

VILLAGE OF WESLEY CHAPEL  
COUNCIL Work Session MEETING MINUTES  
August 19, 2008 – 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 Bradford and Horvath

Absent: Council Member Pierce

Others Present:

Village Clerk/Finance Officer: Cheryl Bennett

Planning/Zoning Administrator: Joshua Langen

Concerned citizens: Dave and Shirley Wilson, Pat Stitt

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. INFORMAL PUBLIC COMMENTS

Pat Stitt urged Council to pass the firearms ordinance; she cited safety concerns from incidents that have occurred in various locations around the village.

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

Bradford made a motion to adopt the agenda; Horvath seconded the motion.

The motion passed unanimously.

4. APPROVE MINUTES FOR:

Council Meeting June 2, 2008

Council Meeting, July 14, 2008

Closed Minutes for Item 15, July 14, 2008

Council Meeting July 31, 2008

Croffut made a motion to approve the minutes for the Council meetings on June 2, July 14 and July 31, and to approve the closed minutes for item 15 from the July 14, 2008 meeting. Bradford seconded the motion.

The motion passed unanimously.

5. STAFF REPORTS

- a. Review and approve the Village Financial Reports dated July 31, 2008, submitted by Cheryl Bennett, Finance Officer.

Bennett noted that July revenues are \$20,128, (including privilege licenses of \$16,449). July expenses are \$20,547; we have paid dues, insurance, as well as rent and salaries. Year to date deficit is \$419. Horvath made a motion to approve the July 2008 financial reports; Bradford seconded the motion.

The motion passed unanimously.

- b. Presentation of Planning and Zoning Report by Joshua Langen

Langen noted 7 permits were issued in July; two Blackstone bonds were released, and he is waiting on two letters to release other bonds. Kings Grant got a DOT letter, but by phone he was notified of problems still pending. Rack Room Shoes at the Village Commons got their permit. Phase IV doesn't have to go through the new stormwater requirements. At Village Commons, there are unresolved issues regarding access permits. Langen is pursuing the possibility of lowering the speed limit to 35 mph, and then see if there could be left turns at other exits. It is hard to get to the one left turn exit. Quintessa Phase 2 submitted their whole plat, but they really just want to do the clubhouse. They could rezone just the clubhouse to R-80, for recreation use, and then get a CUP. Longford Village got Union County water and sewer approval. They got preliminary approval back in September 2006 with a two year condition, so they can now proceed. There are no items pending for the Planning Board meeting.

The Mayor noted Aston had to redig the temporary sediment basin on our property; there is a lot of dirt on our land. She has heard no progress from the YMCA; from their feasibility study both Wesley Chapel and Waxhaw came back as viable locations. The parking lot at the first section of Main Street should be done in time for the celebration. A day spa, Qdoba, Five Guys, and Hallmark are coming tenants, as well as Chick Fil A. There was more than a thousand people at the Target grand opening.

The Mayor heard the urgent care facility behind Walgreen's was rated for retail, not medical, which uses four times the amount of water and sewer capacity.

Langen will look into this.

6. CONSIDER APPROVAL OF "ORDER OF COLLECTION" FOR TAX COLLECTION OF 2008 TAXES PER NC GS 105-321

John Petoskey, Union County Tax Administrator, was present, and said this order is necessary to perfect the liens. Horvath made a motion to approve the Order of Collection for the Tax Charge for Fiscal Year 2008-09; Croffut seconded the motion.

The motion passed unanimously.

7. CONSIDER CHANGES TO STORMWATER ORDINANCE

Langen said we will be dropping our old stormwater article 14 in the zoning ordinance. The Village engineer took the model ordinance, and added comments and feedback. On page 14, sub-section 10, Langen suggested omitting this section if no variances will be allowed. Also on page 15, sub-section 10 can likewise be omitted. On page 22, we might want to omit the section on evaluating all existing ponds. Langen will go through the ordinance with the engineer, and have the attorney review it, and get the draft ordinance submitted to the state for review. On page 12, we will change Planning Board to Board of Adjustment. Article 14 will be removed from the Zoning Ordinance, and this will be a freestanding ordinance, but referenced in our Zoning Ordinance. Whether we have a separate existing stormwater ordinance was discussed; Langen will check on it. Langen will check with the engineer on whether two feet is sufficient on page 5, under "Regulatory Flood Protection Elevation". On page 16, subsection (6) (e) it was decided to keep the model ordinance language instead of our current ordinance text.

Croffut made a motion to approve the draft with the changes discussed above, and any other changes recommended by the engineer. Bradford seconded the motion.

The motion passed unanimously.

8. CALL FOR PUBLIC HEARING ON STORMWATER ORDINANCE CHANGES FOR SEPTEMBER 16, 2008 AT 7 PM.

Bradford made a motion to call for a public hearing on the Stormwater Ordinance on September 16, 2008 at 7 pm at Wesley Chapel United Methodist Church.

Croffut seconded the motion.

The motion passed unanimously.

9. UPDATE ON TENTH ANNIVERSARY CELEBRATION

Croffut got a generator donated for the event; we only need to pay delivery and fuel. Dave Wilson offered to pick up and deliver the generator, and Council thanked him for doing this. The Mayor said a neighbor had done a rural landscape picture of Wesley Chapel that could be used as a cover for the history booklet. The booklet is 28 pages, she talked to two printers, and with a color cover and black and white inside, 500 copies could be printed for \$1.65 each; 250 copies for \$2.10 each. All color would be 500 copies for \$4.60 each, and 250 copies for \$5.55 each. It was decided to go with 500 copies with color just on the cover; about 100 will be reserved to be given to previous council members and advisory board members; 25 copies for the author Bill Lee to give to contributors, and the rest will be given out at the celebration, one per family.

10. CONSIDER APPROVAL OF CHANGES TO ANNEXATION POLICY AND PETITION

Bennett revised the annexation policy with the following changes: page 1, the last sentence under Voluntary Annexation of Subdivisions was added to allow homes to annex in if other homes in the subdivision are already in the Village; page 4, deleted at the top that we were accepting previous versions of the petitions for one

year after approval of the policy back in 2006; and on page 4 deleted at the bottom the sentence to have annexations effective Dec. 31, since annexations can only occur effective June 30 in accordance with the County collecting our taxes. On the Petition form itself, the info regarding number of persons in household and race was moved to the bottom, and the question was changed from whether they are registered to vote in Union County to how many voting age people are in the household (to better align with information we must submit to the Justice Department). Also deleted was the part “for office use only” on payment method and amount.

Horvath made a motion to approve the changes to the annexation policy and petition; Bradford seconded the motion.

The motion passed unanimously.

11. DISCUSS PRELIMINARY QUESTIONS FOR PARKS AND RECREATION SURVEY

Bradford presented some proposed survey questions on recreation facilities that she will ask at the Celebration. “Hiking trails” were changed to “Walking Trails”; “Outdoor” was added to “Basketball “Court”. Bradford also reported she had talked to Mike Webb at Union County Public Schools, regarding the possibility of partnering to provide outdoor recreation facilities. She drafted a letter to Mr. Webb to indicate our interest; and will send a copy to the Cuthbertson middle and high school principals. Croffut made a motion to approve Bradford using the survey at the festival and sending the letter to the school officials. Horvath seconded the motion.

The motion passed unanimously.

12. ANNOUNCEMENTS - none

13. OTHER BUSINESS

Bradford said the next COG meeting is Wednesday December 10; she will not be able to attend it or the December 8 council meeting. Horvath volunteered to go to the COG meeting in her place.

14. COUNCIL COMMENTS - none

A brief recess was held.

15. CLOSED SESSION PER NC GS 143-318.11(a) (3) ATTORNEY CLIENT PRIVILEGE REGARDING FIREARM ORDINANCE ENFORCEMENT

Horvath made a motion to go into closed session per NC GS 143-318.11(a) (3) Attorney Client Privilege Regarding Firearm Ordinance Enforcement; Bradford seconded the motion.

The motion passed unanimously.

Minutes 2008.08.19  
Approved 09.08.08

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Minutes 2008.08.19  
Approved 09.08.08

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Minutes 2008.08.19

Approved 09.08.08

Bradford made a motion to leave closed session; Horvath seconded the motion.  
The motion passed unanimously.

16. ANY ACTION RESULTING FROM CLOSED SESSION- none

17. ADJOURNMENT

Bradford made a motion to adjourn; Horvath seconded the motion.  
The motion passed unanimously.

The meeting was adjourned at 9:45 pm.

Respectfully submitted,

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Cheryl Bennett, Clerk

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Mayor Tracey Clinton