

VILLAGE OF WESLEY CHAPEL
COUNCIL MEETING MINUTES
WESLEY CHAPEL TOWN HALL
6490 Weddington Road, Wesley Chapel, NC 28104
February 10, 2014 – 7:00 P. M.

The Village Council of Wesley Chapel, North Carolina, met in the Town Hall at 6490 Weddington Road, Wesley Chapel, North Carolina.

Present: Mayor Horvath, Mayor Pro Tem Como, Council Members Kenary, Plyler and Rosoff

Others Present:

Clerk/Finance Officer Cheryl Bennett; Planning/Zoning Admin. Bill Duston; Attorney George Sistrunk

Citizens Present: Carol Mullis, Gayla & Chuck Adams, Bill Meyer, David Boyce, Faye & Bill Reule Sr.

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 Council Member Plyler gave the invocation.

2. PUBLIC COMMENTS

Carol Mullis said the senior council members should be seated next to the Mayor. She also mentioned that the website shows the Youth Council Committee meeting location as being at the church; Council Member Kenary noted they will be meeting at the Town Hall.

Gayla Adams spoke on hearing at the town hall dedication that the early Mayors Al Black and Mike Hafey said nothing happened except when volunteers did it, not for ego, but for a vision, and they left a legacy that she expected the current Council to uphold, of acting with dignity. She also spoke of working with the people on the committee who brought this town hall to fruition; she made a friend of Bill Meyer; Butch was amazing, Howard Brotton kept them together with humor and attitude.

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

Item 6 to recognize the Town Hall Building Committee was added; the minutes of the January 21, 2014 meeting were removed from Item 4 of the agenda since with the recent move of the office they were not yet ready. Council Member Rosoff made a motion to approve the amended agenda; Council Member Plyler seconded the motion.

The motion passed unanimously.

4. APPROVE MINUTES FOR COUNCIL MEETING JANUARY 13, 2014

Council Member Plyler noted on page 11 of the minutes, in item 14.b. an “or” should be added between committee and council. Discussion was held on the last line of Item 12 on page 10, on

where the information would come from, but no change to the minutes was made. Mayor Pro Tem Como motioned to approve the January 13, 2014 minutes with the addition of the word “or”; Council Member Rosoff seconded the motion.

The motion passed unanimously.

5. STAFF REPORTS

a. Review and approve January 2014 financial reports

Finance Officer Bennett reported she made a budget amendment to move \$355 from postage to rent during January. Council Member Plyler motioned to approve the January financial reports; Council Member Rosoff seconded the motion.

The motion passed unanimously.

January 31, 2014 Balance Sheet

ASSETS

Checking/Savings

Fifth Third Bank Checking	5,388.06
Fifth Third Bank Money Market	285,582.00
BB&T Money Market	605,248.27
Cash Change Fund	<u>50.00</u>
Total Checking/Savings	896,268.33
Misc. Fees Receivable	<u>7,488.25</u>

Other Current Assets

Property Tax Rec.	2,722.00
Allow. for Doubtful Accounts	-1,067.00
Prepaid Exp.	850.00

Total Sales Taxes to be Received	<u>25,618.06</u>
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Total Other Current Assets	<u>28,123.06</u>
Total Current Assets	<u>931,879.64</u>

Fixed Assets

Land	813,423.00
Dogwood Park CIP	97,610.00
Town Hall- CIP	671,617.00
TH Driveway CIP	29,563.00
Office Equipment	8,749.00
Accumulated Deprec.	<u>-7,727.98</u>

Total Fixed Assets	<u>1,613,234.02</u>
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TOTAL ASSETS	<u><u>2,545,113.66</u></u>
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LIABILITIES & FUND BALANCE

Other Current Liabilities

Due to Union County Schools	95.56
Retainage Payable - Town Hall	58,992.80

Retainage Pay. Dogwood Park	10,563.75
Escrow from Developers	45,076.00
Deferred Revenue	<u>1,655.20</u>
Total Other Current Liabilities	116,383.31

Fund Balance

Fund Bal. inv. in Fixed Assets	1,613,234.02
Fund Balance Assigned for NNO	313.40
Fund Bal. non-spendable	47,912.79
FB restricted by State Statute	49,976.00
Fund Bal. Committed for CIP	544,752.13
Fund Balance	-277,631.92
Net Excess of Rev. over Exp.	<u>450,173.93</u>
Total Fund Balance	<u>2,428,730.35</u>

TOTAL LIABILITIES & FUND BALANCE	<u>2,545,113.66</u>
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Budget Report- January 2014

	<u>Jan 14</u>	<u>Jul '13 - Jan 14</u>	<u>YTD Budget</u>	<u>% of Budget</u>
General Fund				
Income				
Appropriated Fund Balance	0.00	176,400.00	176,400.00	100.0%
Contributions Income				
Restricted	<u>0.00</u>	<u>50.00</u>	<u>500.00</u>	<u>10.0%</u>
Total Contributions Income	0.00	50.00	500.00	10.0%
Property Tax Income				
Current Year Property Tax	27,676.72	129,995.44	145,015.00	89.64%
Utility Ad Valorem	1,142.98	1,142.98	1,600.00	71.44%
Vehicle Registration	2,460.43	8,004.09	9,465.00	84.57%
Delinquent Property Tax	13.17	344.99	800.00	43.12%
Prior Year Motor Vehicle Tax	37.42	470.67	200.00	235.34%
Interest/Ad Fee on Taxes	<u>16.36</u>	<u>207.39</u>	<u>213.00</u>	<u>97.37%</u>
Total Property Tax Income	31,347.08	140,165.56	157,293.00	89.11%
Fees and Licenses				
Privilege Licenses	35.00	22,286.59	27,000.00	82.54%
Cable Franchise (from Time Warner)	0.00	7,591.00	16,000.00	47.44%
Zoning Permit	675.00	20,780.00	7,000.00	296.86%
Engineering Fees Reimbursement	2,990.00	14,404.50	5,000.00	288.09%

Newsletter/Deputy Sponsor	0.00	0.00	0.00	0.0%
Annexation Exp Reimbursed	0.00	0.00	200.00	0.0%
Misc. Fees	2.00	1,463.34	200.00	731.67%
National Night Out	0.00	73.00	100.00	73.0%
Fall Festival	0.00	0.00	0.00	0.0%
Total Fees and Licenses	3,702.00	66,598.43	55,500.00	120.0%
Interest Earned	34.66	1,069.81	1,500.00	71.32%
Revenue Sharing				
Sales & Use Taxes	2,999.30	13,735.61	37,000.00	37.12%
Telecommunications Tax	0.00	2,614.00	10,500.00	24.9%
Video Programming(State Cable)	0.00	22,836.74	91,000.00	25.1%
Franchise Tax (Electric Power)	0.00	59,350.00	171,000.00	34.71%
Excise Tax (Piped Natural Gas)	0.00	2,494.00	16,000.00	15.59%
Alcoholic Beverage Tax	0.00	0.00	33,000.00	0.0%
Total Revenue Sharing	2,999.30	101,030.35	358,500.00	28.18%
Total Income	38,083.04	485,314.15	749,693.00	64.74%
Expense				
Total Operating Expenditures	4,349.49	47,001.95	99,119.00	47.42%
Total Gen. Govt. Salaries	6,435.08	58,907.94	132,208.00	44.56%
Total Planning & Zoning Professional Fees	7,357.61	38,038.48	79,468.00	47.87%
Total Professional Fees	4,605.00	29,058.00	40,900.00	71.05%
Capital Outlay	0.00	0.00	50,000.00	0.0%
Total Public Services / Safety	0.00	60,045.73	81,496.00	73.68%
Parks & Recreation				
Total Parks & Recreation Personal Services	0.00	0.00	4,472.00	0.0%
Total Parks & Rec Supplies & Material	0.00	82.87	5,840.00	1.42%
Total Parks & Recreation Services P&R Capital Outlay	0.00	1,281.41	18,610.00	6.89%
Total P&R Capital Outlay	0.00	233,451.08	237,580.00	98.26%
Total Parks & Recreation	0.00	234,815.36	266,502.00	88.11%
Total Expense	22,747.18	467,867.46	749,693.00	62.41%
Net General Fund	15,335.86	17,446.69	0.00	100.0%
Capital Projects Fund				
CIP Income				
PARTF Grant	0.00	387,975.74	500,000.00	77.6%
Adopt A Trail Grant	0.00	5,000.00	5,000.00	100.0%
Water Based Resource Grant-Park	0.00	100,000.00	100,000.00	100.0%

Transfer from General Fund				
Appropriated for Dogwood Park	0.00	1,206,800.00	1,206,800.00	100.0%
Appropriated for Town Hall	0.00	1,442,700.00	1,442,700.00	100.0%
Total Transfer from General Fund	0.00	2,649,500.00	2,649,500.00	100.0%
Total CIP Income	0.00	3,142,475.74	3,254,500.00	96.56%
CIP Expense				
Capital Projects				
Dogwood Park Capital Outlay				
Land Acquisition	0.00	673,271.00	673,271.00	100.0%
House	0.00	411,419.00	411,419.00	100.0%
Preliminary Planning	0.00	15,526.67	15,527.00	100.0%
Design/Constr. Mgt, etc.	1,075.39	70,291.22	77,850.00	90.29%
Site preparation	0.00	177,125.19	238,500.00	74.27%
Grassing	0.00	0.00	51,100.00	0.0%
Parking lot & drive	0.00	0.00	106,800.00	0.0%
Boardwalk	0.00	0.00	36,953.00	0.0%
Accessible routes	0.00	0.00	20,600.00	0.0%
Paved Walking Trail	0.00	0.00	56,900.00	0.0%
Unpaved trail	0.00	9,888.04	9,888.00	100.0%
Amphitheater/Stage/Outdoor Classroom	0.00	32,500.00	76,100.00	42.71%
Contingency	0.00	0.00	15,209.00	0.0%
Testing Fees	294.50	2,927.50	12,000.00	24.4%
Legal Fees - DP	0.00	3,402.50	3,596.00	94.62%
Utilities	0.00	4,380.00	4,380.00	100.0%
Fishing Pier	0.00	0.00	0.00	0.0%
Multipurpose Field	0.00	0.00	0.00	0.0%
Rest room renovation	0.00	0.00	0.00	0.0%
Site Furnishings-gate,signs,etc	0.00	277.77	278.00	99.92%
Other Expense	0.00	1,428.24	1,429.00	99.95%
Total Dogwood Park Capital Outlay	1,369.89	1,402,437.13	1,811,800.00	77.41%
Town Hall Capital Outlay				
TH Construction Contract	0.00	1,156,110.03	1,251,621.00	92.37%
TH Architect/Engineer	1,854.00	104,328.87	108,168.00	96.45%
TH In House Engineering	0.00	1,200.00	1,200.00	100.0%
TH Testing/Permit Fees	0.00	12,894.66	15,000.00	85.96%
TH Telecom Sys/AV/Computers	0.00	0.00	23,012.00	0.0%
TH Insurance	0.00	1,374.00	1,374.00	100.0%
TH Legal Fees	0.00	4,755.00	5,000.00	95.1%
TH Furnishings/Seasonal Dec.	23,124.74	23,124.74	28,945.00	79.89%
TH Miscellaneous	0.00	3,524.07	8,380.00	42.05%

Total Town Hall Capital Outlay	<u>24,978.74</u>	<u>1,307,311.37</u>	<u>1,442,700.00</u>	<u>90.62%</u>
Total CIP Expense	<u>26,348.63</u>	<u>2,709,748.50</u>	<u>3,254,500.00</u>	<u>83.26%</u>
Net Capital Projects Fund	<u>-26,348.63</u>	<u>432,727.24</u>	<u>0.00</u>	<u>100.0%</u>
Net Excess of Revenue over Expense	<u><u>-11,012.77</u></u>	<u><u>450,173.93</u></u>	<u><u>0.00</u></u>	<u><u>100.0%</u></u>

b. Review and approve banking RFP

The Finance Officer presented the proposed RFP to council. It was clarified that all bids will come to council and the Finance Officer will just make a recommendation on the bank. Attorney Sistrunk gave his legal approval to the RFP. Discussion was held on whether we send it to just the Wesley Chapel banks; Council Member Kenary thought limiting it to the three local offices doesn't allow you to get the best response; Mayor Pro Tem Como said geography is a factor; Finance Officer Bennett said we might get a service where you don't have to physically go to the bank but can swipe the checks on a machine at our office.

Mayor Pro Tem Como motioned to send the RFP for banking services to the three banks with an office in Wesley Chapel and our current bank. Council Member Rosoff seconded the motion.

The motion passed unanimously.

c. Update on monthly planning and zoning report

Bill Duston reported eleven permits were issued in January. We need a decision on roads at some point. The senior housing questionnaires were postponed by Planning Board until their February meeting. Five Stone Church has a conditional use permit application; Planning Board voted 4-1 to recommend approval of the permit subject to three conditions regarding traffic. Planning Board recommended the Zoning Ordinance text be changed regarding "agricultural uses" to allow sale of agricultural products not grown on site; and separately recommended the temporary use permit fee and privilege license fees be rescinded for Christmas tree sales operations. Planning Board approved a final plat of the Davis family minor subdivision creating two lots which cross New Town Road. Candella subdivision, formerly called Pine Tops, will be heard at the Planning Board February meeting. After a question from a developer, attorney Sistrunk researched the basis on which we should determine the amount. We should be using assessed value, so we may need to change our text in the subdivision ordinance.

Mayor Pro Tem Como motioned to direct Mr. Duston to use assessed value in determining the fees-in-lieu, and to take it to Planning Board for an ordinance amendment within 90 days.

Council Member Plyler seconded the motion.

The motion passed unanimously.

d. Review monthly zoning complaints/violations report – no new complaints

e. Call for public hearing on Five Stone Church CUP for March 10, 2014 at 7 pm

Mayor Horvath reminded that Council members should review the CUP portion of the ordinance. Their decision must be based on the evidence at the hearing and no ex parte conversations should be held, and any should be disclosed at the hearing. Council Member Rosoff motioned to have a public hearing on the Five Stone Church CUP on March 10, 2014 at 7 pm at the Town Hall,

6490 Weddington Road, Wesley Chapel, NC 28104. Council Member Kenary seconded the motion.

The motion passed unanimously.

- f. Call for public hearing on text change to zoning ordinance regarding definition of “agricultural uses” for March 10, 2014 at 7 pm

Council Member Plyler motioned to have a public hearing on the text amendment regarding definition of “agricultural uses” on March 10, 2014 at 7 pm at the Town Hall, 6490 Weddington Road, Wesley Chapel, NC 28104. Mayor Pro Tem Como seconded the motion.

The motion passed unanimously.

- g. Ordinance prioritization list – item notifying adjacent owners for use by right developments

Bill Duston said this came up with a subdivision use by right; if it meets the code requirements, you have to approve it, but there were some citizen concerns on a recent subdivision. This would require a text change. Council consensus was to agree with the text change. Council Member Kenary thought that what was needed is a neighborhood information session.

6. RECOGNITION OF TOWN HALL BUILDING COMMITTEE MEMBERS

Mayor Horvath recognized the tremendous amount of work the Town Hall Building committee did, and presented certificates to the members present, Bill Meyer, Butch Plyler, and Gayla Adams. Carol Mullis took Jim Mullis’ certificate; Howard Brotton was not present. The Mayor also recognized Jeannine Kenary who was on the committee, and now became the council liaison.

7. COUNCIL MEETING DECORUM FOR COUNCIL MEMBERS AND AUDIENCE MEMBERS

Mayor Horvath advised council members to remember to treat each other with respect; not interrupt each other, and raise your hand to be recognized. He asked audience members to use public comments at the first monthly meeting; otherwise discussion needs to be kept at the council level. Decorum should be fitting the facility. Chuck Adams said he disagreed because sometimes someone in the audience has information of value on the subject. After much discussion Mayor Horvath summarized that if additional input is necessary a council member or the Mayor can request additional input.

8. VILLAGE ADVANCE – POSSIBLE MARCH DATES, LOCATION, FORMAT, FACILITATOR, COST, ETC.

We will continue with the Friday night dinner at a different location, and Saturday meeting here at town hall format. After some discussion, three possible dates were determined; April 11/12, April 25/26 or May 2/3. Council member should respond to the clerk on which of these three dates you are available, and then she will send the dates to the committees. For facilitators, we will check with N-Focus or COG.

9. YOUTH COUNCIL COMMITTEE – CHANGES TO MEMBERSHIP

Council Member Kenary reported the Committees recommendations were to accept Dylan Wall and Anthony Sgro’s resignations; remove Shane Brown and JD Starnes from the committee, and

advertise the open positions on the website. This leaves eight current members, one regular opening, and two alternate openings. Mayor Horvath accepted Anthony Sgro's resignation; (last month he accepted Dylan Wall's resignation), and removed Shane Brown and JD Starnes from the committee.

10. DISCUSS MAILBOX AT NEW TOWN HALL

Mayor Pro Tem Como noted we need secure mail incoming and outgoing and a parcel box. The lock is installed by the Post Office at their cost. The Postmaster requested input on the location of the box. Estimates on installation were around \$200 if it is where concrete exists or \$500 if a new slab is needed. The boxes themselves are between \$750 and \$850. Mayor Pro Tem Como was told there is a formal process to approve the location of the box.

Council Member Plyler motioned to go with the larger \$850 box. Mayor Pro Tem Como seconded the motion. There is a 15% discount for a municipality, and shipping is about \$50. The motion was withdrawn. Council Member Plyler motioned to go with the \$850 box, and including shipping and taxes up to \$900, plus installation. The motion was withdrawn. Council Member Plyler motioned to go with the \$850 mailbox in color sandstone, plus shipping, and taxes. Mayor Pro Tem Como seconded the motion.

The motion passed unanimously.

Finance Officer Bennett confirmed we have the funds available in the Capital Projects Fund. Mayor Pro Tem Como motioned to spend up to \$500 for installation. Council Member Kenary seconded the motion.

The motion passed unanimously.

Council Member Plyler asked the mailbox be located under cover at the entrance.

11. CONSIDER CANCELLING OR RESCHEDULING FEBRUARY 18, 2014 COUNCIL WORK SESSION MEETING

Mayor Horvath asked if the meeting could be cancelled or rescheduled since two members cannot be present. Council Member Rosoff motioned to cancel the February 18, 2014 Council meeting, (which amends the meeting schedule). Mayor Pro Tem Como seconded the motion.

The motion passed unanimously.

12. PARKS AND REC COMMITTEE UPDATE

a. Update on park construction

Mayor Pro Tem Como advised the bridges and grading are progressing. The stage is being designed so that in the future we can expand the band shell more easily.

b. Other Parks and Rec matters, as necessary

Several Eagle Scout projects are in progress, including bat and bird houses. Mayor Horvath talked to Mr. Morlando, and the site work is not far enough along to determine a credit amount. Mayor Pro Tem Como noted there is a Union County park meeting; he, Council Member Rosoff and Parks and Rec Chair Lepke plan to attend.

13. TOWN HALL BUILDING ITEMS

a. Remaining punch list items; any warranty items/access and coordination with Morlando

Council Member Kenary reported on the remaining punch list items; we hope to have the official C.O. on February 21 or 22, 2014. Mayor Horvath asked her to forward the list of open items.

b. Town Hall access / keys and security

Mayor Horvath said there are ten keys; one will go to the clerk and one to the zoning administrator; and five will go to Council. The Clerk said there has not been training on the security system yet.

Council Member Plyler said she did not want to be recused from discussion on Butch Plyler getting a key to access the building for the one year warranty period. She said Mr. Plyler has come in at 7 am and on weekends when the office would not be open. Mayor Horvath noted this is not a financial issue, so she does not have to be recused. Council Member Kenary spoke with David Glass and John Fuller and she will work with the woodworking company on outstanding items. Council Member Kenary said there are five items outstanding and the clerk needs to talk to Wynncom. Mayor Pro Tem Como said when he spoke to David Glass he said all subs should be out by today except Wynncom and the woodworkers who are scheduled between 9 am and 5 pm. Butch Plyler said if you don't want me to have a key, tell me; I have offered my services free of charge. Mayor Pro Tem Como said at the last meeting Council Member Rosoff made a motion for Butch to be the project manager, and he seconded the motion; and Butch did a great job; but I don't think Butch needs a key.

Council Member Rosoff motioned that Butch be given a title of project manager and a key. Council Member Plyler seconded the motion. Council Member Plyler asked how many meetings Council Member Kenary missed when she was on the committee. Mayor Horvath said this is not germane to the issue. Council Member Kenary said she missed a meeting because she was away at the Essentials of Government class and let the committee know, the day after Christmas she was with her family. She said she hired babysitters in order to attend the meetings, gave input, and was an advocate for this building. Former Council Member Brotton as liaison also missed meetings; that is not relevant to this conversation. She said she has not been privy to a lot of information since she became council liaison; meetings were held and communication broke down. Regarding the key, she said Mr. Plyler will have a key from Council Member Plyler; she prefers Butch to remain in his role, but noted she was taken out of the loop and respect goes both ways. She asked for Butch to continue and work together. Butch Plyler asked what a liaison is. Council Member Kenary said they bring information from the committee. Butch Plyler asked is that what you did, there were three meetings since you became liaison, Mayor Pro Tem Como attended, and you went directly to architect John Fuller. Mr. Plyler was not aware of any information that Council Member Kenary did not get from himself; he tried to copy the Mayor, and apologized if he wronged Council Member Kenary; he added a liaison does not go around the committee; it goes through the committee; after tonight there is not a town hall building committee. Butch Plyler said Council Member Kenary chose to go to a school board meeting on the night of a committee meeting; Council Member Kenary said correct her children are more important; the committee makes a recommendation. Mayor Horvath noted the role of the liaison is to attend the meeting and bring back any committee recommendations so council can act upon them. Butch stepped in as project manager at Howard's request and brought back items to Council to act upon. Committees cannot spend money without Council's approval. Sometimes the project manager has to make daily decisions as long as they do not include additional costs to

Council. Council Member Kenary noted the person appointed to do that was Howard Brotton and he couldn't always attend due to his job, and somewhere along it morphed into Butch taking the role of project manager. Now that she is on Council, she has taken Howard's role. Mayor Horvath said at some point Mr. Brotton said he cannot be present, therefore Butch will take over the role. Council Member Kenary said Council is responsible for the project. Mayor Horvath said ultimately Council is responsible for the financial decisions, but once you have a budget, you can assign responsibilities. Council Member Kenary said we never officially elected anyone as a project manager. Mayor Horvath replied you can't make the assumption that once you are the liaison, you now run the project; you can't have two people running a project. There are communication problems, and when there is a tile problem, you can't wait for a committee decision.

Mayor Pro Tem Como reiterated that all the things that need to be done can be done between 9am and 5pm, and David Glass understands this. Council Member Kenary asked if she was being asked to remove herself from anything; David Glass had specifically asked her to be there when the woodwork sub came. Mayor Horvath said it comes down to communication, communication broke down, and he took steps to reinstate it, but no, if David Glass asked you to be here, yes you should. Butch Plyler said the reason she was asked to be there was Dominic Morlando told David Glass that if anyone on Council sees anything that should be done, to let him know, so he can take care of them. Mayor Pro Tem Como said there were things that were done only because you wanted them done in a specific way, such as the railing. Butch said he asked the Committee and they wanted it done. Council Member Kenary said the committee makes recommendations to the council. Mayor Horvath said some things happen because someone on the spot needs to make a decision. Council Member Kenary said there is a list of items that David Glass has yet to compile, that will cost us money. Mayor Horvath said there are some items I Okayed that needed to be done. Mayor Pro Tem Como said at the committee meeting we never discussed the railing, as we were leaving, Butch asked me my opinion, and I said it should be black, and Jeannine thinks it should be black. The next day you painted it brown. Butch Plyler said I called each of the members before the meeting, and they agreed it should be brown. Mayor Pro Tem Como said if Council Member Plyler went out of her way to recuse herself at the last meeting, she should this time. Mayor Horvath said due to the reasons discussed, she doesn't have to, and he called for a vote.

The motion failed, 1-3, with Council Member Rosoff voting yay.

Council Member Plyler said she prefers Butch not work with this council the way he has been treated and given his time to this project, and she is very disappointed with this council. Mayor Horvath said he was not happy as well; minor things that have happened, there have been problems with communication and it should not take away from this project being delivered to the citizens.

c. Cleaning services for interim until we get a contract in place

Administrator Bennett said we got one quote, and another is coming in. We need to have standards and decide how often we want the building cleaned so we can compare them, and she suggested we go on an interim basis and then in June do an RFP. Mayor Pro Tem Como motioned to do a one time contract for cleaning as needed until we get quotes, with a cap paid of \$275 for the next 60 days. Council Member Rosoff seconded the motion. Council Member

Plyler said we need to know what they are going to clean, and we may not need the whole building cleaned each time.

The motion passed unanimously.

The cleaning parameters include twice monthly service; vacuuming, mopping, bathrooms, kitchen, blinds, and cobwebs on light fixtures.

d. Town Hall meeting place policy – discussion

A policy from the Town of Waxhaw had been sent to council. Council Member Kenary said this is just one policy, she is not recommending it. Council Member Plyler said we also had policies from Siler Church and other places. The Clerk received two requests for rentals today, neither one from Wesley Chapel residents. The policies we have will be forwarded to Council. Council Member Kenary volunteered to compile the information.

e. Other Town Hall matters, as necessary

Council Member Kenary reported that a water pipe had been broken when the gas company was doing work, and Morlando's position was it is the town's responsibility. Attorney Sistrunk said we probably have to get the money from the gas company. Mayor Horvath will follow up with a letter to Piedmont Gas with the pictures provided from Morlando.

14. OTHER BUSINESS

There is a Chamber of commerce reception for elected officials, the attorney said we do not have to provide notice as it is just a mingle event.

15. COUNCIL COMMENTS

Council Member Kenary said she felt like the town has gone into a divisive mode, and that was not her intent; she joined the committee wholeheartedly to build the town hall, and in no way did she intend to be disrespectful with Butch Plyler. Since Council Member Plyler will have the key to the building, he will have a key, so there is no reason for a second key. She wanted to work together; when Butch stepped out, Council Member Como stepped in as he had experience working with Morlando. Her preference is for Butch to continue working with town hall.

16. ADJOURNMENT

Council Member Rosoff made a motion to adjourn; Council Member Kenary seconded the motion.

The motion passed unanimously.

The meeting ended at approximately 10:10 pm.

Respectfully submitted,

Cheryl Bennett, Clerk

Mayor Brad Horvath