

Minutes 06.04.07  
Approved 07.09.07

VILLAGE OF WESLEY CHAPEL  
COUNCIL MEETING  
MINUTES  
JUNE 4, 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:

Interim Village Clerk/Finance Officer: Cheryl Bennett

Planning/Zoning Administrator: Justin Krieg

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

Croffut made a motion to approve the agenda; Mullis seconded the motion.

The motion was approved unanimously.

3. DISCUSSION OF LIQUOR BY THE DRINK

Steele Dewey and Karen Partee from Aston Properties were present, and Mr. Dewey showed the site plan for Village Commons Phase II and III. The main street plan is where most of the restaurants will be; there will be a traffic light at Hwy. 84. There will be two fast casual and two more upscale restaurants. He showed lists of what would be the likely restaurants with or without liquor by the drink. He felt that liquor by the drink would increase the variety and quality of the restaurants. Mullis inquired, and Aston has a covenant with Target that the ratio of alcohol should be less than 40% of total sales. Per the State, at least 30% of the revenue must come from food. We can't make greater restrictions, but may ask JDH or others in the future, if they would make a similar restriction to Target's. Discussion was held on who monitors the percentage. The State average is 88% food and 12% alcohol. Sewer was discussed, excess capacity from Phase I will be re-allocated, Target has permitted sewer, but more sewer is needed to complete the project.

An ABC store was discussed, we don't have to have one, and we could make an agreement with another store and negotiate a percentage of the profits.

Council decided to put the decision to have a referendum on liquor by the drink and an ABC store on the June 26, 2007 agenda.

4. CALL FOR PUBLIC HEARING ON BUDGET FOR JUNE 26, 2007 AT 7 PM.

We had previously scheduled the public hearing on the budget for June 19, 2007; but since the Church is not available that night, we have to reschedule it. Horvath made a motion to call for the public hearing on the budget at 7 pm on June 26, 2007 at the Wesley Chapel United Methodist Church. Pierce seconded the motion.

The motion was approved unanimously.

5. INTERVIEWS WITH PLANNING BOARD APPLICANTS

We have two Planning Board position openings in July, and one alternate position. Sondra Bradford, Elisa Gregorich, Jackie Morgan and Stephen Keeney were interviewed. Sondra Bradford said she lived in Wesley Chapel three years; feels we need strong and clear ordinances, thinks the Planning Board is important, would like to serve the town and treat people fairly. Elisa Gregorich moved here in August 2005, is a full time college student, and thinks the Planning Board will be used through the Master Plan process. Horvath questioned them about conflicts of interest: Ms. Bradford said she had no personal ties; has had to tangle with the Utilities; and would recuse herself to prevent any image of unfairness. Ms. Gregorich said she is from Florida and has no conflicts of interest. Croffut asked in a case where you have a personal opinion, can you be objective. Ms. Gregorich said she would try to see both sides; Ms. Bradford said she likes to be fair to everybody, and try to be open minded. Pierce noted she would like to see more research and time by planning board members, and asked if they had time constraints. Ms. Gregorich said she definitely has time; Ms. Bradford said she has babies; will have one in mom's morning out; and has called the Institute of Government and Senators before. Croffut asked if it would be difficult to do the right thing, even if it was not the popular thing to do. Ms. Gregorich said if it's what citizens want, she would have to go with that. Ms. Bradford answered affirmatively. Mayor Clinton asked what they saw as priorities for the next five to ten years for Wesley Chapel. Ms. Bradford said a police force, especially with liquor by the drink, parks and get citizen input. Ms. Gregorich said definitely parks, a town center, and bridge the gap between old and newcomers.

A break ensued.

Jackie Morgan said she grew up in Union County, is working at the Health Department, and was in economic development here previously. She intends to live here, and cares about the community. Stephen Keeney said he has been here since 1984; saw two sons through the school system, has seen lots of change, and wants to give back to the town. Horvath inquired about conflicts of interest: Ms. Morgan said she had none, Mr. Keeney said he would consider options fairly. Croffut asked when you have opinions or disagree with members on the board, can you objectively serve. Ms. Morgan said having worked in economic development and with incentive packages; she had to look at both sides. Mr. Keeney said there may be differing opinions, it is important to solve problems. Pierce inquired about time for research and talking to outsiders; Ms. Morgan said this would not be a problem; she does have some evening constraints at the health department. Mr. Keeney said he runs his own business, and is task oriented. Mayor Clinton asked about their priorities for Wesley Chapel for the next five to ten years, and what the positives are or what needs to be done. Ms. Morgan said to be visionary, not reactionary; be prepared for growth without compromising the quality of life. Mr. Keeney noted he was struck by

Minutes 06.04.07

Approved 07.09.07

the generality of the survey; that it glossed over the consequences of some items, it was kind of a wish list, and more data was needed. Mayor Clinton asked if anyone had a preference for the alternate or regular position, no one did. The pay is \$42 per regular meeting, alternates and regular members attend, meetings are on the 4th Monday of the month, and they also come to the Council work session on the third Tuesday of the month for the first 20-30 minutes, although the process may be re-evaluated. Mr. Keeney asked regarding the Planning Board and Union Power; Mayor Clinton noted the need to get information from all sides including opposition at the Planning Board level; when it goes to council it is subject to the quasi-judicial process. The Planning Board is not required to have Public Hearings. Mullis noted that the Planning Board looks to the Land Use Plan, and then goes through the process.

The vote on Planning Board applicants was tabled to the next meeting.

5. 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 (to interview tax collector applicants)

Mullis made a motion to go into closed session per NC GS 143-318.11(a) (6) to consider the qualifications of the prospective tax collector employee. Pierce seconded the motion.

The motion was approved unanimously.

Five candidates were interviewed for the tax collector position.

The rest of this page left blank.

Minutes 06.04.07  
Approved 07.09.07

This page left blank for closed session minutes.

Minutes 06.04.07  
Approved 07.09.07

This page left blank for closed session minutes.

Minutes 06.04.07  
Approved 07.09.07

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

7. ADJOURNMENT

Croffut made a motion to adjourn; Pierce seconded the motion.  
The motion was approved unanimously.

Respectfully submitted,

---

Cheryl Bennett, Interim Clerk

---

Mayor Tracey Clinton