

VILLAGE OF WESLEY CHAPEL
JOINT BOCC / COUNCIL MEETING MINUTES
WESLEY CHAPEL UNITED METHODIST CHURCH
120 Potter Road, Wesley Chapel, NC 28110
November 2, 2011 – 6:30 P. M.

The Village Council of Wesley Chapel, North Carolina, met in the Fellowship Hall of Wesley Chapel United Methodist Church at 120 Potter Road South, Wesley Chapel, North Carolina with the Board of County Commissioners.

Present: Mayor Horvath; Mayor Pro-tem Bradford; Council Members Brotton, Ormiston and Hess

Present From Union County: Chairman Jerry Simpson; Vice Chair Todd Johnson; Commissioners Tracy Kuehler and Jonathon Thomas; Cindy Coto, County Manager; Lynn West, Clerk to Board; Matthew Delk, Assistant County Manager

Others Present:

Village Clerk/Finance Officer: Cheryl Bennett; Planning and Zoning Administrator Joshua Langen

Concerned citizens: Carol Mullis, Butch & Becky Plyler, Judy Johnston, Julie Brown, Chuck Adams

Meeting was called to order at 6:30 PM and a quorum was present.

1. PLEDGE OF ALLEGIANCE / INVOCATION

Mayor Horvath led the Pledge of Allegiance and Bradford gave the invocation.

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

Bradford made a motion to adopt the agenda; Brotton seconded the motion.
The motion passed unanimously.

3. PARKS AND REC COMMITTEE PROJECT: DOGWOOD PARK

Bradford noted the Master Plan identified a need for a park, a Parks and Rec Committee was formed and a survey of desired amenities was done, which are arts and cultural events, and a passive park. Dogwood Park will be at Lester Davis Road and Highway 84; sixteen acres have been purchased and we are in the process of purchasing the additional six acres. There is a four acre pond, and existing house, and we will have paved and unpaved walking trails, a fishing pier and amphitheater. Volunteer efforts include clearing the dam and putting up a gate. We have received more than \$600,000 in grants including PARTF and Water Based Resources, and Adopt a Trail grants. Haden Stanziale took us through the grant process and Gary Wirth is doing the final design. We expect to open the park next fall.

4. TOWN HALL BUILDING COMMITTEE PROJECT

Brotton noted six acres were donated to the Village for a town hall, just east of Target and next to Blackstone. The building is skewed to look at Highway 84. We are in talks with Aston to share the road and costs. The building will be about 6200 square feet, one story, it will use less than two acres and there will be room to add more buildings. The town hall will include a conference room, chambers, offices, and restrooms. Elevations were shown. Our architect is Fuller Architecture; we hope to go to bid and have the project done next year. Mayor Horvath noted we have a narrow frontage to Highway 84 and Blackstone's common area runs along our property which influenced the siting.

5. CONTRACT DEPUTY FOR VILLAGE

Ormiston reported that Council developed a Capital Improvement Plan and our third priority was a contract deputy. We anticipate the deputy starting December 1, 2011. The Safety Committee did a statistical analysis of crimes and have noted a steady increase. We have asked the shopping center developers to contribute, and they agreed. We will also need security at the Park and Town Hall and it will be nice to have an officer who knows the community.

Mayor Horvath noted our 2010 census population is 7500; our growth has come through voluntary annexations as we do not do involuntary annexations. We have tried to live within our budget and have not taken on any loans. We incorporated in 1998 and have been saving funds since then.

6. LAND USE DISCUSSION

- INCOMPATIBLE USES
- BUSINESS / RESIDENTIAL MIX
- DOWNTOWN PLANNING CONSIDERATIONS

Mayor Horvath reported we have a zoning ordinance and certain uses are incompatible. We are going through a discussion now on our commercial corners at Waxhaw Indian Trail Road and Highway 84, and wrestle with the types of density we would like to see there. The areas around Wesley Chapel are in the County and we would like to know their general feel for where it is going.

Bradford noted we also have a lot of doughnut holes due to our annexation policy. Chairman Simpson said they recently allocated some funds for a consultant to do a Land Use Plan and the Planning Department has been doing some small area plans. Mayor Horvath asked if the consultant will reach out to the towns noting a previous plan had an area near our town center zoned for commercial. Cindy Coto said the comprehensive plan was adopted in 2010, it is not parcel specific. The land use ordinance gets into more detail, and it will be an inclusive process. The County is working with several towns on small area plans due to the Monroe Bypass. Bradford noted there was concern on an area east of our town limits on Highway 84 that was slated for denser development. Mayor Horvath said due to declining revenues MUMPO is doing seven major projects a year, and it will take a long time to get to widening Highway 84. Hess said the density in Wesley Chapel is one house per acre and we haven't had a formal plan for the

development of the town center, it has been done through the CUP process. He said no one wants a one acre home next to a shopping center and we have unique challenges and welcome any input.

7. WESLEY CHAPEL / PROVIDENCE VOLUNTEER FIRE
DEPARTMENT DISCUSSION

Mayor Horvath noted the decisions will impact our residents, they planned for the new building with the existing tax base and any changes can cause a fire tax increase. Chairman Simpson said Union County has been in transition from rural to suburban; it affects not only land use but also the volunteer fire departments. Commissioner Jonathon Thomas is the liaison to the Fire Commission, and he reported the Commissions' position was to encourage a merger, he noted it is not a win-win situation but they want to minimize the impact. There are a lot of players at the table. The Fire Departments have done what they have on the basis of pride. The best government is local government and minimal government. The county partially funded (about \$800,000) several fire departments last year; in the end there will be an increase across the board. Commissioner Jonathon Thomas said funding needs to be addressed, and Rep. Horn will take it up in 2012. Commissioner Tracy Kuehler said she had several citizens asking what happens if Wesley Chapel Volunteer Fire Department cannot repay their loan, it does not result in an obligation to the County; Cindy Coto agreed. Mayor Horvath said there was concern about the pre-conditions before negotiations. Commissioner Kuehler said the fire lines haven't made sense for a long time but it relates to response times and will get taken care of. Mayor Horvath noted two stations are dispatched to any fire, and for ambulance services he understands Weddington wants extra coverage and only the station you are assigned to is dispatched. Commissioner Kuehler said the fire study had a lot of recommendations and one is a merger. Brotton asked if there were a lack of funding for Wesley Chapel Fire Department and they defaulted, who would have to provide service. We have a contract with three fire departments, Bakers, Mineral Springs and Wesley Chapel.

8. OTHER DISCUSSION ITEMS WITH UNION COUNTY BOCC

- CAROLINA THREAD TRAIL
- WATER & SEWER STATUS / AVAILABILITY
- ANIMAL CONTROL
- ANY OTHER WESTER UNION COUNTY ITEMS OF CONCERN

Mayor Horvath said we and the County are on the same board with the Carolina Thread Trail; he understood it is a twenty year time frame and asked about the County plans. Chairman Simpson said, again we are a County in transition, some in the more rural areas have property concerns, and the utmost concern was to protect property rights. Planning is also important and as we get more urban it will flow better. Vice Chair Johnson said Parks and Rec did approve but part of the missing part is upkeep and maintenance, they want to have a plan in place before constructing trails. Mayor Horvath noted we looked at that too, there is a

link that goes through Wesley Chapel. Ormiston noted we were told eminent domain would not be used; the BOCC concurred.

Mayor Horvath brought up the subject of water and sewer. Chairman Simpson said at the end of the water and sewer master plan they have a half a billion dollars planned for new facilities; there is a lot going on. Cindy Coto said in April the Board adopted a policy which freed up some capacity and allocated it to commercial and a small amount to single taps. A lot of capacity is allocated to residential areas with no development going on. There is a limit of 60,000 gallons per project. They looked at Twelve Mile Creek, and recapture with Mecklenburg County. They had worked with twenty five projects so far where three years have expired, most came and paid fees or let some capacity go and paid for what they do need. They will be looking at this further. Mayor Horvath noted the economic slowdown did give us all a chance to catch our breath, but the growth will return to a degree. Ormiston noted there was an impact on JDH and they were able to bring in several new tenants after water and sewer allocations were made available to the commercial centers. Vice Chair Todd Johnson noted the policy was in place several years, and we just followed through on it.

Mayor Horvath asked where the County was going on animal control. Chairman Simpson said the Sheriff's Department is responsible for animal control; they have volunteers and provide services, if you have concerns work with them.

Mayor Horvath noted the Sheriff's Department has worked with our National Night Out several years. Commissioner Thomas said all deputies are trained to respond to animal calls, make sure your deputy has a catchpole. He noted most concerns were expressed from in the municipalities. Commissioner Thomas asked about annexation; Mayor Horvath said we are a low service, low tax town; Hess said the incentive is to avoid being annexed by a higher taxing town. Johnson said there are leash rules in his subdivision, maybe there could be work with the town and adjacent subdivisions to have congruence there. Mayor Horvath said ETJ was an attempt to have congruent rules; we opened committees to non-residents, but concerns were expressed about non-residents making decisions on spending town funds.

9. OTHER BUSINESS

Commissioner Kuehler said a proposed YMCA is being discussed at the school property on Cuthbertson Road. Carol Mullis said she is pleased with the schools there, there are no problems, and the road and bridge are good. She asked why we can't have a library there instead, also why wasn't Sun Valley included in the meetings, while Parkwood was included. Vice Chair Johnson said it is 14 acres that the School System owns, not the County. Commissioner Kuehler said the County is not building the Y, and a library would be expensive.

Carol Mullis asked if the water/sewer has to come from the county; Kuehler replied yes, and it has to go through Planning and Zoning. Chairman Jerry Simpson said the schools have to offer the land to the county first, but they would have to buy it back and they don't have the funds. Commissioner Thomas said the taxpayers deserve to know where the money is going, the budget meetings need to be televised, and held more accountable. Chairman Simpson said the land

values aren't what they were, growth slowed and we don't need as many schools, with a lease they would get some return and at the end get the facilities. Mayor Horvath asked if it was accurate that a library is on the back burner. Vice Chair Johnson said the situation is where existing facilities and staff are being trimmed. Mayor Horvath asked for an update on the Waxhaw emergency medical facility. Commissioner Thomas said discussions are moving along well, and there are a lot of details to work out.

10. BOCC / VILLAGE COUNCIL COMMENTS

Chairman Simpson said in December 2010 we initiated these joint sessions, they went through a significant budget process and there are a lot more needs than the funds to pay for them. He noted staff does a tremendous job and they want to provide direction on critical needs. Vice Chair Johnson said they appreciate the hospitality, and appreciate being brought up to date on the plans for the park town hall and deputy.

11. ADJOURNMENT

Ormiston made a motion to adjourn; Brotton seconded the motion.

The motion passed unanimously.

The meeting was adjourned.

Respectfully submitted,

Cheryl Bennett, Clerk

Mayor Brad Horvath