

VILLAGE OF WESLEY CHAPEL  
COUNCIL MEETING  
MINUTES  
June 11, 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, Council Members Horvath, and Pierce  
Absent: Mayor Pro-tem Croffut, Council Member Mullis; Clerk/Finance Officer Cheryl Bennett

Others Present:  
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 Horvath gave the invocation.

2. PUBLIC HEARING PER RES. 2007-06: CONTIGUOUS ANNEXATION PURSUANT TO G.S. 160A-31: Parcels of Homeowners Association 06-051-001,06-051-001B, 06-051-110, 06-051-211, 06-051-212; and Lots 1-5, 7,9-13, 15, 17, 19-20, 22, 24-25, 27-32, 34-42, 46-47, 49, 51-74, 76-83, 85-96, 98-104, 106-127, 129-135, 137, and 141 of Silver Creek Subdivision, see map of Silver Creek, and plat maps F-878, G-170, H-179, H-177, and two page description of Homeowners Common area.

The public hearing was opened. Stan Schwartz spoke on behalf of the Silver Creek HOA, that they are anxious to join Wesley Chapel and help shape the community. The public hearing was closed.

3. PUBLIC HEARING PER RES. 2007-07: CONTIGUOUS ANNEXATION PURSUANT TO G.S. 160A-31: Lots 3, 5, 6 and 11 (Contiguous) in Estates at Wesley Oaks; see map of Estates at Wesley Oaks and plat Maps I-618 and I-467.

The public hearing was opened. There were no speakers. The public hearing was closed.

4. PUBLIC HEARING PER RES. 2007-08: NON-CONTIGUOUS ANNEXATION PURSUANT TO G.S. 160A-58.2: Lots 8, 14-18, 22-25, 29-31, 34-35, 37-39, 47, 51-54, and 56-59, in the Estates at Wesley Oaks; see Estates at Wesley Oaks map, and plat maps I-467, I-701, I-702, and I-703 in Estates at Wesley Oaks.

The public hearing was opened. There were no speakers. The public hearing was closed.

5. PUBLIC HEARING PER RES. 2007-09: CONTIGUOUS ANNEXATION PURSUANT TO G.S. 160A-31: lots in Wesley Oaks (contiguous): lots 316-318, 309-310, 301, 29-30, 32-34, 61, 63-67, 25-27, 19, and 57: see plat maps I-268, I-801, and I-802.

The public hearing was opened. Sean Maher spoke on behalf of the HOA; and thanked council and the Mayor for allowing them to voluntarily annex, they can't wait to join Wesley Chapel. The public hearing was closed.

(There was no item 6 – a mistake was made in numbering.)

7. PUBLIC HEARING PER RES. 2007-10: NON-CONTIGUOUS ANNEXATION PURSUANT TO G.S. 160A-58.2: Lots 2-5, 14-15, 17, 36-37, 40-41, 70- 72, 77-79, 81, 103, 119, 121-133, 135, 137-138, 140-145, 147-149, 152-153, 160-161, 164, 167, 170, 177, 179, 182, 185-186, 188-190, 192-195, 197, 199-201, 204-207, 210, 218-219, 221-226, 228-237, 239-240, 242, 246-248, 252-253, 257-265, 268-269, 280, 283-285, 289-290, 327-328 and 330-331 in Wesley Oaks; see the Wesley Oaks plat maps I-799, I-804, I-801, I-800, I-218, I-220, I-217, I-881, and I-268.

The public hearing was opened. There were no speakers. The public hearing was closed.

8. PUBLIC HEARING PER RES. 2007-11: CONTIGUOUS ANNEXATION PURSUANT TO G.S. 160A-31: Lot I-F Canterfield Equestrian Estates #06069005L, Plat map F-780; Lots 21 and 22 Fairfax Farms (#06108022 and #06108023, Plat map B-352-B); 5402 Weddington Road (#06003006B, 2.25 acres – see attached Exhibit A for metes and bounds); Parcel 06045005F- 2.04 acres- Mill Pond Acres on Underwood Road; and Parcel 06045005G – 3.98 acres - #1 Siler Woods, on Underwood Road.

The public hearing was opened. There were no speakers. The public hearing was closed.

9. PUBLIC HEARING PER RES. 2007-12: NON-CONTIGUOUS ANNEXATION PURSUANT TO G.S. 160A-58.2: Lots 35, 45, 89, 103, and 113 in Blackstone; and Lot 34 in Berkeley Pointe.

The public hearing was opened. There were no speakers. The public hearing was closed.

#### 10. ADDITIONS, DELETIONS, AND / OR ADOPTION OF AGENDA

The minutes from June 4, 2007 were deleted from Item 12. Item 15 Selection of Newsletter name, and Item 19 Review letter to the Board of county Commissioners regarding ETJ were deleted. Horvath made a motion to approve the agenda with the above changes; Pierce seconded the motion.

The motion was passed, 2-0.

11. INFORMAL PUBLIC COMMENTS – Receive individual comments from the public who have signed in with the Village Clerk to speak to the Council.

Carol Mullis noted she had not received the survey nor the newsletter; and several other residents did not receive theirs. She called the town office, and Justin brought one over; but it was a copy, and she was concerned it wouldn't be counted because the cover letter said copies wouldn't be counted. She called Professor Ken Chilton; he said she could put a note on hers that she got it from Justin; she was concerned since they were supposed to be confidential. She inquired as to who mailed out the surveys. She also said she was still waiting to find out the figure on the legal fees on the substation hearings, and the status of the town hall fund. The Mayor noted she would have Cheryl Bennett respond to the questions when she got back.

Becky Plyler asked if there is a town hall fund listed, and how much (it should be about \$200,000).

12.

12. APPROVE MINUTES FOR:  
Council Meeting May 14, 2007;  
Closed minutes Item 16A, May 14, 2007; and  
Council Work Session May 21, 2007

Horvath made a motion to approve the above minutes; Pierce seconded the motion.  
The motion was approved 2-0.

13. STAFF REPORTS

- a. Review and approve the Village Financial Reports dated May 31, 2007, submitted by Cheryl Bennett, Finance Officer. (*See Attachment A*)

The Mayor noted the May 31, 2007 statements were received; Pierce made a motion to approve the financial reports; Horvath seconded the motion.

The motion was approved 2-0.

- b. Tax Report Update May 31, 2007 prepared by Cheryl Bennett.

Mayor Clinton noted the tax report shows \$2,311 outstanding for 2006 taxes. Pierce made a motion to approve the May tax report; Horvath seconded the motion.

The motion was approved 2-0.

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

Krieg noted permit activity picked up in May with 11 homes permitted and 27 total permits. The addition to the Wesley Chapel Elementary School has been submitted, and will go to the Planning Board in June. He spoke with Ken Chilton, and they have received back 580 surveys. The Village message board was installed at Village Commons; site work has started on Phase II. The trees on the southern edge that remain should stay, and with a landscape buffer, serve as a buffer to Wesley Oaks. Site work started on the JDH Capital site; work will first begin on the Walgreen's site, and Krieg is currently reviewing plans for the medical office building. There is no update on the Hampton Meadows Roads. The Planning Board had an informative meeting with Piedmont Natural Gas and looked at their substations, and the Board will discuss the

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substation ordinances in June. The original cutoff date for the surveys has been extended throughout June.

- d. Approve Res. 2007-13, North Carolina State Department of Transportation Request for Addition to State Maintained Secondary Road System (Wesley Downs Road)

This is to have the State take over maintenance on Wesley Downs Road; Krieg took a look at the road, and it appears fine. Pierce made a motion to approve Res. 2007-13, North Carolina State Department of Transportation Request for Addition to State Maintained Secondary Road System (Wesley Downs Road); Horvath seconded the motion.

The motion was approved 2-0.

14. APPOINT NEW MEMBERS TO PLANNING BOARD, EFFECTIVE JULY 2007.

Since only three members were present; Pierce made a motion to table this until the June 26, 2007 meeting; Horvath seconded the motion.

The motion was approved 2-0.

15. Deleted

16. APPROVAL OF ORDINANCE 2007-04, AN ORDINANCE TO EXTEND THE CORPORATE LIMITS OF THE VILLAGE OF WESLEY CHAPEL, NORTH CAROLINA (Contiguous Annexations).

The effective date of the annexation is August 31, 2007. Horvath made a motion to approve Ordinance 2007-04, an ordinance to extend the corporate limits of the Village of Wesley Chapel, North Carolina (Contiguous Annexations). Pierce seconded the motion.

The motion was approved 2-0.

17. APPROVAL OF ORDINANCE 2007-05, AN ORDINANCE TO EXTEND THE CORPORATE LIMITS OF THE VILLAGE OF WESLEY CHAPEL, NORTH CAROLINA (Satellite Annexations).

The effective date of the annexation is August 31, 2007. Pierce made a motion to approve Ordinance 2007-05, an ordinance to extend the corporate limits of the Village of Wesley Chapel, North Carolina (Satellite Annexations). Horvath seconded the motion.

The motion was approved 2-0.

18. LIQUOR BY THE DRINK UPDATE

Horvath passed out copies of Chapter 18B from the State Statutes regarding liquor by the drink.

19. Deleted

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20. ANNOUNCEMENTS

Horvath said he will reach out to Steele Dewey and Senator Goodall in an effort to obtain a Post Office in Wesley Chapel again.

21. OTHER BUSINESS

Mayor Clinton noted we have employee reviews coming up, and if it was all right with Council she and Cheryl Bennett would do Justin Krieg's; and was it okay for her to do Cheryl Bennett's; Council concurred.

22. COUNCIL COMMENTS

Mayor Clinton asked Krieg about the surveys; he said 2,610 surveys were sent out, on copy proof paper. The statement about copies was because that paper could not be copied on a regular machine. He sent 7 copies out to citizens who did not receive one; he also handwrote the return address on the envelope, and those copies will be accepted. The vendor was Paper & Ink Printing in Stallings who printed, did mail merge, and mailed out the surveys. Comments were made on the return address which was for UNCC, and most expected the return address to be the Village; this was just an oversight. Mayor Clinton noted the May balance sheet shows an unreserved fund balance for town hall of \$216,647.58; as well as a total fund balance of \$1,351,052.

23. ADJOURNMENT

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

The motion was approved 2-0.

Respectfully submitted,

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Cheryl Bennett, Interim Clerk

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Mayor Tracey Clinton