

VILLAGE OF WESLEY CHAPEL  
COUNCIL MEETING MINUTES  
WESLEY CHAPEL TOWN HALL  
6490 Weddington Road, Wesley Chapel, NC 28104  
March 9, 2020 – 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 Pro Tem Fuller, Council Members Como, Bailey, and Boyce  
**Council Absent:** Mayor Smith

**Others Present:** Clerk/Finance Officer Cheryl Bennett, Planning and Zoning Administrator Robyn Byers Ph.D., Attorney George Sistrunk

**Standing Items**

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

Fourth graders from New Town Elementary School led the Pledge of Allegiance and recited the North Carolina Pledge. Pastor Brian Braunschweiger from Wesley Chapel United Methodist Church gave the invocation.

2. Public Comments *Time Stamp: 3:36*

Sherry Killion spoke in support of WCWAA noting both Optimist Park and Dogwood Park serve our community.

Joan Beaulieu spoke in support of WCWAA relating her family's positive experience with the softball program.

Jason Smith also urged support of WCWAA and spoke of his family's experiences; he is also their softball commissioner.

Reed Helms from Marshville discussed Crime Stoppers which has existed for 28 years; and he described cases that were solved due to tips provided to Crime Stoppers. He noted they survive on donations, an annual Barbecue, and appreciate any help.

3. Opening Council Comments *Time Stamp 19:07*

Our current Mayor has some medical issues and had requested that Council appoint an Acting Mayor. Council Member Boyce motioned to appoint Mayor Pro Tem Amanda Fuller as Acting Mayor per GS 160A-70. Council Member Como seconded the motion.

The motion passed unanimously.

Council Member Boyce spoke on items that are moving forward, including having economic development focus groups, focusing on completing the shopping center, the Comprehensive Plan, the park playground and public involvement where people feel free to speak out and bring concerns.

Council Member Bailey noted CRTPO has a discretionary budget and have included the proposed roundabout at Potter Road and Hwy. 84. She encouraged participation in the public input meetings, and to sign up on our Sunshine List and Facebook page.

Council Member Como showed on the Wesley Chapel map where a high-density senior housing subdivision has been proposed, it is on County land but surrounded by Wesley Chapel. While we have no control, he urged citizens to express their opinions to the County.

Acting Mayor Fuller noted we will consider sending the County a letter on that subdivision and asked that people keep the Mayor in their thoughts and prayers.

4. Additions, Deletions and Adoption of Agenda *Time Stamp 25:26*

Items added to the agenda were: discuss resident letter to DOT about road repairs and possible supporting letter from Council, discuss request for track group to use park to practice, discuss Epcon's proposed conditional rezoning request for a high density senior housing subdivision on Billy Howey Road and the possibility of sending a formal letter or resolution to the County, discuss Council response to the public comment period for the 2050 Comprehensive Plan visioning process, review of bids to repair Council chamber microphones, and a closed session to receive legal advice. One item was deleted – possible update of Council Rules of Procedure. Council Member Bailey motioned to adopt the agenda as amended; Council Member Como seconded the motion.

The motion passed unanimously.

5. Consider Approval of Consent Agenda *Time Stamp 27:37*

- a. Approve minutes for February 10, 2020 Council meeting
- b. Approve previous month planner's and code enforcement reports
- c. Approve previous month finance report
- d. Approve Resolution 2020-02 Directing the Clerk to Investigate Petitions Received under GS 160A-31

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

The motion passed unanimously.

**February 29, 2020 Balance Sheet**

**ASSETS**

**Checking/Savings**

<b>Fifth Third Bank checking</b>	151,359.25
<b>Fifth Third Maxsaver</b>	434,548.87
<b>NCCMT Government Portfolio</b>	313,779.64
<b>BB&amp;T CD 9.26.2020</b>	300,000.00
<b>Cash Change Fund</b>	<u>50.00</u>

**Total Checking/Savings** 1,199,737.76

**Accounts Receivable**

<b>Misc. Fees Receivable</b>	<u>2,909.10</u>
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2020.03.09 Council meeting minutes

<b>Total Accounts Receivable</b>	2,909.10
<b>Other Current Assets</b>	
Property Tax Rec.	1,024.00
Allow. for Doubtful Accounts	-491.00
Prepaid Exp.	188.00
<b>Total Sales Taxes to be Received</b>	<u>752.45</u>
<b>Total Other Current Assets</b>	<u>1,473.45</u>
<b>Total Current Assets</b>	1,204,120.31
<b>Fixed Assets</b>	
<b>Land</b>	813,423.00
<b>Dogwood Park</b>	
Dogwood Park Amphith., S/L Equip	116,297.00
Dogwood Park Improvements	775,861.00
Dogwood Park fountain	12,960.00
Dogwood Park Water Improvement	8,440.00
Dogwood Park Gate	8,283.00
Dogwood Park Signs	<u>3,803.00</u>
<b>Total Dogwood Park</b>	925,644.00
Town Hall	1,361,869.00
Furniture & Equipment	40,485.00
Town Hall Driveway/Irrigation	64,192.00
Accumulated Deprec.	<u>-633,875.98</u>
<b>Total Fixed Assets</b>	2,571,737.02
<b>Other Assets</b>	
Def Outflow Contr to PenPlan CY	<u>18,207.00</u>
<b>Total Other Assets</b>	<u>18,207.00</u>
<b>TOTAL ASSETS</b>	<u><u>3,794,064.33</u></u>
<b>LIABILITIES &amp; Fund Balance</b>	
<b>Liabilities</b>	
<b>Other Current Liabilities</b>	
Due to Union County Schools	25.14
Deposits To Refund	2,875.00
Escrow from Developers	45,076.00
Deferred Revenue	533.20
Payroll Liabilities	<u>3,682.28</u>
<b>Total Other Current Liabilities</b>	<u>52,191.62</u>
<b>Long Term Liabilities</b>	
Net pension liability	8,306.00
Deferred inflows Pension	<u>43.00</u>
<b>Total Long-Term Liabilities</b>	<u>8,349.00</u>

<b>Total Liabilities</b>	60,540.62
<b>Fund Balance</b>	
Fund Bal. inv. in Fixed Assets	2,571,737.02
Fund Bal. Assigned for Sidewalk	36,000.00
Fund Balance Assigned for NNO	313.40
Fund Bal Assign future park imp	90,550.00
FB Restrict for P&R fee in lieu	122,530.85
Fund Bal. non-spendable	104,045.00
Fund Balance	805,107.73
Excess of Rev. over Exp.	<u>3,239.71</u>
<b>Total Fund Balance</b>	<u>3,733,523.71</u>
<b>TOTAL LIABILITIES &amp; Fund Balance</b>	<u><u>3,794,064.33</u></u>

**February 2020 Budget Report**

	<u>Feb 20</u>	<u>Jul '19 - Feb 20</u>	<u>Budget</u>	<u>% of Budget</u>
<b>General Fund</b>				
<b>Income</b>				
Appropriated Fund Balance	0.00	0.00	110,276.00	0%
<b>Property Tax Income</b>				
Current Year Property Tax	8,080.71	154,741.64	153,767.00	101%
Utility Ad Valorem	2,214.00	2,214.00	2,214.00	100%
Vehicle Registration	1,883.35	11,442.46	17,100.00	67%
Delinquent Property Tax	0.00	504.72	200.00	252%
Interest/Ad Fee on Taxes	<u>57.82</u>	<u>175.79</u>	<u>240.00</u>	<u>73%</u>
<b>Total Property Tax Income</b>	<u>12,235.88</u>	<u>169,078.61</u>	<u>173,521.00</u>	<u>97%</u>
<b>Fees and Licenses</b>				
Privilege Licenses - ABC	0.00	285.00	285.00	100%
Zoning Permit	8,975.00	33,350.00	25,000.00	133%
Engineering Fees Reimbursement	2,123.58	20,815.24	40,000.00	52%
Misc. Fees	0.00	2,021.73	1,500.00	135%
Fee in lieu -Open Space Land	<u>0.00</u>	<u>51,573.04</u>	<u>0.00</u>	<u>100%</u>
<b>Total Fees and Licenses</b>	<u>11,098.58</u>	<u>108,045.01</u>	<u>66,785.00</u>	<u>162%</u>
Interest Earned	108.20	3,885.64	6,000.00	65%
<b>Shared Revenues</b>				
Sales & Use Taxes	5,021.78	25,206.39	54,500.00	46%
Sales Tax on Telecom. Services	0.00	1,629.65	7,500.00	22%
Sales Tax on Video Programming	0.00	21,180.00	92,500.00	23%
Sales Tax on Electricity	0.00	61,623.53	195,000.00	32%
Sales Tax on Piped Natural Gas	0.00	3,351.81	12,000.00	28%
Alcoholic Beverage Tax	0.00	0.00	38,500.00	0%

<b>Total Shared Revenues</b>	<u>5,021.78</u>	<u>112,991.38</u>	<u>400,000.00</u>	<u>28%</u>
<b>Total Income</b>	<u>28,464.44</u>	<u>394,000.64</u>	<u>756,582.00</u>	<u>52%</u>
<b>Expense</b>				
<b>Total Town Hall Operating Expense</b>	2,150.17	20,941.20	34,800.00	60%
<b>Total Operating Expenditures</b>	765.68	39,858.59	70,717.00	56%
<b>Total Planning &amp; Zoning Gen. Govt. Salaries</b>	6,028.55	49,234.35	90,550.00	54%
<b>Total Gen. Govt. Salaries</b>	10,038.15	105,754.68	182,950.00	58%
<b>Total Professional Fees</b>	6,169.63	44,685.92	73,855.00	61%
<b>Total Capital Outlay</b>	0.00	735.95	18,320.00	4%
<b>Total Public Services / Safety</b>	0.00	74,417.23	101,690.00	73%
<b>Parks &amp; Recreation</b>				
<b>Total Recreation Events</b>	0.00	9,842.51	28,000.00	35%
<b>Total Park Maint. Supplies &amp; Mat.</b>	768.11	2,145.04	4,000.00	54%
<b>Total Park Maint. Services</b>	4,776.96	41,823.84	107,700.00	39%
<b>Total P&amp;R Capital Outlay</b>	<u>0.00</u>	<u>1,321.62</u>	<u>44,000.00</u>	<u>3%</u>
<b>Total Parks &amp; Recreation</b>	<u>5,545.07</u>	<u>55,133.01</u>	<u>183,700.00</u>	<u>30%</u>
<b>Total Expense</b>	<u>30,697.25</u>	<u>390,760.93</u>	<u>756,582.00</u>	<u>52%</u>
<b>Net Ordinary Income</b>	<u>-2,232.81</u>	<u>3,239.71</u>	<u>0.00</u>	<u>100%</u>
<b>Net Excess of Revenues over Expenditures</b>	<u><b>-2,232.81</b></u>	<u><b>3,239.71</b></u>	<u><b>0.00</b></u>	<u><b>100%</b></u>

**RESOLUTION 2020-02 DIRECTING THE CLERK TO INVESTIGATE  
PETITIONS RECEIVED UNDER G.S. 160A-31**

WHEREAS, petitions requesting annexation of an area described in said petitions were received in January 2020 by the Village of Wesley Chapel Council; and

WHEREAS, G.S. 160A-31 provides that the sufficiency of the petition shall be investigated by the Village Clerk before further annexation proceedings may take place; and

WHEREAS, the Council of the Village of Wesley Chapel deems it advisable to proceed in response to this request for annexation:

NOW THEREFORE, BE IT RESOLVED by the Council of the Village of Wesley Chapel that:

The Village Clerk is hereby directed to investigate the sufficiency of the above described petition and to certify as soon as possible to the Council of the Village of Wesley Chapel the result of her investigation.

Adopted March 9, 2020

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Amanda Fuller, Acting Mayor per G.S. 160A-70

ATTEST:

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Cheryl Bennett, Clerk

6. Proclamation for North Carolina Classics Week *Time Stamp 27:54*

Acting Mayor Amanda Fuller read the proclamation and presented it to the representatives of the National Junior Classical League.

Village of Wesley Chapel, NC  
Proclamation for North Carolina Classics Week



**WHEREAS:** the National Junior Classical League (NJCL) was founded in 1936 to encourage an interest in and an appreciation for the language, literature, and culture of the ancient Greeks and Romans; and

**WHEREAS,** in North Carolina there are 54 chapters of the NJCL, and over 1,800 middle and high school students of Latin, Greek, and the Classics; and

**WHEREAS,** North Carolina JCL chapters are involved in the educational needs of its student members and are committed to a better future for their students and the community, through active participation in service and outreach projects; and

**WHEREAS,** North Carolina JCL members believe that the Classics still hold great value to modern society and that the spreading of the Classics is vital to the continued appreciation and spreading of interest in the Classics; and

**WHEREAS,** North Carolina Classics Week is held in commemoration of the traditional anniversary of the founding of ancient Rome (April 21<sup>st</sup>) and

**WHEREAS,** the Village of Wesley Chapel recognizes the relevance of Classical culture in relation to its own history, the great interest that many North Carolinian residents hold for the Classics, and the countless benefits that studying Classics offers to everyone;

Now, therefore, I, Acting Mayor Amanda Fuller, do hereby recognize the week of March

29 – April 4, 2020 as North Carolina Classics Week and call this proclamation to the attention of all our citizens.

Signed \_\_\_\_\_ Attest \_\_\_\_\_  
Amanda Fuller, Acting Mayor per G.S. 160A-70 Clerk Cheryl Bennett

7. Presentation on WCWAA park by Bill Deter from Weddington Optimist Club *Time Stamp 29:26*

Bill Deter from Weddington described the history of the WCWAA park, originally started in 1983 with 20 acres, and 34 acres were added later. They have nine baseball fields, nine soccer fields, two girls softball fields, two multi-purpose fields and a football field. Their *Take On Sports* program provides opportunities for those with physical and or intellectual challenges who might not be able to participate otherwise. He said six hundred Wesley Chapel families use the park, and described benefits including strengthening the community, increasing property values and tax revenue, scholarship opportunities, and providing a place kids can learn and grow. Mr. Deter requested Wesley Chapel contribute \$10,000 - \$12,000 per year which would be used for capital upgrades.

8. Planning Board Report *Time Stamp 53:57*

Chair Souza reported they welcomed their two new members at the last meeting. Council Member Como and Planning Board member Sandra Ells attended the stormwater workshop; Council Member Como noted items discussed included roads closed due to high storm water, as well as ideas like pervious driveways and shopping centers' impacts on water. Planning Board approved the entrance sign for Cavesson, and continued work on amendments for RA-40 / R-40 (goal is to have a draft approved in March), the tree ordinance, and an update on the Comprehensive Plan which each Board member is working on. Council Member Como wanted Planning Board to be aware of the County high density housing request located in the middle of the Village on unincorporated land. Planner Byers reported there is optimism the code enforcement case will be resolved by the end of March. Five Stones Church's second community meeting is March 19<sup>th</sup>. She also reported the County is interested in applying for a federal BUILD grant to study stormwater throughout the County; there would likely be a contribution requested of the town. Council was in favor of this idea.

9. Discuss resident letter to DOT about road repairs on NC 84 and the possibility of supporting with a letter from Council *Time Stamp 1:13:52*

A letter is being sent to DOT by a citizen regarding the potholes on NC 84 just east of town hall. Council Member Boyce motioned to send a letter to support the resident's letter; Council Member Como seconded the motion. There is also a link on our website to report problems to NC DOT and we will share the info on the Sunshine List and Facebook.

The motion passed unanimously.

10. Park and Rec Committee Report – accept resignation of Jerry Davis and appoint Brad Horvath as regular member; consider Playground Bids, possible purchase and budget amendment  
*Time Stamp 1:18:32*

Chair Lepke reported they are working on 2020/21 budget requests and changes to the sponsorship policy. He proposed an idea to have a remembrance walk on the north side of the pond, where residents could make donations to buy a tree and then have a plaque at either end with smaller brass plates. Council agreed with the idea and wanted a comprehensive plan.

Chair Lepke noted work continues on the April 11, 2020 Eggstravaganza event which Southbrook is partnering on, as well as the Memorial Day event May 25, 2020. At the latter event, he would like to have car show participants donate to Semper Fi charity in lieu of a registration fee. Beer beverage sales would yield us some revenue, and he would like to donate half of our share to Semper Fi while keeping the other half to offset expenses. The Ballantyne School of Music performers, a fire truck, and EMS ambulance are planned for the event and he has asked for a swat vehicle, tank, and a fly over.

Chair Lepke noted he would like a couple of improvements to the sound system for choir microphones and monitors, and proposed a budget amendment to spend about \$2,200 on them. This request was tabled to next month.

The park playgrounds bids were discussed. Five bids were received from four vendors ranging in price from \$95,687 to \$140,611, with a variety of equipment proposed. Samples of the rubber poured in place surfacing were shown. One bid has a carousel, the only group play equipment. Chair Lepke noted we have \$122,530 available in fees in lieu, as well as unspent funds in the line items for Cameras (\$20,000), and Barricades (\$10,678). The fence could be pushed out to provide room for benches or tables for adults to sit at. Colors have not yet been chosen, nor vendor references done. Council Member Como motioned to move forward with the Park and Rec recommendation of the bid from Carolina Recreation for \$140,610.82 and to have a joint meeting with Council to select colors and layout on March 26, 2020. Council Member Boyce seconded the motion. Council Member Boyce thought the vendor had already done a good job on the layout and noted they had reduced their price by almost \$5,000 from their first bid. The motion and second were then retracted.

Council Member Como motioned to go with the bid from Carolina Recreation for \$140,610.82, move forward with the contract details and have a joint meeting with the Park and Rec Committee by March 26, 2020. Council Member Boyce seconded the motion. There was concern that there be room for benches and tables near the playground which could be done by squaring off the fence.

The motion passed unanimously.

Council Member Como motioned to appropriate \$122,530 to Revenues from Fund Balance – Fee in Lieu, and the same amount to Park and Rec Capital Outlay line item for Playgrounds, and move \$20,000 from the Park and Rec Cameras line item, and \$10,678 from the Park and Rec Barricades item to the Playgrounds line item. Council Member Bailey seconded the motion.

The motion passed unanimously.

Acting Mayor Per GS 160A-70 Fuller accepted the resignation of Jerry Davis and appointed Brad Horvath to the Park and Rec Committee.

11. Discussion of request for track group to use the park to practice *Time Stamp 2:12:18*

A request was received from a citizen to allow use of the Park for their track group. Chair Lepke noted previous discussion had been to not allow organized sports, and we had received complaints about runners a year or two ago. Council by consensus agreed to uphold the policy and to not make an exception.

12. Closed session per NC GS 143-318.11(a)(3) to receive legal advice *Time Stamp 2:15:54*

Council Member Como motioned to go into closed session for attorney – client privilege. Council Member Boyce seconded the motion.

The motion passed unanimously.

Council members, the attorney, Clerk Bennett and Planning/Zoning Administrator Byers went into closed session.

Council Member Como motioned to leave closed session; Council Member Bailey seconded the motion.

The motion passed unanimously.

13. Consider approval of Resolution Consenting to Inclusion in the Bakers Fire and Rescue Service District *Time Stamp 2:16:06*

Assistant County Manager Patrick Niland reported there are 3,200 parcels in Wesley Chapel, and of those 196 parcels are in the Bakers Fire District. The break-even point at which their fire tax will stay the same is a value of \$215,000 and most parcels will see a reduction in the amount they pay. All the towns except Wesley Chapel and Hemby Bridge have approved the resolution. The resolution has been revised to include language that the County will work with the Village and the Wesley Chapel Volunteer Fire Department (WCVFD) to move the entire town into the WCVFD. The Chief of the WCVFD Steve McLendon said he had spoken with the other fire chiefs and there was no major opposition to this resolution.

Council Member Bailey motioned to approve Resolution 2020-03, Consenting to Inclusion in the Bakers Fire and Rescue Service District (incorporated herein). Council Member Como seconded the motion.

The motion passed unanimously.

**VILLAGE OF WESLEY CHAPEL RESOLUTION 2020-03 CONSENTING TO  
INCLUSION IN THE BAKERS FIRE AND RESCUE SERVICE DISTRICT**

WHEREAS, certain territory located within the municipal limits of the Village of Wesley Chapel lies within the boundaries of the existing fee-supported Bakers Fire District (the “Fee-Supported Fire District”), as shown on Exhibit A, attached and incorporated by reference herein; and

WHEREAS, provision of fire protection and rescue service (“Fire Services”) within the Fee-Supported Fire District is funded by the collection of certain Fire Fees; and

WHEREAS, pursuant to The County Service District Act of 1973, G.S. §§ 153A-301 through 153A-310 (the “Act”), the Union County Board of Commissioners (the “Union County Board”) may define one or more county service districts within which the County may assess taxes to pay for the provision of Fire Services within the district; and

WHEREAS, the Union County Board is considering abolishing the Fee-Supported Fire District and corresponding Fire Fees, and establishing a tax-based Bakers Fire and Rescue Service District (the “Fire Service District”) to provide Fire Services within the same geographic areas currently served by the existing Fee-Supported Fire District; and

WHEREAS, in accordance with the Act, tax revenues collected to support the Fire Service District may be used only to provide Fire Services within that Fire Service District and may not be reallocated to any other fund or program; and

WHEREAS, Union County will work with the Village of Wesley Chapel, and the Wesley Chapel Fire Department to explore the possibility of moving the entirety of the Village of Wesley Chapel into the Wesley Chapel Fire Service area; and

WHEREAS, a resolution of the governing body of the Village of Wesley Chapel consenting to inclusion of municipal territory in the proposed Fire Service District is required by the Act if such territory is to be included therein.

NOW, THEREFORE, BE IT RESOLVED that the Village of Wesley Chapel supports Union County’s desire to abolish the Fee-Supported Fire District and establish the Fire Service District; and

BE IT FURTHER RESOLVED that the Village of Wesley Chapel consents to inclusion within the Bakers Fire and Rescue Service District of certain territory located within the municipal limits of Wesley Chapel (including territory hereinafter annexed by Wesley Chapel), if such territory lies within the boundaries of the current Fee-Supported Fire District, as shown in Exhibit A.

This resolution is adopted this the 9<sup>th</sup> day of March, 2020.

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Amanda Fuller, Acting Mayor per G.S. 160A-70

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Clerk Cheryl Bennett

14. Finance Officer's Report *Time Stamp 2:24:40*

Finance Officer Bennett reported February revenues and expenses are coming along as expected. She noted the line item at the top of the budget report, "Appropriated fund balance" will increase next month since Council appropriated funds for the playground tonight. A question was asked on sales tax; when sales tax is generated at a Wesley Chapel business there are formulas for how it is distributed, and it is shared throughout Union County based on the property tax levied for Wesley Chapel compared to that levied for other Union County entities. Also, expenses may be required such as expense for another deputy for the Village. Another question was asked to clarify that direct deposit is required for Council and Planning Board as well as employees; this decision was Mayor driven.

15. Comprehensive Plan Public Participation Plan *Time Stamp 2:28:54*

Planner Byers reviewed her updated public participation plan. She noted the first joint meeting of Council and Planning Board is planned for 5 pm before the March 23, 2020 Planning Board meeting. It will focus on reviewing previous planning documents and creating overarching goals for the future. The second joint meeting is projected to be in late summer.

There are also two public meetings. The goal of the first is to show the public the background information collected along with tentative goals and gather public input. The second meeting will be after the draft plan is completed.

A Village survey will be available to all residents, probably on-line via SurveyMonkey and might include postcards mailed to all residents to spread the word (although there is not a budget for this) as well as posting electronically. Paper copies will be available for those who cannot complete the survey on-line.

Focus groups will be chapter – specific, plus one for business residents and one for developers. Focus groups could be advertised on Facebook and the Sunshine List, with names requested to join the six groups. Hopefully they could meet during the week. The Planner will put out a call for business participation and pick developers from current Village projects for that group. The information from the eight meetings will be put into a report to share with Planning Board.

The work plan and schedule has been updated. Planner Byers will produce questions for the survey and vet them to Planning Board. Please email any specific questions to her. She said she will be over her allotted work hours in March and hopes to recoup the hours in April.

16. Discuss Epcon's proposed conditional re-zoning request for a high-density senior housing subdivision on Billy Howey Rd and the possibility of sending formal letter or resolution to County *Time Stamp 2:41:15*

Epcon submitted a request to Union County to develop 115 homes on 45 acres on Billy Howey Road which is surrounded by the Village. Acting Mayor per GS 160A-70 Fuller motioned to approve a Resolution, incorporated herein, similar to the one that we did regarding Cresswinds,

changing the name and intersection, and Council Member Como to draft a letter to go with it. Council Member Bailey seconded the motion.

The motion passed unanimously.

**Village of Wesley Chapel, NC Resolution 2020-04**

**RESOLUTION OPPOSING THE EPCON SENIOR HOUSING SUBDIVISION REZONING REQUEST**



**WHEREAS**, the Village of Wesley Chapel Council’s purpose is to represent the desires of its citizens and to serve as a voice for the greater good of the community; and

**WHEREAS**, the Village of Wesley Chapel recognizes that the proposed R-4 CZ high density Epcon Senior Housing subdivision has been proposed to Union County in an area surrounded by our Village; and

**WHEREAS**, the Village of Wesley Chapel recognizes that a large majority of citizens in Wesley Chapel and in the neighboring area are not in favor of high-density development and wish to preserve the current standard of living and not become urbanized; and

**WHEREAS**, the Village of Wesley Chapel recognizes that high density development puts a burden on the infrastructure and encourages growth outpacing needed improvements; and

**WHEREAS**, traffic in the area is over capacity on Waxhaw-Indian Trail Road and Billy Howey Road and cannot sustain additional impact from high density development which will negatively impact existing property owners; and

**NOW, THEREFORE** be it resolved that the Village of Wesley Chapel hereby requests the Union County Board of County Commissioners listen to the desires of the citizens and stay consistent with existing low-density County and Village zoning of surrounding parcels.

Adopted this the 9th day of March 2020.

\_\_\_\_\_  
Amanda Fuller, Acting Mayor per NC 160A-70

Attest:

\_\_\_\_\_  
Cheryl Bennett, Clerk

17. Discuss Council response to the public comment period for the County 2050 Comprehensive Plan visioning process *Time Stamp 2:46:40*

Acting Mayor Fuller would like to send a letter to Union County to ask them to respect our municipal land use vision on land near our borders. The County presented several visions which came from their sub-committees, and she asked Council Members to consider which vision they support and revisit this next month.

18. Discuss recommendation and possible budget amendment to fund quote to review job classifications and create personnel policies *Time Stamp 2:54:40*

A proposal was received from the League of Municipalities and the MAPS group to review our job classifications and create personnel policies to ensure we are compliant with the Fair Labor Standards Act. They cannot begin work until May, and it may take three months. The cost is \$4,500, plus expenses estimated at \$500, and actual travel time at \$25 per hour. Council Member Bailey motioned to do a budget amendment and move \$5,000 from Annual Retreat, and \$200 from Contingency to a new professional services line item and enter into the contract with the MAPS group. Council Member Como seconded the motion.

The motion passed unanimously.

19. Approve quote from Unity Landscape to repair dry pond at Town Hall for \$825 *Time Stamp 3:00:39*

Council Member Como said he reviewed the work in detail with the vendor, and thought it was a reasonable price. Acting Mayor per GS 160A-70 Fuller motioned to have Unity Landscape repair the dry pond at Town Hall for \$825. Council Member Boyce seconded the motion.

The motion passed unanimously.

Park and Rec Chair Lepke noted the contract with Unity Landscape had expired, and they are continuing to do the work for the same rate, and asked if he should ask the vendor if they were changing the price, or if we should just continue as is. Council preferred to continue as is. We will budget the current amount plus 5%.

20. Review of bids to repair council chamber microphones *Time Stamp 3:10:05*

Council Member Como presented four bids to replace the microphones in Council Chambers, that ranged from \$3,261 to \$9,899. Council decided to table this to next month.

21. Council Comments *Time Stamp 3:15:30*

Council Member Como inquired about the potential meeting on economic development and offered to attend; he also inquired about the joint meeting regarding law enforcement services, and noted that he spoke with the mayors of Weddington and Marvin who were not in favor of the meeting.

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Council Member Boyce encouraged Council to in turn encourage the boards/committees to reach some majority consensus regarding the Comprehensive Plan survey, and not get bogged down in the details. Planner Byers asked if he would share that at a Planning Board meeting.

22. Adjournment *Time Stamp 3:19:49*

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

The meeting ended at approximately 10:43 pm.

Respectfully submitted,

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Cheryl Bennett, Clerk

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Amanda Fuller, Acting Mayor Per G.S. 160A-70