

VILLAGE OF WESLEY CHAPEL
COUNCIL MEETING
MINUTES
April 16, 2007 – 7:00 P. M.

The Council of the Village of Wesley Chapel, North Carolina, met in the Fellowship Hall of the Wesley Chapel United Methodist Church at 120 Potter Road South, Wesley Chapel, North Carolina, with Mayor Tracey Clinton presiding.

Present: Mayor Clinton, Mayor Pro-tem Croffut, Council Member Pierce
Absent: Council Members Horvath and Mullis

Others Present:

Interim Village Clerk/Finance Officer: Cheryl Bennett
Planning/Zoning Administrator: Justin Krieg
Village Attorney: George Sistrunk
Concerned citizens

Meeting was called to order at 7:00 PM and a quorum was present.

1. PLEDGE OF ALLEGIANCE / INVOCATION

Mayor Clinton led the Pledge of Allegiance and Croffut gave the invocation.

2. ADDITIONS, DELETIONS, AND / OR ADOPTION OF AGENDA

Items 9, 12, 13 and 14 were removed from the agenda. Item 9 was replaced with "Review of survey questions for Master Plan Committee"; Item 12 was replaced with "Formal announcement of open Planning Board positions and timetable for application review"; and Item 13 was replaced with "Discuss insurance renewals". The minutes from the Special Council Meeting, February 28, 2007 were removed from Item 7. Pierce made a motion to approve the agenda with these changes; Croffut seconded the motion.

The motion was approved unanimously.

3. PUBLIC HEARING ON CHANGES TO ZONING ORDINANCE
FOR CHANGES TO TABLE OF USES

The Public Hearing on changes to the Zoning Ordinance for changes to table of uses was opened. There being no comments, the hearing was then closed.

4. PUBLIC HEARING ON TEXT AMENDMENTS TO ZONING
ORDINANCE FOR ADDITION OF MENU BOARD LANGUAGE

The public hearing on text amendments to the Zoning Ordinance for addition of menu board language was opened. There being no comments, the hearing was then closed.

5. PUBLIC HEARING ON TEXT AMENDMENTS TO SUBDIVISION ORDINANCE FOR CHANGES IN ROAD WIDTHS AND CUL-DE-SAC DIAMETERS

The public hearing on text amendments to the Subdivision Ordinance for changes in road widths and cul-de-sac diameters was opened. There being no comments, the hearing was then closed.

6. INFORMAL PUBLIC COMMENTS –

There were no public comments.

7. APPROVE MINUTES FOR:

Closed Session Item 16, Feb. 12, 2007
Closed Session Item 12A, Feb. 20, 2007
Council Meeting, March 12, 2007
Closed Minutes – Item 17(a), March 12, 2007
Council Work Session Meeting, March 20, 2007
Closed Minutes – Item 15, March 20, 2007
Closed Minutes – Item 16, March 20, 2007
Special Council Meeting March 22, 2007,

Croffut made a motion to approve the minutes for the above meetings; Pierce seconded the motion.

The motion was approved unanimously.

8. STAFF REPORTS

a. Review and approve the Village Financial Reports dated March 31, 2007, submitted by Cheryl Bennett, Finance Officer. (*See Attachment A*) Year to date revenues are 80% of budget; year to date expenditures are 42% of budget. A dedicated land Certificate of Deposit of approximately \$86,000 matured April 2, and was renewed for one year at 5.25% yield. An invoice was received for legal fees for \$960 for the deductible part of our insurance. Croffut made a motion to approve the Village Financial Reports dated March 31, 2007; Pierce seconded the motion.

The motion was approved unanimously.

b. Tax Report Update March 31, 2007 prepared by Cheryl Bennett The tax report shows \$3,406 remaining in 2006 taxes receivable; almost \$1,000 was received during the month. Pierce made a motion to approve the tax report for March 31, 2007; Croffut seconded the motion.

The motion was approved unanimously.

c. Monthly planning report, submitted by Justin Krieg, Planning and Zoning Administrator

Krieg reported a sketch plan was submitted for Phase II Quintessa, he made comments, and revised plans have not yet been received. Wesley Chapel Elementary School submitted their application for a Conditional Use Permit for addition of classrooms and changes to their internal road circulation, it has not been sent to the Planning Board yet. The Master Plan Committee is working on the survey and plan to mail by May 1. Target at Village Commons has submitted their landscape plans; BB&T has submitted plans that are under review for their zoning approval. The main street section is in limbo regarding water/sewer; not Target. Krieg spoke to Mark Ball at JDH Capital, and their first phase does have water and sewer approval, construction should begin on Walgreen's within two weeks. Work continues on the Hampton Meadows roads, the developer met with NC DOT and a paving company; areas needing replacement were marked and next a compaction test will determine the suitability of the road bed. Krieg will check on the issue of interior signs and banners in stores, and a memo will be issued.

9. REVIEW OF SURVEY QUESTIONS FOR MASTER PLAN COMMITTEE

The Master Plan Committee needs final approval from Council at next Tuesday's meeting. Council should send comments to Ashley Mock and she will put them together for next Tuesday.

10. CONSIDER ADDING PLANNING BOARD TO OUR ORDINANCE

Pierce made a motion to ask the Planning Board to move their Rules of Procedure to the Zoning Ordinance; Croffut seconded the motion.

The motion was approved unanimously.

11. UPDATE ON ETJ:

A. STATUS OF COUNTY APPOINTING ETJ MEMBERS

We have not heard back from the County on our request of Feb. 15, 2007; the Clerk will call Clerk Lynn West at the County on this.

B. ETJ DISCUSSIONS WITH COUNTY

Mayor Clinton sent a letter to them with possible dates, and she will update Senator Goodall.

12. FORMAL ANNOUNCEMENT OF OPEN PLANNING BOARD POSITIONS AND TIMETABLE FOR APPLICATION REVIEW

Two members' terms expire in June; applications will be accepted and reviewed in May, and interviews will be held at the June meeting. Notice of these openings will be on our website, in our newsletter, and a blurb sent to the newspapers.

Minutes 04.16.07

Approved 05.14.07

13. DISCUSS INSURANCE RENEWALS

The Clerk will get definitions of the different types of coverage from the NCLM; and also get information on what our current coverage cost.

14. Item Deleted.

15. ANNOUNCEMENTS

Pierce noted there will be a Relay for Life at the Middle School and Elementary School. Mayor Clinton reported the Spelling Bee is Thursday, May 3 at First Baptist Church in Monroe; a \$5 hotdog supper is at 5:30 and the spelling bee at 6:30 pm.

16. OTHER BUSINESS

Croffut reported that an Epson Powerlite projector cost would be \$550 (with a \$50 rebate). Croffut also checked on sound systems and thought a Peavey 601060 or a Fender P-150, both \$400 would be suitable; both can plug in up to 5 mikes, the Peavey has a 5 channel mixer, the Fender has a 3 channel mixer. Both the above items would be used for Council meetings, so that the public would be able to hear better and possibly have the agenda projected on the wall. The timeline for a liquor by the drink referendum needs to be defined; the Mayor and Clerk will work on this.

17. COUNCIL COMMENTS

There were no council comments.

18. MOTION TO CALL FOR CLOSED SESSION PER NC GS 143-318.11(a) (3) ATTORNEY CLIENT PRIVILEGE- VILLAGE OF WESLEY CHAPEL vs. UNION COUNTY

Pierce made a motion to call for a closed session per NC GS 143-318.11(a) (3) attorney client privilege- Village of Wesley Chapel vs. Union County; Croffut seconded the motion.

The motion was approved unanimously.

Attorney Sistrunk updated Council regarding this lawsuit.

Croffut made a motion to leave closed session; Pierce seconded the motion.

The motion was approved unanimously.

Minutes 04.16.07
Approved 05.14.07

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Minutes 04.16.07

Approved 05.14.07

19. MOTION TO CALL FOR CLOSED SESSION PER NC GS 143-318.11(a) (3) ATTORNEY CLIENT PRIVILEGE- VILLAGE OF WESLEY CHAPEL Vs. PLYLER, ETC.

Pierce made a motion to call for a closed session per NC GS 143-318.11(a) (3) attorney client privilege- Village of Wesley Chapel vs. Plyler, etc.

Croffut seconded the motion.

The motion was approved unanimously.

Attorney Sistrunk updated Council regarding this lawsuit.

Pierce made a motion to leave closed session; Croffut seconded the motion.

The motion was approved unanimously.

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Approved 05.14.07

20. MOTION TO CALL FOR CLOSED SESSION PER NC GS 143-318.11(a) (6) (To consider the qualifications, competence, performance, character, fitness, conditions of appointment... of an employee or prospective employee)

Croffut made a motion to go into closed session per NC GS 143-318.11(a) (6) (To consider the qualifications, competence, performance, character, and fitness, conditions of appointment... of an employee or prospective employee); Pierce seconded the motion.

The motion was approved unanimously.

Council decided to invite applicant Jim Carson to the meeting on April 24, 2007 at 8:30 pm to be interviewed for the tax collector position.

Croffut made a motion to leave closed session; Pierce seconded the motion.

The motion was approved unanimously.

21. ADJOURNMENT

Pierce made a motion to adjourn the meeting; Croffut seconded the motion.

The motion was approved unanimously.

The meeting was adjourned at 8:30 pm.

Respectfully submitted,

Cheryl Bennett, Interim Clerk

Mayor Tracey Clinton