balance and will first show on the balance sheet after this year is completed.

Mayor Pro Tem Ormiston said John Lepke would like to get a small size set of park plans for about \$100. Since it is only \$100, it can be done. Council Member Plyler said the Town Hall Building Committee did not spend funds on this.

The RFP needs attorney review for format and that it is okay under state statutes regarding construction methods. Mayor Horvath said we need a dollar figure to plan for.

Council Member Rosoff said an Eagle Scout will build five park benches, and another is doing picnic tables.

#### 5. REVIEW REVISED LAND USE PLAN PROPOSED BY PLANNING BOARD

Mayor Horvath said because Planning Board will be considering conservation subdivision wording, it doesn't mesh with the land use plan; also a couple of other items need to be reviewed. We also need to pull in land stakeholders to provide feedback.

#### 6. DISCUSSION OF LAWN MAINTENANCE AND COORDINATION OF EFFORTS FOR ALL VILLAGE OWNED PROPERTY

Mayor Horvath said to keep in mind coordinating efforts between the two properties. Mayor Pro Tem Ormiston said we may have cost savings from one contract.

There is also a property with a tree that is dying next to Waxhaw Indian Trail Road; we will send a letter to let the property owner know about it.

#### 7. CALL FOR CLOSED SESSION PER NC GS 143-318.11(a) (6) To consider the qualifications and conditions of initial employment of a prospective employee

Council Member Plyler motioned to go into closed session per NC GS 143-318.11 (a) (6). Mayor Pro Tem Ormiston seconded the motion.

The motion passed unanimously.

Four candidates were interviewed by telephone, and three in person interviews were held. All were knowledgeable and intelligent. Candidate interview highlights were discussed. Council Member Plyler made a motion to leave closed session. Council Member Rosoff seconded the motion.

The motion passed unanimously.

8. UPDATE ON PLANNING & ZONING POSITION HIRING; CONSIDER POSSIBLE APPROVAL OF CANDIDATE, INCLUDING POTENTIAL SALARY OFFER

Mayor Horvath noted the candidates were ranked; he called five of them, and one had already gotten a new job. He and Council Member Plyler interviewed the top three. They agreed on choosing Ken Krulik as the top candidate to offer the position to. Council Member Rosoff motioned to offer Ken Krulik the full time position after checking references and his current salary; if his current salary is at least \$64,000 we will offer \$62,500, and if it is less we will offer \$58,000; we would like him to start as soon as possible, and within three weeks. Council Member Plyler seconded the motion.

Council Member Plyler said if he gets an expense account, that should be added to his salary. Council Member Rosoff amended her motion to add the ability for the Mayor to negotiate if the candidate objects to \$58,000 to negotiate up to \$62,500. Council Member Plyler seconded the amended motion.

The motion passed unanimously.

Mayor Pro Tem Ormiston motioned to move \$1100 from the expense account Planning & Zoning -Travel and \$7300 from Contingency with \$7,300 going to the P/Z Admin. Salary account and \$533 going to Fringe Benefits – Retirement, and \$534 to the Payroll Taxes line item. Council Member Brotton seconded the motion.

The motion passed unanimously.

9. COUNCIL COMMENTS

Mayor Horvath reported Anthony's Custom Jewelry has their grand opening tomorrow at 4 pm.

10. ADJOURNMENT

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

The motion passed unanimously.

Respectfully submitted,

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Cheryl Bennett, Clerk

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Mayor Brad Horvath