

VILLAGE OF WESLEY CHAPEL
COUNCIL WORK SESSION MEETING
MINUTES
March 20, 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 Members Horvath, Mullis, Pierce

Others Present: Planning Board members Chuck Adams, Ray Davis, Bill Fairman, and Shirley Wilson

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

Item 4 and Item 10 were switched in time sequence because Chris Mangano may not be able to get here in time to discuss the Master Plan Committee. Croffut made a motion to approve the agenda with this change; Pierce seconded the motion.

The motion was approved unanimously.

3. DISCUSSION WITH PLANNING BOARD

Discussion was held on the process and topics to be discussed at the monthly work sessions. Fairman said maybe we could set priorities, and discuss a particular item each month. His priority is trees – the power companies cut them in V's and L's when they are trimming under lines. Mayor Clinton noted we could have an engineer from Union Power come talk about what would be best planted under power lines. Adams said he is concerned about clear cutting, like at the JDH shopping center. It was suggested the urban forester might come attend a meeting. Mayor Clinton suggested we specify our community's tree concerns. Carol Mullis noted there have been less power outages in the last few years. Adams suggested that fences around phone towers, substations, etc. would be less visible if they were black, with slats; his other concern was the road widths which is coming to council tonight; he talked with Fire Chief Terry Byrum who told him his largest trucks need a 120 foot radius to turn around in. Fairman suggested we stick to one topic each month; Adams agreed, he noted he keeps a tab in the back of his zoning

book for topic ideas; he would also like to link in to Master Plan Committee topics. Roads were discussed, it was noted we can influence DOT priorities by such things as requiring more right of way at developments. Barry Moose is coming to the next Chamber of Commerce Transportation Committee meeting to discuss their process. Adams said at the next Planning Board meeting they would come up with low, medium and high priority items; Council will also do this, and then they will combine the lists at the next meeting. At this point, Adams left the meeting.

4. DISCUSS TRANSPORTATION PLAN

The Mayor reported the Chamber of Commerce gave out handouts including ranking criteria, the thoroughfare plan, and a project ranking list; they would like us to let them know our priorities in 60 days. Krieg will send out a more legible electronic copy of the map to Council.

At this point, Bill Fairman and Shirley Wilson left the meeting.

5. DISCUSS CHANGES TO TABLE OF USES AND CALL FOR PUBLIC HEARING ON CHANGES TO ZONING ORDINANCE

Croffut made a motion to call for a Public Hearing on April 16, 2007 at 7 pm at Wesley Chapel United Methodist Church on changes to the Table of Uses in the Zoning Ordinance. Pierce seconded the motion.

The motion was approved unanimously.

6. DISCUSS ADDITION OF MENU BOARD LANGUAGE AND CALL FOR PUBLIC HEARING ON CHANGES TO ZONING ORDINANCE

Horvath made a motion to call for a Public Hearing on April 16, 2007 at 7 pm at Wesley Chapel United Methodist Church on changes to the Zoning Ordinance for the addition of menu board language. Mullis seconded the motion.

The motion was approved unanimously.

7. DISCUSS CHANGES FOR ROAD WIDTHS AND CUL-DE-SAC DIAMETERS AND CALL FOR PUBLIC HEARING ON CHANGES TO SUBDIVISION ORDINANCE

Mullis made a motion to call for a Public Hearing on April 16, 2007 at 7 pm at Wesley Chapel United Methodist Church on changes to the Subdivision Ordinance for changes in road widths and cul-de-sac diameters. Horvath seconded the motion.

The motion was approved unanimously.

8. DISCUSS AND FINALIZE NEWSLETTER

The draft of the newsletter was discussed; Dick Raby will get updated information for the Master Plan page, added will be an announcement that there are two Board of Adjustment positions coming open this year and Mayor Clinton will get the mailing list for Pierce.

9. DISCUSS PATH FORWARD FOR POSSIBLE LIQUOR BY THE DRINK REFERENDUM

Mullis noted he knows a former A.L.E. officer who could come give input to the Village. The time line for pursuing a possible referendum needs to be clarified, some of the information given by Aston Properties conflicts with what we learned from the County. Pierce made a motion to pursue a special meeting on liquor by the drink, with representatives from the School of Government, other small municipalities and law enforcement to discuss the issues and ask questions; we will request Aston and JDH pay for the expenses to have the people come. Horvath seconded the motion. Mullis emphasized it is a question and answer period, not for expressing opinions for or against.

The motion was passed unanimously.

10. REVIEW MASTER PLAN COMMITTEE KICK-OFF POWERPOINT

Master Plan Committee (MPC) Chairman Mangano brought a paper copy of the PowerPoint. A rough draft of the survey will be given to MPC by April 10, it will be sent to Council by April 13. Mangano will come to the April 16 Council meeting with a draft of the plan. It will go to the Professors for final review, and the final version will go to Council by April 20 for review at their April 24 meeting. The survey will go to the printers April 26, and be sent out May 1, using sequential numbering. Fifteen signs advertising the March 28 meeting were purchased, then 25 more; the 15 were placed out over the weekend, and several signs have been lost. Flyers are being printed for the subdivisions. In the next phase the surveys will come back, and focus groups will start. Bennett will give Dick Raby a list of volunteers who have offered to distribute in subdivisions.

11. DISCUSS PROCLAMATION REQUEST FROM ALLEN TATE REALTORS

Allen Tate Realtors requested a Proclamation from the Village to help them celebrate their 50 years in business. A suggested proclamation was reviewed, and Mayor Clinton will sign the Proclamation.

12. DISCUSS POSSIBILITY OF CLEAN-UP OPERATION

Bennett reported that Nancy Pulsini contacted the Village; she is doing a clean-up operation with Weddington on April 21. She was wondering if Wesley Chapel

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would like to schedule a similar clean-up operation; and she is willing to help coordinate. In Weddington the town sent out flyers, providing gloves and bags, and scheduled the County to pick up the garbage afterwards. Mayor Clinton will call Pulsini and bring this item back to the April 16 meeting.

13. OTHER BUSINESS

Mullis noted the MUMPO meeting is tomorrow night. Horvath noted the Village was served with a lawsuit by several ETJ landowners. Mayor Clinton reported that on Thursday, March 22, 2007 at 7 pm, we are having a special meeting with State Senator Goodall here at the Church. Goodall filed a bill to repeal our ETJ; he will take questions from the public. Mayor Clinton and Horvath will be setting up a meeting with County Commission Chairman Pressley and Commissioner Baucom; they are trying to come up with an agreeable time. Mayor Clinton noted the spelling bee is May 3, Horvath and Pierce said they could participate, Croffut and Bennett were maybe's. It will be at the First Baptist Church in Monroe, Mayor Clinton will check on the time.

14. COUNCIL COMMENTS

Thanks were expressed to the Master Plan Committee and Planning Board for their time and efforts.

A five minute recess ensued.

15. Closed Session: MOTION TO CALL FOR CLOSED SESSION PER NC GS 143-318.11(a) (3) Attorney Client Privilege re: Plyler, etc. vs. Village of Wesley Chapel.

Croffut made a motion to call for a closed session per NC GS 143-318.11(a) (3) Attorney Client Privilege re: Plyler, etc. vs. Village of Wesley Chapel. Horvath seconded the motion.

The motion was passed unanimously.

The council consulted with attorney George Sistrunk regarding this lawsuit.

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Horvath made a motion to leave closed session; Pierce seconded the motion.
The motion was approved unanimously.

16. Closed Session: 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.

Mullis made a motion to call for a 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. Pierce seconded the motion.

The motion was passed unanimously.

The council discussed the applicants for the part-time tax collector position.

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Pierce made a motion to leave closed session; Croffut seconded the motion.
The motion was approved unanimously.

17. ADJOURNMENT

Pierce made a motion to adjourn the meeting. Horvath seconded the motion.
The motion was approved unanimously.
The meeting was adjourned at 9:40 pm.

Respectfully submitted,

Cheryl Bennett, Interim Clerk

Mayor Tracey Clinton