

VILLAGE OF WESLEY CHAPEL
COUNCIL MEETING MINUTES
WESLEY CHAPEL TOWN HALL
6490 Weddington Road, Wesley Chapel, NC 28104
April 22, 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

Citizens Present: Carol Mullis, Sean and Zachary Maher; Karen, Joe and Kaitlyn Izzo

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. ADDITIONS, DELETIONS, AND / OR ADOPTION OF AGENDA

Council Member Plyler made a motion to approve the agenda; Council Member Rosoff seconded the motion.

The motion passed unanimously.

3. PRESENTATION OF RECOGNITION CERTIFICATES TO KAITLYN IZZO AND ZACHARY MAHER

Mayor Horvath and Council Member Kenary presented recognition certificates to two Youth Council Committee members, Kaitlyn Izzo who has been accepted in to the Governor's School of North Carolina, and Zach Maher who was appointed a Senate Page in the NC General Assembly Summer Program. Congratulations were expressed to Ms. Izzo and Mr. Maher.

4. TOWN HALL PUNCH LIST UPDATE

Mayor Horvath reported work is proceeding. Butch Plyler said there are still a lot of minor items. Council Member Kenary noted the wood molding looks good; also the pond is not on the punch list but needs work. Butch Plyler is using all three punch lists, and combined them into one. Council Member Kenary asked for a copy of the list.

5. DISCUSSION OF ALTERNATIVE INTERIM LANDSCAPING / IRRIGATION MAINTENANCE

Council Member Kenary reported we will get an RFP for both park and town hall property and bid it out, but meanwhile we need maintenance of the grass at the town hall. Mayor Pro Tem Como reported some steep areas at the park might make more sense to mulch instead of grass, so we do not have the final info on the area to be mowed. Council Member Kenary motioned that the town use a licensed landscaping contractors on a month to month basis at the Town Hal until

a proper maintenance contract is in place, but not to go beyond the current year's seasonal maintenance. Council Member Rosoff seconded the motion. Council Member Kenary rescinded her motion. Council Member Kenary motioned that the town use a licensed landscaping contractors on a month to month basis at the Town Hal until a proper maintenance contract is in place, until the end of the fiscal year. Council Member Rosoff seconded the motion.

The motion passed unanimously.

Mayor Pro Tem Como noted the silt fencing needs to be removed; Council Member Kenary noted the netting at the detention pond outlet also needs to be removed.

Mayor Horvath reported locks for the history area cabinets were approved for \$350; the podium was refinished and the cost is \$400. Mayor Pro Tem Como asked why we have seven more keys for the history area. Butch Plyler said they could do silver locks keyed alike, but with the color needed, they had to do separate keys.

6. PARKS AND REC COMMITTEE UPDATE

a. Parks and Rec Budget Amendment

Mayor Pro Tem Como said they are moving funds to use them more wisely, examples are we need a rules sign, and we don't own basic tools to keep a park running. Funds are needed for screening porta johns, increased funding for bushes and shrubs in the steep area to keep people out, and increase safety. The park budget needs \$800 for legal fees, we need to move mulch around, and need items for the grand opening like trash bags, and hand sanitizer. The redbox will be a cabinet with craft or sports equipment for approved volunteers to do with kids. We need to build a box and equip it. Council Member Plyler said it is steep behind the stage, and we need something for safety. Council Member Kenary looked online and found an automated 16 foot wide commercial gate with sensor for a total of \$3,929 uninstalled. She commented that this is amending a budget that doesn't address safety concerns, such as signage or a call box. She said seventy five signs are \$1,100 and a standard call box that a child can use is \$1,000; so all these items can be done for less than \$10,000. She felt we should address basic safety before funding these items. Mayor Pro Tem Como asked she send the information to him and the Parks and Rec committee will look at it, at this point they are trying to meet the PARTF requirements. Council Member Kenary questioned the funds for t-shirts and red box, saying they don't meet the grant, and wanted to see a concrete factual basis for the numbers. Mayor Pro Tem Como said boy scouts built picnic tables, but he found out they need two additional handicapped accessible tables on a slab with accessibility. Mayor Horvath said the \$4,840 for tools is a lot, but he understood the need for safety behind the stage. Signs were originally in the PARTF grant, but taken out when we did an amendment to the grant. Friends of Parks is helping with the grand opening, and may help with this. Mayor Pro Tem Como motioned to approve the budget amendment. Council Member Rosoff seconded the motion.

The vote was two yeas (Como and Rosoff) and two nays (Kenary and Plyler). Mayor Horvath voted nay and the motion failed 2-3.

Mayor Pro Tem Como motioned to approve the amendment with anything over \$250 going to Council for approval; Council Member Rosoff seconded the motion. More discussion was held on a gate, it would work with batteries and solar cells.

The vote was two yeas (Como and Rosoff) and two nays (Kenary and Plyler). Mayor Horvath voted yea, saying we still have control over the budget expenditures. The motion passed 3-2.

The amendment is as follows.

PROPOSED BUDGET AMENDMENT APRIL 2014					
	BUDGET	YTD 2/2014	BALANCE	PROPOSED AMENDMENT	NOTES
Parks & Recreation					
Parks & Recreation Personal Services					
Park Maintenance Worker	\$ 3,760.00	\$ -	\$ 3,760.00	\$ (3,760.00)	
P & R Payroll Tax	\$ 288.00	\$ -	\$ 288.00	\$ (288.00)	
P&R Insur. Workers Comp	\$ 124.00	\$ -	\$ 124.00	\$ (124.00)	
P&R Prof Fee - Deputies	\$ 300.00	\$ -	\$ 300.00		
NE Services to move mulch & trail					
Total Parks & Recreation Personal Services	\$ 4,472.00	\$ -	\$ 4,472.00	\$ (4,172.00)	
Parks & Rec Supplies & Material					
Gas and oil	\$ 540.00	\$ 22.07	\$ 517.93	\$ (340.00)	
Food and Provisions	\$ 400.00	\$ 75.77	\$ 324.23		
Janitorial Supplies	\$ 600.00	\$ -	\$ 600.00		Trash bags, Hand sanitizer, towels etc.
Events Supplies	\$ 400.00	\$ -	\$ 400.00	\$ 1,600.00	T-Shirts for volunteers, geocach, prizes
Office Expense	\$ 1,200.00	\$ -	\$ 1,200.00	\$ (1,200.00)	
Stocking of Fish	\$ 400.00	\$ -	\$ 400.00	\$ (400.00)	
Pesticide Supplies	\$ 300.00	\$ -	\$ 300.00		
Other Supplies and Materials	\$ 2,000.00	\$ 25.27	\$ 1,974.73	\$ (1,500.00)	
Total Parks & Rec Supplies & Material	\$ 5,840.00	\$ 123.11	\$ 5,716.89	\$ (1,840.00)	
Parks & Recreation Services					
Insurance- liability	\$ 1,130.00	\$ 1,126.88	\$ 3.12		
Maintenance/Grounds	\$ 6,500.00	\$ 10.00	\$ 6,490.00	\$ 672.00	move mulch & trail
Pest Control	\$ -	\$ -	\$ -	\$ -	
Repairs to Structures	\$ -	\$ -	\$ -	\$ -	
Trash Collection	\$ 138.00	\$ -	\$ 138.00	\$ 420.00	
Sanitation Contract (restrooms)	\$ 4,800.00	\$ -	\$ 4,800.00	\$ (3,000.00)	
Elec. Communication	\$ 420.00	\$ -	\$ 420.00	\$ (420.00)	
Water/Sewer	\$ 72.00	\$ 48.40	\$ 23.60		
Utilities-Elec., Gas	\$ 5,550.00	\$ 108.23	\$ 5,441.77	\$ (2,000.00)	
Total Parks & Recreation Services	\$ 18,610.00	\$ 1,293.51	\$ 17,316.49	\$ (4,328.00)	
TOTAL O&M BUDGET					
	\$ 28,922.00	\$ 1,416.62	\$ 27,505.38	\$ (10,340.00)	
P&R Capital Outlay					
Transfer to Park CIP	\$ 206,800.00	\$ 206,800.00	\$ -	\$ 800.00	
Structure Imp./Demolition	\$ 23,500.00	\$ 22,675.00	\$ 825.00	\$ (825.00)	
Other Improvements	\$ 5,500.00	\$ 3,200.00	\$ 2,300.00	\$ 2,700.00	PortaJon Screen, Trash cans, notice board, red box
Tools/Equipment	\$ 900.00	\$ 776.08	\$ 123.92	\$ 4,840.00	
Furnishings	\$ 880.00	\$ -	\$ 880.00	\$ 825.00	Chairs/Tables/Tents
Redbox Program	\$ -	\$ -	\$ -		
NE Landscaping plants				\$ 2,000.00	Safety behind stage
Total P&R Capital Outlay	\$ 237,580.00	\$ 233,451.08	\$ 4,128.92	\$ 10,340.00	
TOTAL PARKS & REC EXCL CIP					
	\$ 266,502.00	\$ 234,867.70	\$ 31,634.30	\$ -	BUDGET TOTAL DOESN'T CHANGE
ORIGINAL					
Capital Projects Fund					
Revenues					
Transfer from General Fund					
Appropriated for Dogwood Park				800	
Expenditures					
Dogwood Park - Legal Fees				800	

Mayor Horvath asked for a list of rules, an idea for signage, to look at gates and a call box and appropriate location by May 12.

Council Member Kenary motioned that Parks and Rec address the gate, call box, and signs for operating the park, and come with the information to the May 12 council meeting. She amended the motion asking Parks and Rec to communicate to Council with a recommendation by May 11. The motion died for lack of a second.

Mayor Pro Tem Como motioned to accept the Friends of Parks donation of a Jon boat for the park; we can use it to stain the pier, install a future aerator, and potentially save someone. We will add safety gear. Council Member Rosoff seconded the motion. It will be stored in the storage container and only used by adults.

The motion passed unanimously.

Mayor Pro Tem Como reported barley straw appears to be a good way to control algae, he checked with the Ag center and elsewhere for possible sources. Everyone seems to get it from Julie's Barley Straw in Ohio. He motioned to order a one year supply, 24 bales of barley straw for \$663.46 and move \$300 from Janitorial Supplies to Other Supplies and Materials to cover the cost. Council Member Kenary seconded the motion.

The motion passed unanimously.

b. Other Parks & Rec matters, as necessary

Mayor Horvath said unsuitable soil was found at the driveway area of the park, and then Kessel Engineering discovered additional bad soil; the cost is \$4,873.58. Council Member Plyler motioned to approve spending \$4,873.58 from Dogwood Park contingency to fix the bad soil. Mayor Pro Tem Como seconded the motion.

The motion passed unanimously.

Mayor Pro Tem Como reported at the back of the park they are moving the bushes to the ridgeline to improve the screening from the neighbors; Bill Duston approved this CUP amendment administratively.

7. DOG ATTACK AT INDIAN TRAIL PARK

Council Member Kenary said this relates to dogs in general at the park; we can't expect everyone will be a responsible pet owner; she recommended not having dogs in the rest of the park.

Council Member Rosoff disagreed, noting other parks allow dogs. Council Member Plyler was against dogs at the park except for at the dog park, for child safety. Council Member Kenary wanted to get advice from the attorney on this.

8. 2014-15 BUDGET PREPARATION

Finance Officer Bennett reviewed the general statutes that require budget revenue estimates and expenditure requests by April 30; and a balanced budget submitted to Council, by June 1, (preferably at a formal meeting of Council) which will be on file with the clerk and available to the media. Council must then set a date for a public hearing, which will be published in the paper. There must be at least ten days between submission of budget and the budget ordinance adoption. Adoption must be before June 30. Council decided to have a special meeting on

Friday, May 16 at 6 pm to review the budget. Finance Officer Bennett asked if we want to keep the privilege license ordinance; it will be discussed at the advance.

9. CONSIDER APPROVAL OF ADDENDUM TO AGREEMENT WITH N-FOCUS FOR 2013-14

We are presently paying N-Focus \$2,397.14 bi-weekly for all services (104 hours per month) and their proposed contract addendum would have us pay \$1,605.68 for Bill Dustin's services (69 hours per month), plus hourly billing for code enforcement (\$61.95), mapping, etc. (senior planner \$110/hour; staff planner \$88/hour). The change is due to our using fewer hours than originally contracted for.

Council Member Kenary motioned to approve the addendum; Council Member Rosoff seconded the motion.

The motion passed unanimously.

10. DISCUSS PROPOSED TOWN HALL USE POLICY FOR THE USE AND RENTAL OF TOWN HALL SPACE

Comments on the proposed policy were submitted by Council Member Plyler and Administrator Bennett. Information was provided on the general statutes regarding carrying weapons, please send comments on that. The proposed policy was reviewed, and extensive discussion held. There was consensus to allow groups other than Wesley Chapel government to use the building, if the majority were from Wesley Chapel. Council was split on whether other governments could use the building.

Council Member Plyler motioned that for the first year we only allow Wesley Chapel adult residents to use the building, no refreshments allowed, at the discretion of the mayor and clerk. Council Member Rosoff seconded the motion. Council Member Rosoff rescinded her second. Council Member Plyler amended her motion to include a fee should be charged for any non-governmental use of \$50 per hour. Council Member Rosoff seconded the amended motion. Mayor Pro Tem Como did not think the Optimist Club should pay \$50 per hour, but should be able to use the building, and thought Council should have a say so.

A short break was held.

Mayor Pro Tem Como noted this is a meeting room, and should be for meetings, not crafts, etc. The second was rescinded; the motion was rescinded.

Mayor Horvath suggested we get back to basics, and go back to filling out the matrix of town hall use; this issue was tabled until July. For now there will be no food or drink, and we will use judgment in use of the building. Council Member Kenary turned the proposed policy over to the Mayor.

11. CONSIDER APPROVAL OF CONTRACT FOR CLEANING OF TOWN HALL

Proposals for cleaning town hall were received from Coverall, Mint Condition, Jani King and Tru-Clean. The low bidder was Tru-Clean, at \$197 for weekly services. Council Member Kenary approved going with the recommendation of Tru-Clean for weekly services through December at \$197 per month. Mayor Pro Tem Como seconded the motion.

The motion passed unanimously.

12. BUDGET AMENDMENT FOR ENGINEERING SERVICES AND REVENUES

Council Member Kenary motioned to approve a budget amendment to increase 2013-14 General Fund Engineering Fee Reimbursement revenue and Engineering Consulting Fee expenditures by \$20,000. Mayor Pro Tem Como seconded the motion.

The motion passed unanimously.

13. OTHER BUSINESS

Council Member Kenary commented that she came to Town Hall to print certificates and a walk through was going on. Her concern was if only one person is participating, things will get missed; Gary King from Morlando had offered for her to join the walk through. Council Member Kenary motioned that she be included in all walk throughs as a second set of eyes to not miss things. There was no communication from Butch Plyler to her. The previously approved Council motion was for Mr. Plyler to communicate with all of Council, and communication has only been to the Mayor. Mayor Horvath noted there has not been a lot of communication. Council Member Kenary rescinded her motion.

Council Member Kenary motioned that Council on a weekly basis get a recap on the town hall regarding the punch list, new developments and previous discussions. Mayor Pro Tem Como seconded the motion adding that more eyes are better, that was why Gary King was brought in, and he saw things that were not on the punch list but that needed to be done. Council Member Plyler said she thought the communication should go through the Mayor.

The motion passed 3-1, with Council Member Plyler voting nay.

Mayor Horvath will deliver the message to Butch Plyler. He noted that some items came up in his discussions with Butch Plyler and he was not sure which items should go to Council.

Council Member Kenary motioned that she be included in all scheduled and unscheduled walk throughs. Mayor Pro Tem Como seconded the motion, noting the same reason that the more eyes the better.

The motion passed with the vote being 3 yea, and Council Member Becky Plyler voting nay. Council Member Rosoff added she thought Ms. Kenary should attend, but we don't need a motion.

14. COUNCIL COMMENTS

Council Member Rosoff noted an auto repair business is operating in her neighborhood, and they have a privilege license. Mayor Horvath said there is a vehicle in the street without a license plate, and Bill Duston is working on the violation. There is another violation relating to a complaint from Bill Lee, a garage was too close to a property line, and the owner had to get permits from us and the County. The permit has six months to complete. There is a trailer alongside the shed in violation. Bill Duston is working on the format for the violations report.

Mayor Pro Tem Como is working on getting some split rail fencing for the park and will meet with Sondra Bradford and Lowes to get the best price. Mayor Pro Tem Como motioned to approve up to \$600 for split rail fencing for the park, to come from the Other Improvements line item. Council Member Kenary seconded the motion.

The motion passed unanimously.

Last night was a Parks and Rec Committee meeting; the Chairman of the Safety Committee attended, and they spent more than an hour on safety. Mayor Horvath noted the Advance is

2014.04.22 minutes

Friday and Saturday, and we will have a roads discussion with Planning Board. He also noted at a recent DOT meeting it was reported that towns willing to contribute toward improvements will get the projects.

15. ADJOURNMENT

Mayor Pro Tem Como made a motion to adjourn; Council Member Kenary seconded the motion.

The motion passed unanimously.

The meeting ended at approximately 11:25 pm.

Respectfully submitted,

Cheryl Bennett, Clerk

Mayor Brad Horvath