

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

Others Present:

Village Clerk/Finance Officer: Cheryl Bennett

Planning/Zoning Administrator: Justin Krieg

Tax Collector: Nancy Schneeberger

Village Attorney: George Sistrunk

Concerned citizens: Carol Mullis, Jeff Jacobus, Myka Brooks

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

Horvath made a motion to approve the agenda; Pierce seconded the motion.

The motion was approved unanimously.

3. PRESENTATION BY ASTON PROPERTIES REGARDING VILLAGE LAND

Kevin Flynn and Steele Dewey from Aston Properties and Kevin Dean, John Austin, and Robbie Armstrong from the YMCA presented a proposal to build a YMCA on the Village land at Village Commons shopping center. The proposal was to build a 20,000 – 30,000 square foot facility. Kevin Flynn referenced a memorandum from Attorney John H. Carmichael wherein Mr. Carmichael addressed whether the Village has the legal authority to donate the property to the YMCA at no cost to the YMCA. The memo said the Village has the authority to sell the property, and that it could be a negotiated private sale, provided the use is a public use. Kevin Flynn also suggested a ground lease could be used; but any longer than five years would have to be approved by the legislature. Mr. Flynn said value would be provided to the Village in that the Y would

provide a 1500-2000 square foot meeting room which could be used for town meetings.

Mullis inquired if 20,000 square feet would be enough, Robbie Armstrong said a second story could be added, or the building expanded. Mr. Armstrong explained their “hub and spoke concept” the Siskey has 26,000 members, they would be the hub; and this would be launched from there. In addition, off site locations of 20-30 acres would provide for after school and day camps, and maybe a pool. The Siskey Y is 70,000 square feet, and on 34 acres. The Y is trending toward having smaller, more convenient facilities. Mayor Clinton inquired whether the building would depend on fundraising; Mr. Armstrong said yes, there would be a feasibility study, and it takes 12-18 months to build, so the time frame would be two or two and a half years. Stephen Keeney asked if it would replace the Weddington Y; Mr. Armstrong said no; potentially there would be a Y in the Cureton area, one here and one in the Indian Trail area. A resident from Blackstone asked about the impact on adjacent homes, and whether children would have access to the Y and the shopping center. Kevin Flynn said they will continue the sidewalk to Blackstone. Horvath asked about fair market value; and how to quantify what the Y offers. Kevin Flynn said you can quantify the value of the park, and the square footage of a meeting room; and there is intangible value for the services. Horvath said he wanted to go on record to correct an item in the memo; the Village has never abandoned the idea of a town hall. Pierce asked if there was an analysis of what the services and hours of operation would be? Robbie Armstrong said no, but typically there is exercise, basketball, etc.; the Siskey Y is open from 5 am to 9:30 pm Monday to Friday, Saturday 7 am – 6 pm and Sunday noon to 6 pm. Chuck Adams inquired if there would be office space provided for the town; Mr. Flynn said we could rent space for offices in the shopping center. Chuck Adams asked since the citizens own the land, would they get any discount on fees?, Mr. Armstrong said no, but the Y does have a sliding fee schedule. Carol Mullis asked if anyone could use the outdoor walking track; Kevin Flynn said yes. Mayor Clinton said if Council wants to pursue this, what is the next step; a CUP would be needed, but Council couldn’t decide that; the Board of Adjustments would; and the land wouldn’t be transferred unless the CUP goes through; Steele Dewey agreed it was a chicken and the egg situation. Council was polled on the issue: Rick Croffut said he would like to volunteer to meet with Aston and the community; the survey shows citizens want recreation opportunities. Brad Horvath noted the property was donated for a town hall, but the Y is a great use; how do we meet our need for a town hall, and would like to get more information. Jim Mullis said as the town grows we will need more room, and it is a wonderful idea. Sonya Pierce perceived a public value, and supports a member from Wesley Oaks and Blackstone be on the committee. Mayor Clinton noted that a committee would be subject to the open meetings law. Pierce made a motion to form a research and development committee with

members appointed at the Mayor’s discretion; Horvath seconded the motion.

The motion was approved unanimously.

Mayor Clinton asked Council members to suggest some members.

4. DISCUSSION WITH PLANNING BOARD

Krieg said he had heard back from a few of the Planning Board members regarding forming sub-committees to do research on planning issues. Regarding liquor by the drink regulations, Krieg asked for guidance on end goals. ABC’s definition of a restaurant is: “an establishment substantially engaged in the business of preparing and serving meals. To qualify as a restaurant, an establishment’s gross receipts from food and non-alcoholic beverages shall be not less than thirty percent of the total gross receipts from food, non-alcoholic beverages and alcoholic beverages. A restaurant shall also have a kitchen and an inside dining area with seating for at least 36 people”. They allow serving to 2 am, consumption to 2:30 am, and can reopen at 7 am. Krieg will check the language in the CUP regarding hours. Krieg said the Planning Board will focus on definitions and the food/alcohol ratio, and taking the use out of B1. Sistrunk said it would be okay to take it out of B1.

5. CONSIDER APPROVAL OF ORDINANCE 2007-10 DECLARING SPEED LIMIT MODIFICATIONS ON SR 1008 (WAXHAW INDIAN TRAIL ROAD)

Lights have been put up at the intersection; and have to remain flashing for a minimum of one week before they become operational. Pierce made a motion to approve Ordinance 2007-10; incorporated herein. Croffut seconded the motion.

The motion was approved unanimously.

ORDINANCE 2007-10

DECLARING SPEED LIMIT MODIFICATIONS ON SR 1008

WHEREAS the State of North Carolina, Department of Transportation has declared the following speed limit modification; and

WHEREAS they have requested the Village of Wesley Chapel enact an ordinance declaring the following speed limit modification;

THEREFORE the Village of Wesley Chapel declares the following speed limit:

| <u>Speed Limit</u> | <u>Route</u> | <u>Description</u> |
|--------------------|--------------|--|
| 35 | SR 1008 | (Waxhaw Indian Trail Rd.) from a point 0.6 mile south of SR 1315 (New Town Road) northward to a point 0.1 mile South of SR 135, a school zone in |

effect from 30 minutes before to 30 minutes after
school begins and ends on school days only.

Approved this 16th day of October, 2007.

Mayor Tracey Clinton

Attest:

Village Clerk Cheryl Bennett

6. **CONSIDER APPROVAL OF CONTRACT WITH COG FOR MAPPING ASSISTANCE**

This contract is to provide for services related to mapping; it is for up to 7.5 hours plus a block of 7.5 of membership hours in the amount not to exceed \$757.50. The amount is provided for in the budget under the line item Planning/Zoning – Administration (COG). Mullis made a motion to approve the contract with COG in the amount not to exceed \$757.50. Croffut seconded the motion.

The motion was approved unanimously.

7. **DISCUSSION ON PRIVILEGE LICENSES**

A survey of Union County municipalities showed six had a privilege license ordinance; six did not, and two did not reply. The amounts collected varied greatly. Consensus was to let brick and mortar stores, and businesses on the tax roll, know about the ordinance. If businesses have a license and don't renew timely, they will be charged the penalty. Our goal is to get businesses to obtain a privilege license and to try to provide some sort of incentive to do so. We may list the businesses in a future newsletter. We will look at the codes and see if any of the categories need to be changed.

8. **DISCUSSION ON UNION COUNTY ORDINANCES**

The Clerk looked at some of the Union County ordinances, principally animal control and fire code and prevention; and will check with the County to see if we need to adopt anything for them. In the past year, the Planning Board looked at the County junk ordinance and felt our definitions were adequate.

9. **DISCUSSION ON EMERGENCY MANAGEMENT**

This item was tabled to the next meeting.

Minutes 10.16.07

Approved 11.12.07

10. DISCUSSION ON DISTRICT REPRESENTATION

Mayor Clinton noted the issue of district representation will be on the ballots. Her concern was the proposed map divides Wesley Chapel into three different districts, so no one commissioner will be fighting for Wesley Chapel as a whole. Also the population has changed a lot since 2000; there are a lot more people in the western districts; and the maps are based on 2000 population. Residents would only be allowed to vote for three of the seven commissioners, one in their district, and two at large. Croffut made a motion that the Wesley Chapel Council opposes district representation in its present form. Pierce seconded the motion.

The motion was approved unanimously.

11. ANNOUNCEMENTS

There were no announcements.

12. ADJOURNMENT

Pierce made a motion to adjourn; Horvath seconded the motion.

The motion was approved unanimously.

The meeting was adjourned at 9:30 pm.

Respectfully submitted,

Cheryl Bennett, Clerk

Mayor Tracey Clinton