

VILLAGE OF WESLEY CHAPEL  
COUNCIL SPECIAL MEETING MINUTES  
WESLEY CHAPEL TOWN HALL  
6490 Weddington Road, Wesley Chapel, NC 28104  
March 10, 2017 – 6:30 PM

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

**Council Present:** Mayor Kapfhammer, Mayor Pro Tem Kenary and Council Member Como and Rodriguez

**Council Absent:** Council Member Kaperonis

**Others Present:** Clerk/Finance Officer Cheryl Bennett

1. Determination of quorum

Mayor Kapfhammer led the Pledge of Allegiance and a quorum was present.

2. Discussion and possible budget amendment and approval of bids for special park cleanup  
Mayor Pro Tem Kenary noted \$5,000 had been allocated for this project previously. She contacted Kevin Ward from Carolina Tree who did not submit a bid. She got prices from Lucas Landscape, Serg from GHT Landscape and US Lawns of Monroe. The scope of work was amended to only move 3 boulders instead of four. Serg did not submit references. We did receive references from US Lawns. The bids were forwarded to Council.

Because Lucas Landscape's price was very high we called him and he said he had started at \$17,000 and brought it down to \$12,000. Lucas was not aware of the bike trail, and they said they would clean it up as part of the existing contract. They will clear the drainage by the service entrance and use an aquatic spray as part of the existing contract. They already were mowing vertically to the fire hydrant on the perimeter, but agreed to clear more there and bush hog beyond the sign.

Serg can only do the work on Saturday or Sunday. His bid was ambiguous, and gave a daily price. The others said it would take 2.5 days to do the two front trails, and if so his bid would then not be the low bid.

Mayor Pro Tem Kenary motioned that Councilwoman Kenary will instruct and manage the cleanup project exclusively and that we accept the recommendation for the cleanup work at the park as follows:

US Lawns provide:

- The cleanup work to be done in the park for front two trails by Lester Davis Road, including removing of downed trees and or dead trees as identified upon inspection, overhanging limbs that are hazardous and removing the dead and downed vegetation including trees by the gate off SR84 as instructed by Councilwoman Kenary.
- The large tree near the entrance of the park off SR84 has downed limbs and large overhanging limbs that are a potential safety hazard to citizens entering the park for

event. As practical all limbs that are able to be cut will be and any down trees/limbs in the area will be removed as well as other debris within the allotted time frame.

- Included in work is moving of three boulders to areas directed by Councilwoman Kenary,
- Council consideration for funding the additional half day in the event of unforeseen circumstances
- Move the gravel from SR84 to place on the trails in the areas needed and tamp down.
- Perform the clean-up of the dam as described in their bid
- Provide an additional .5 day leeway of funds in the event of unforeseen circumstances.

Total costs:

- \$4312.50; \$1725/day @ 2.5 days
- \$900 for the moving of the gravel and placing it on the trails in need of repair
- \$635 to remove the vegetation from the dam (exclusive of the large tree stump currently in the dam)
- \*Approval up to \$6710.00

Lucas Landscaping to provide:

- Rip rap work described in their bid; includes properly setting the rip rap on landscape matting for the drainage area near the maintenance entrance and fixing the drainage issue near the bridge. The vegetation will be addressed as part of their contract.
- Spread the mulch in the area where the pile sits; mulch pile has decomposed and can be spread across the ground of the treed areas.

Total costs:

- \$890; rip rap and washout repair
- \$400; spreading of mulch
- \$1290 Total

Finance Officer Bennett reminded Council they need to move the money to the budgeted item before they can spend it. The motion was retracted.

Council Member Como asked if a clear scope of work was given to each vendor. Mayor Pro Tem Kenary said yes, it was prioritized and stated that we wanted to move three boulders. Council Member Como said then the scope came down a little; Mayor Pro Tem Kenary replied yes but Lucas' bid still came in at \$12,000. Council Member Como asked if we had to pay for the pond drain clean up, no that fell under the normal scope of the pond contract. Council Member Como asked if you are prioritizing safety first, and aesthetics second; Mayor Pro Tem Kenary agreed. Council Member Como noted we received a picture of the broken fence from Pam King. Mayor Pro Tem Kenary said that tree is being removed and Lucas can try to shore up the fence with a post, but both posts need to be replaced. Council Member Como asked why we are not addressing this safety issue since there is a drop-off there. Mayor Pro Tem Kenary noted since the storm some branches came down and US Lawns will take down as many limbs as they can reach.

The three boulders were discussed. Council Member Como noted in the overflow parking area there will be cars, and thirty yards away is a picnic area; the boulders are there so cars don't enter that area, and keeps the cars away from pedestrians. The Mayor pointed out we only use the overflow parking area a few days a year. Council Member Como noted we had one guy drive all the way down to the lake. Mayor Pro Tem Kenary noted we mandate parking at Southbrook for events. Council Member Como said we have used the overflow parking for several events and the boulders were strategically placed for a reason. Mayor Pro Tem Kenary said it was difficult for a food truck to get through where the two posts are and she wanted to move the boulders because they infringe on the area for the event. It is not adding any costs, it just takes a few minutes. She showed where she wanted them moved.

Council Member Como motioned to take the boulders off the scope of work. The motion died for lack of a second.

Council Member Rodriguez asked why we want to move the boulders. Mayor Pro Tem Kenary said the race course can't go through where the wooden pilings are, as people could get injured, so the alternative is to come through where the boulders are and they impact the race course.

Council Member Rodriguez motioned to leave the boulders where they are. Council Member Como seconded the motion.

The motion passed 2-1, with Kenary voting nay.

Council Member Como said some of this work is for aesthetics, why remove a log that is laying there; could we exclude pulling out the logs and mulching them from the scope of work. Council Member Rodriguez said he wanted to see the park all cleaned up, especially by the lake. Mayor Pro Tem Kenary said the logs that are in the lake will not be touched. Council Member Como noted the logs on the ground are also an ecosystem and it is time consuming to remove them. Council Member Rodriguez noted the trees cut down for trails a long time ago will be there a long time.

Council Member Como said he would make a motion to do the work if the funds for the clean-up come from the 5K. The amounts spent on the 5K were reviewed. Mayor Pro Tem Kenary questioned if we could use the fee in lieu money to do this. Council Member Como motioned to move \$3000 from the Youth Council 5K to the Park Maintenance/Grounds account with the provision that we do no more than three days' work. Council Member Rodriguez seconded the motion.

The motion passed unanimously.

Council Member Como motioned to do the work as detailed earlier with the extraction of the moving the boulders, and exclude picking up and shredding logs. The motion died for lack of a second.

Mayor Pro Tem Kenary motioned to do the work as previously stated, with the extraction of moving the three boulders, and spend \$6,710 with US Lawns, and \$1,290 with Lucas Landscape. Council Member Rodriguez seconded the motion.

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The motion passed 2-1 with Como voting nay.

The Mayor stated he would have voted in favor.

3. Adjournment

Council Member Rodriguez motioned to adjourn; Mayor Pro tem Kenary seconded the motion. The motion passed unanimously.

The meeting ended at approximately 7:26 pm.

Respectfully submitted,

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Cheryl Bennett, Clerk

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Mayor Dr. David Kapfhammer