

VILLAGE OF WESLEY CHAPEL
COUNCIL MEETING MINUTES
WESLEY CHAPEL TOWN HALL
6490 Weddington Road, Wesley Chapel, NC 28104
July 9, 2018 – 7:00 PM

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

Council Present: Mayor Horvath, Mayor Pro Tem Kaperonis, Council Members Como, Fuller and Rodriguez

Others Present: Clerk/Finance Officer Cheryl Bennett, Attorney George Sistrunk, Planning/Zoning Administrator Tim Gauss

Standing Items

1. Call to Order, Pledge of Allegiance, Invocation *Time Stamp 0:00*

Mayor Horvath led the Pledge of Allegiance and the invocation was given.

2. Public Comments *Time Stamp: 1:07*

None.

3. Additions, Deletions and Adoption of Agenda *Time Stamp 1:35*

Item 10B “Communications Committee Report” and Item 10C “Finance Report” were added. Council Member Como motioned to adopt the amended agenda; Mayor Pro Tem Kaperonis seconded the motion.

The motion passed unanimously.

4. Consider Approval of Consent Agenda *Time Stamp 2:50*
 - a. Approve Minutes for June 8, 2018 emergency meeting, and June 11, 2018 Council Meeting
 - b. Approve previous month planner's and code enforcement reports
 - c. Approve previous month finance report
 - d. Re-appoint Michael Kenary to new three year term on Planning Board
 - e. Re-appoint Creig Williard to new three year term on board of Adjustment
 - f. Appoint John Souza as Planning Board chair for 2018/19 FY
 - g. Correct Zoning Map for 1020 Billy Howey road to show B-1 section is one acre around dog grooming business on middle east side of lot, not northeast side
 - h. Release \$344,500 Candella pond performance bond

Council Member Como motioned to approve the consent agenda; Council Member Rodriguez seconded the motion.

The motion passed unanimously.

5. Mayoral appointment of Adam Brown to Parks and Rec committee as alternate member
Time Stamp 3:44

Mayor Horvath appointed Adam Brown to Parks and Rec Committee as an alternate.

6. Update on Senate Bill 802 re De-Annexation *Time Stamp 4:06*

Mayor Horvath reported the bill which originally was de-annexing 84 acres in the town, later added de-annexing 12 acres in Mineral Springs, and has now taken Wesley Chapel off the bill. He appreciated the letters and emails sent to legislators. We now need to write language to allow solar farms.

7. Deputy Update *Time Stamp 7:35*

Deputy Wicker gave an update on crimes in the Village in April (mainly car break-ins), May (a couple of home break-ins, and car break-ins, and larcenies at AT&T and Verizon) and in June (Target and Verizon larcenies). There is an uptick in crime when school is out for the summer.

8. Planning Board Report *Time Stamp 11:50*

Planning Board Chair John Souza noted the Mayor joined their last meeting for a good discussion; they approved 5-0 excluding streams from the definition of a parcel. They are working on the Land Use Plan amendment process, and approved 5-0 the zoning for two annexed lots (one RUC and one R-40). They tabled construction trailers, and are waiting on attorney review of signs and clear cutting provisions. Mayor Pro Tem Kaperonis will try to attend the July 23rd meeting. They will be working on solar farm text, construction trailers, and Land Use Plan Amendment process. Deb Bledsoe and Sandy Ells are working on the tree save ordinance.

9. Youth Council Committee Report *Time Stamp 25:50*

Mayor Pro Tem Kaperonis reported the Youth Council has a challenge getting quorums in summer. Council Member Como said they are working on the wall around the butterfly garden and getting free rocks from Epcon.

10. A. Parks and Rec Committee Report *Time Stamp 27:40*

Pat Utley reported the focus of their last meeting was reviewing RFP responses. There were two bids for the irrigation system, Lucas at \$15,200 and Union Grove at \$37,000. They rejected Lucas due to prior experience with the Village, their three references were for the same person, and their irrigation controller was for lighter commercial use. Union Grove proposed a controller for more demanding commercial applications, and they are a minority contractor. The

committee recommendation was to use Union Grove. Council Member Rodriguez felt for the \$21,200 difference in bids, even if you have to buy a new controller it would not cost that much.

The committee reviewed the landscape maintenance bids. There were three bids, and prices were broken down between town hall and park. Lucas was the overall low bid, but rejected due to our experience. C&S Lawn Care included annuals in their bid, and their park portion was less than Lucas, but they were the high bid on town hall. They included bush hogging at town hall in their bid, but that was a requirement in the RFP for all bidders. The Committee recommended contracting with C&S based on a motion by John Lepke.

For pond maintenance bids, Foster Pond was the low bid at \$4,800, but rejected because they did not follow our specs. Dragonfly was next at \$5,675 and the committee recommended them. There were two other higher bids.

The committee also discussed the phase 2 of the park public input meetings in August and September, they are gathering information on restrooms and shelters. They would like to have a flag raising celebration in the fall and are brainstorming on how to use WC FOPR funds earned from the events.

Council Member Rodriguez noted the C&S landscaping bid mentioned free mulch, but a charge to put it down. Mayor Pro Tem Kaperonis noted C&S only has 2.5 employees. Administrator Bennett noted C&S does not have workers' comp insurance, by law they are not required to have it since they only have 2.5 employees. Representatives from Unity Grove who also bid on landscaping were present, and noted they have 9-10 employees, and are fully bonded and insured. It was clarified that mulching is required by the RFP for the beds at town hall, and for previously mulched areas at the park. Unity Grove said they also bid on the pond services, but their bid was received after the May 31, 2018 deadline for pond bids. Pat Utley said she was working on checking references for bidders.

B. Communications Committee Report Time *Stamp 50:47*

Deb Bledsoe, Chairman, reported on their first meeting June 28, 2018. They reviewed open meetings law, and committee procedures. The Committee will meet the fourth Thursday of each month, and are working on their charter, and top on the list is to have a social media presence. The Committee will come back to Council with recommendations.

C. Report from Finance Officer Time *Stamp 58:15*

The Finance Officer reported she made budget amendments during June to transfer \$300 from Town Hall: Land Maintenance to Utilities, and \$120 from Park and Rec: Tree Services to Event Services. Since June is the last month of the fiscal year, these are preliminary reports and will be adjusted further. Quarterly state shared revenues were received, and are on target, the piped natural gas came in high and brought us over budget. We purchased three picnic tables for the park, and paid CRTPO dues. We need to let COG know before December that we plan to exit and submit a resolution to them.

Old Business

11. Conservation Subdivisions Text Amendments – Discuss and Call for Public Hearing on August 13, 2018 at 7 pm at Town Hall *Time Stamp 1:03:19*

Tim Gauss presented the proposed text as discussed at prior meetings. Council thanked him for his work. Council Member Como motioned to call for a public hearing on August 13, 2018 at 7 pm at Town Hall for the conservation subdivisions text amendments. Mayor Pro Tem Kaperonis seconded the motion. The text will be sent to the attorney for his review.

The motion passed unanimously.

12. Municipality Group Update *Time Stamp 1:09:05*

Council Member Fuller reported the group was very supportive regarding the de-annexation threat, Weddington did a Resolution, and the others reached out to legislators. Stallings is working on town identity, and putting the town name on their street signs. The meetings stress uniting together to make us stronger. They asked for each town to list their five top traffic concerns, so please come back to the next meeting with your ideas. Also they want each town to let the others know about developments approved. The fire department may also want to be engaged; the Mayor will ask if they would like to attend a meeting.

13. Update on High Priority Items from March 2018 Advance *Time Stamp 1:17:15*

Mayor Horvath noted we wanted to review progress quarterly, this is the initial draft. In the next quarter the clerk will reach out in advance for your progress on the items. The Mayor gave an update on the Post Office issue; none of the Post Office that serve our residents can handle all the town. Our last request to the Post Office was in 2009, and you must wait ten years before a new request, so he can ask again in 2019.

14. Consider decision on irrigation system bids and any needed budget amendment *Time Stamp 1:22:11*

The attorney noted bidding services does not fall within statutory requirements, and the irrigation system lies within the informal bid specifications for construction.

Council Member Rodriguez noted there is a large disparity between bids, and you could ask for a different controller for the \$21,200 difference. Mayor Pro Tem Kaperonis motioned that based on the attorney's advice, we either discuss the bids with vendors, or re-bid. Council Member Rodriguez seconded the motion.

The motion passed unanimously.

15. Consider decision on landscaping contract bids and any needed budget amendment *Time Stamp 1:31:00*

The issue of separating the bid between town hall and park service had been brought up, and attorney Cheney said you could do so, but would need approval of the vendors. The size of the bidders' staff to do the job and the insurance was discussed. Council appreciated Unity being

present at the meeting, and suggested it might be good to have one vendor do both the pond and the grass since they are related. Council Member Rodriguez motioned to accept the bid of Unity Lawn and Landscape for \$45,955 for both town hall and park, and to start August 1, 2018.

Mayor Pro Tem Kaperonis seconded the motion.

The motion passed unanimously.

Council Member Como motioned to move \$6,580 from Contingency to Park and Rec - Landscaping. Council Member Fuller seconded the motion.

The motion passed unanimously.

16. Consider decision on pond maintenance contract bids and any needed budget amendment

Time Stamp 1:42:03

We could re-bid the pond maintenance contract quickly. Council Member Rodriguez motioned to re-bid the pond maintenance. Council Member Como seconded the motion.

The motion passed unanimously.

New Business

17. Input from Council on Aspects of Solar Farm Ordinance Amendment *Time Stamp 1:44:25*

Council Member Rodriguez commented that location is important to maintain our rural feel, and would not want them visible from the streets. Council Member Fuller commented tree save is important, can we apply that even if it is not a subdivision. Council Member Como commented screening is important. A solar farm could be a lease with a term; do you allow removal of some trees? Tim Gauss commented you could do it by a CUP or by a zoning district. With a CUP if they meet all the requirements, you cannot turn them down; with a re-zoning you can turn them down more easily. Other issues are tract size, and tree buffers vs. the height of the panels. Mayor Pro Tem Kaperonis noted he heard at Leadership Union that a large number of rural farmers are moving to South Carolina for cheaper land.

Ending Items

18. Council Comments *Time Stamp 2:00:50*

Council Member Como asked for the code enforcement report to be printed on larger paper. He asked for an update on the house that is in dire condition. He noted Facebook is a good tool, but can be abused.

Mayor Pro Tem Kaperonis commented that we see more hyper-aggressiveness, and he thought it is a cultural thing.

Council Member Rodriguez appreciated council working together in a timely fashion.

Council Member Fuller was interested in an update on hiring a planner, and whether the planner can also do the code enforcement.

Mayor Horvath noted we can explore the option of the planner doing code enforcement, and we have four applicants. Interviews will be set up as soon as possible, and there will be an update next month. Since N-Focus has another position for Tim Gauss during the 90 day contract extension, Shelley Williamson will serve as our planner. She has spent two days getting familiar with our current projects, and has a wealth of information and experience in North Carolina.

17. Adjournment *Time Stamp 2:13:08*

Council Member Como motioned to adjourn; Mayo Pro Tem Kaperonis seconded the motion. The motion passed unanimously.

The meeting ended at approximately 9:16 pm.

Respectfully submitted,

Cheryl Bennett, Clerk

Mayor Brad Horvath