

VILLAGE OF WESLEY CHAPEL
COUNCIL MEETING MINUTES
WESLEY CHAPEL TOWN HALL
6490 Weddington Road, Wesley Chapel, NC 28104
January 14, 2019 – 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 Keith Merritt, Planning and Zoning Administrator Robyn Byers Ph.D.

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: 1:20*

Heather Meyers, owner of Carolina Pets Animal Hospital, introduced herself and noted she had submitted a bid for our 2.631 acre parcel. She has created eighteen jobs, has 1,800 clients and has supported the Wesley Chapel community in various ways, including events at the park and sporting events. She wants to stay in Wesley Chapel and has outgrown her current facility. She noted they would fit in well since they have a low volume of traffic, and serve clients by appointments. The building will be beautiful and she welcomes input, and promises to be a good citizen. Her current bid has a clause to include the possible sale of one acre to Anytime Fitness.

3. Additions, Deletions and Adoption of Agenda *Time Stamp 5:40*

An item was added to the consent agenda to approve WCFOPR event dates in 2019, and to the regular agenda regarding the fishing pier. Council Member Como motioned to adopt the amended agenda; Council Member Rodriguez seconded the motion.

The motion passed unanimously.

4. Consider Approval of Consent Agenda *Time Stamp 4:35*
 - a. Approve minutes for December 10, 2018 Council Meeting and December 17, 2018 Special Council Meeting, and Closed Minutes for Item 15 from November 12, 2018 Council Meeting
 - b. Approve previous month planner's and code enforcement reports
 - c. Approve previous month finance report
 - d. Acknowledge Mayor's Proclamation for National School Choice Week
 - e. Approve WCFOPR event dates for 2019

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

The motion passed unanimously.

December 31, 2018 Balance Sheet

ASSETS

Checking/Savings	
Fifth Third Bank checking	160,121.98
Fifth Third Maxsaver	184,697.12
NCCMT Government Portfolio	306,454.79
BB&T Money Market	508,601.07
Cash Change Fund	50.00
Total Checking/Savings	1,159,924.96
Total Accounts Receivable	4,751.33
Other Current Assets	
Property Tax Rec.	691.00
Allow. for Doubtful Accounts	-490.00
Prepaid Exp.	282.00
Due from Union County	37.45
Total Sales Taxes to be Received	126.61
Total Other Current Assets	647.06
Total Current Assets	1,165,323.35
Fixed Assets	
Land	813,423.00
Dogwood Park	
Dogwood Park Improvements	722,271.00
Dogwood Park fountain	12,960.00
Dogwood Park Water Improvement	8,440.00
Dogwood Park Gate	7,076.00
Dogwood Park Shipping Container	3,200.00
Dogwood Park Signs	3,803.00
Total Dogwood Park	757,750.00
Town Hall	1,361,869.00
Furniture & Equipment	40,008.00
Town Hall Driveway/Irrigation	64,192.00
Accumulated Deprec.	-518,210.98
Total Fixed Assets	2,519,031.02
Other Assets	
Def Outflow Contr to PenPlan CY	11,815.00

2019.01.14 Council meeting minutes

Total Other Assets	11,815.00
TOTAL ASSETS	3,696,169.37
LIABILITIES & Fund Balance	
Other Current Liabilities	
Due to Union County Schools	9.37
Deposits To Refund	2,000.00
Escrow from Developers	45,076.00
Deferred Revenue	201.20
Total Other Current Liabilities	47,286.57
Total Current Liabilities	47,286.57
Long Term Liabilities	
Net pension liability	6,113.00
Deferred inflows Pension	3,405.00
Total Long Term Liabilities	9,518.00
Total Liabilities	56,804.57
Fund Balance	
Fund Bal. inv. in Fixed Assets	2,519,031.02
Fund Bal. Assigned for Sidewalk	24,000.00
Fund Balance Assigned for NNO	313.40
Fund Bal Assign future park imp	90,550.00
FB Restrict for P&R fee in lieu	51,324.94
Fund Bal. non-spendable	104,045.00
Fund Balance	941,739.83
Excess of Rev. over Exp.	-91,639.39
Total Fund Balance	3,639,364.80
TOTAL LIABILITIES & Fund Balance	3,696,169.37

December 31, 2018 Budget Report

	<u>Dec 18</u>	<u>Jul - Dec 18</u>	<u>YTD Budget</u>	<u>% of Budget</u>
General Fund				
Income				
Appropriated FB for Amphitheater	0.00	0.00	3,664.00	0%
Appropriated from Fee In Lieu	0.00	0.00	118,555.00	0%
Appropriated Fund Balance	0.00	0.00	100,381.00	0%
Property Tax Income				
Current Year Property Tax	84,502.52	99,798.11	151,081.00	66%
Utility Ad Valorem	0.00	0.00	2,236.00	0%
Vehicle Registration	2,841.85	7,520.82	15,669.00	48%
Delinquent Property Tax	3.89	142.43	300.00	47%
Interest/Ad Fee on Taxes	25.01	56.93	250.00	23%
Total Property Tax Income	87,373.27	107,518.29	169,536.00	63%

Fees and Licenses				
Privilege Licenses - ABC	0.00	285.00	300.00	95%
Zoning Permit Engineering Fees Reimbursement	2,000.00	12,725.00	25,000.00	51%
Misc. Fees	0.00	822.00	1,500.00	55%
Total Fees and Licenses	6,195.58	24,208.33	76,800.00	32%
Interest Earned	123.18	3,203.82	2,400.00	133%
Shared Revenues				
Sales & Use Taxes	4,402.05	13,336.69	52,000.00	26%
Sales Tax on Telecom. Services	1,960.14	1,824.27	7,900.00	23%
Sales Tax on Video Programming	23,222.05	22,334.36	95,000.00	24%
Sales Tax on Electricity	61,370.22	61,419.62	203,000.00	30%
Sales Tax on Piped Natural Gas	1,740.22	3,232.27	14,500.00	22%
Alcoholic Beverage Tax	0.00	0.00	36,300.00	0%
Total Shared Revenues	92,694.68	102,147.21	408,700.00	25%
Total Income	186,386.71	237,077.65	880,036.00	27%
Expense				
Transportation	0.00	0.00	0.00	0%
Total Town Hall Operating Expense	1,331.03	12,283.16	29,400.00	42%
Total Operating Expenditures	1,615.67	25,994.89	77,389.00	34%
Total Planning & Zoning	9,039.78	51,683.77	106,066.00	49%
Total Gen. Govt. Salaries	19,660.47	70,071.50	152,122.00	46%
Total Professional Fees	6,990.39	25,491.03	81,200.00	31%
Total Capital Outlay	0.00	6,828.75	29,000.00	24%
Total Public Services / Safety	250.00	48,349.60	99,785.00	48%
Parks & Recreation				
Total Recreation Events	0.00	1,741.00	8,260.00	21%
Other Supplies and Materials	3.03	586.52	6,000.00	10%
Total Park Maint. Services	4,960.77	29,205.82	80,640.00	36%
Total P&R Capital Outlay	0.00	56,481.00	210,174.00	27%
Total Parks & Recreation	4,963.80	88,014.34	305,074.00	29%
Total Expense	43,851.14	328,717.04	880,036.00	37%
Net excess of Rev. over Exp.	142,535.57	-91,639.39	0.00	100%

Event dates are: Eggstravaganza April 20, Easter Sunrise Service April 21, Pig in the Park May 4, and Fall Bash October 26.

5. Deputy Report *Time Stamp 8:05*

Deputy Wicker noted in November there were three break-ins in one day at the shopping center, in December four car break-ins (all unlocked) occurred, and three larcenies, as well as an undercover drug buy at the Target shopping lot, and several car wrecks. There have been some bad traffic accidents recently.

6. Planning Board Report *Time Stamp 11:40*

Planning Board Chair John Souza was not present, as there was no December meeting.

7. Communications Committee Report *Time Stamp 12:10*

Chair Deb Bledsoe reported their Facebook statistics include 243 followers and 71% are women.

8. Youth Council Committee Report *Time Stamp 16:02*

Mayor Pro Tem Kaperonis reported the minutes will be delivered to the Clerk, and the Committee needs someone to work with them.

9. Parks and Rec Committee Report *Time Stamp 17:52*

Chair John Lepke reported NC Wildlife inspected the pier, and will drag a section onto the shore to do repairs, and asked if we would pay for the materials (about \$500).

He handed out a spread sheet on prices for the sound and light system. Prices he found on-line were about \$36,000. Sweetwater gave a price of \$29,793, and Guitar Center, through Advanced Show Solutions bid \$27,735. However, they did not all bid on the same items, Guitar Center quoted hard covers, and offers a maintenance agreement and training for additional fees. Some items were not included in the RFP such as tables, and will cost about \$1,000. Sweetwater could not offer first time set-up. Warranties on the items vary, some items have a five year warranty, others one to two years, and cables have a lifetime warranty. Guitar Center offers accidental damage coverage insurance in their Pro Coverage but prices were not available.

There was some vandalism with an ax to trees at the park. The amphitheater contractor is behind due to wet weather. A permit was obtained to stock up to 15 grass carp at the pond, and Mr. Lepke planned to put in ten. We also need a permit to stock bluegill. He wants to see how the water chemistry does with the grass carp feeding on the algae and weeds before chemicals are used on the pond.

9B. Fishing Pier *Time Stamp 38:52*

Council Member Como noted there is wood rot on the pier, and the professionals from NC Wildlife will do the work. Council Member Rodriguez motioned to budget up to \$600 for materials to fix the pier. Funds are already budgeted so the motion was changed to spend up to \$600 for the materials. Council Member Como seconded the motion.

The motion passed unanimously.

10. Finance Officer's Report, receive 2018 audit report *Time Stamp 40:57*

Finance Officer Bennett reported we received over \$84,500 in property tax in December, and are at 66% of taxes collected. We received our quarterly shared revenues and are close to 25% on each of those. We are still in a negative year to date net revenue of -\$91,000.

Auditor Kendra Gangal, CPA explained that the audit provides reasonable assurance that there is no material misstatement in the financials. She looks at internal controls and does different testing every year with an approach of skepticism. She looks at analyticals comparing prior year and current year numbers and then she reviews accounts with material changes, and reads the minutes. She noted she doesn't normally have a problem here, things are in an organized fashion. We run off budget and follow the rules. She focuses more on expenditures; that checks are the correct amount, written timely, and have approvals. She randomly selects checks with a computer number generator, and looks at random bank statements, and sees that they are reconciled promptly. Communication is important. Council Member Rodriguez asked about payroll; the auditor reconciles to 941's, and looks at the budget. If people come and go, she looks at what went up or down. Mayor Horvath noted he gets backup for every check, and checks it before he signs the check. The Finance Officer noted there are a lot of outside sources that our revenues can be balanced to including the County tax office and the State Department of Revenue. Council Member Como asked if we should do anything differently, the auditor replied just keep involved and communicate with the Finance Officer. Council Member Como noted the finance officer seems very organized; he asked for information on someone who worked on a well five or six years ago, and she found it within a few minutes. The auditor noted the State Local Government Commission also monitors towns and makes sure our audits are submitted and reviews them.

Old Business

11. Consider letter to County re: fire services funding method *Time Stamp 58:25*

Mayor Horvath summarized that five fire service districts are funded through a local tax, and twelve through a local fee. Statewide very few counties fund through the flat fee. Monroe and Weddington provide for their own fire protection services. Going forward, options include a tax rate across the board that would double our fire tax rate. The county asked for our recommendation. Our first choice is self-funding tax districts, and then if that is not working, a tax rate plus up to a 20% allocation. The Mayor will send a letter to the county to state this.

12. Update on 2019 Advance *Time Stamp 1:06:21*

We received two prices for a facilitator, and another vendor could not facilitate on the date of our event. Council Member Mike Como motioned to contract for \$1,200 for a facilitator from McGill Associates. Council Member Fuller seconded the motion.

The motion passed unanimously.

The Advance will be held the weekend of March 29th and 30th, with dinner Friday night at SPCC. We will charge \$5 for dinner for residents who are not on a committee. We will get word out, and also send it to the Communications Committee for posting on Facebook.

13. Update on 2.63 acre parcel, appraisal, offers, and next steps *Time Stamp 1:13:03*

This parcel is zoned residential, but on the Land Use Plan it shows as O-I. That would allow one of the businesses, and the other needs re-zoning. The upset bid process was reviewed. We had the property appraised for \$347,160. Since two businesses are interested, the attorney suggested we sell the property conditional on a re-zoning, and let the two businesses do any partnering. Both businesses are well established in the community, and there probably is enough room on the site for both. Attorney Merritt advised you would accept the bid, advertise for ten days for upset bids, if you get a bid, then you re-advertise and go through another ten day period, until there are no more upset bids. At that point you can choose to contract, or not sell. Council Member Fuller motioned to accept the bid of \$440,000 and start the upset bid process. Mayor Pro Tem Kaperonis seconded the motion.

The motion passed unanimously.

A short break was held.

New Business

14. Consider quotes on sound and lighting equipment for park band shell *Time Stamp 1:31:20*

Discussion was held on the Pro Damage coverage that Guitar Center offers, how much that would be and whether that would duplicate our insurance coverage, and who we would be contracting with since the quote is from Ben Hartwick at an Advanced Show Solutions email but Mad Soundz is also listed on the quote. Council decided to wait until February and find out exact dollar amounts and more information on the warranty and who we are contracting with.

15. Discuss Law Enforcement Services Planning Presentation by UCSO and next steps *Time Stamp 1:45:55*

Council would like to have two representatives from our town, Marvin and Weddington as well as the town administrator meet before the UCSO does a presentation at our next meeting. Council Member Como would like to attend, and either the Mayor or Council Member Fuller depending on the time.

Ending Items

16. Council Comments *Time Stamp 1:53:33*

Council Member Como noted Senate Bill 821 which would have impacted PARTF and the Clean Water Trust Fund failed. July is national park and rec month, and each of the other towns are

planning to do something for it. The County had a Planning Board meeting regarding a three story building (with 21 units per acre on 8.38 acres) targeted but not restricted to seniors near Nena's Market, and recommended against the proposal with three yeas and four nays. This parcel borders Wesley Chapel and Weddington. No one from Wesley Chapel was at the County Planning Board meeting. Any council members who can attend the Board of County Commissioners' meeting were encouraged to do so; Council Member Como may attend and can represent Wesley Chapel.

Mayor Pro Tem Kaperonis noted the Chamber is having their elected officials meeting and it is a great opportunity if you can attend.

Council Member Rodriguez thanked John Lepke for his work on the sound system and reported his son was accepted to a program at NC State as a legislative assistant.

Mayor Horvath thanked the local businesses for their involvement in the town.

17. Adjournment *Time Stamp 2:04:42*

Council Member Como motioned to adjourn; Council Member Rodriguez seconded the motion. The motion passed unanimously.

Respectfully submitted,

Cheryl Bennett, Clerk

Mayor Brad Horvath