

Minutes 06.26.07  
Approved 07.09.07

VILLAGE OF WESLEY CHAPEL  
COUNCIL WORK SESSION MEETING  
MINUTES

June 26, 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, Mullis, Pierce

Absent: Mayor Pro-tem Croffut

Others Present:

Village Clerk/Finance Officer: Cheryl Bennett

Planning/Zoning Administrator: Justin Krieg

Planning Board: Chuck Adams, Ray Davis, John Grexa, Shirley Wilson

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. ADDITIONS, DELETIONS, AND / OR ADOPTION OF AGENDA

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

The motion was approved unanimously.

3. Public Hearing on Budget 2007/08

Mayor Clinton opened the public hearing on the budget. No one had any comments.

Mayor Clinton noted the Finance Committee members had reviewed the budget, and had no suggested changes.

Bennett noted the following changes were made to the proposed budget: Current Year Property Taxes increased by \$228 to \$100,078 due to increased valuations; and Vehicle Registration was increased \$618 to \$8,175; Contingency was increased \$46 to \$19,046 and Insurance – Liability was increased \$800 to \$6,600 since our coverage limits were increased.

The public hearing was closed.

4. Discussion with planning board: substations and definition of a “bar”.

Chuck Adams from the Planning Board reported on their field trip to visit gas substations. He suggested the fence around them should be black, larger slats should be installed at an angle so you can't see in, black concrete filled pipes should be in front of the fence and a quarter of the way down the sides. The stack rusts, so Adams suggested it be painted rust color. We should require silencers be put on. Suggested setbacks are from the edge of the asphalt back 75 feet to the fence; and the property should extend fifteen feet on the sides and back. Suggested landscaping includes Leland cypresses. Krieg will talk to the gas company regarding where they access the substations, and

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whether they take their trucks inside. Planning Board would also like to request a silencer at the Hwy. 84 gas substation. The Planning Board felt the field trip was very helpful, and will do more trips in the future.

Adams noted in North Carolina there are restaurants, and there are clubs. He inquired whether we could exclude bars altogether. Our definition in the Zoning Ordinance of lounge/bar, and is a conditional use in B-1, B-2 and L-1.

5. Consider Liquor by the Drink and ABC Store Referendum

Horvath handed out some information on types of adult establishments as defined in Wesley Chapel, Weddington, Matthews, and Monroe, and the additional requirements in each entity. Horvath included N.C. G.S. 14-202.10 on Adult Establishments. Also included were the towns' definitions of restaurant, fast food restaurant and drive-through restaurant. Horvath suggested the Planning Board look at the definitions for consistency. Regarding a liquor by the drink referendum, we fall under Chapter 18B-600(e1). Small city mixed beverage elections.

Mullis made a motion to direct the Clerk to prepare a Resolution for the next meeting requesting a referendum on liquor by the drink, but excluding an ABC store. Horvath seconded the motion.

The motion was approved unanimously.

6. Appointment of new Planning Board Members and Alternate, and Appoint Chairman

There are two regular Planning Board member openings, and one alternate position opening.

Mullis made a motion to nominate Stephen Keeney. The motion died for lack of a second.

Pierce nominated Jackie Morgan for a regular Planning Board position. Horvath seconded the motion.

The motion was approved unanimously.

Horvath nominated Sondra Bradford for a regular Planning Board position. The motion died for lack of a second.

Pierce nominated Elisa Gregorich for a regular Planning Board position. The motion died for lack of a second.

Mullis nominated Stephen Keeney for a regular Planning Board position. Horvath seconded the motion.

The motion was passed, 2-1, Horvath and Mullis voting yea, Pierce voting nay.

Pierce nominated Sondra Bradford for an alternate position. Mullis seconded the motion.

The motion was passed unanimously.

The new Planning Board members will be: Jackie Morgan and Stephen Keeney as regular members, and Sondra Bradford as the alternate.

Council discussed appointing the Chairman of the Planning Board. Mullis nominated chuck Adams. Pierce seconded the motion. Adams said he was too busy, and couldn't take on the position. Mullis withdrew his motion.

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Mullis suggested we should think about changing the Planning Board Rules of Procedure to let the Board elect their own Chairman. It was noted in other towns the Council usually appoints the Chairman of the Planning Board.

Horvath nominated Grexa for Chairman of the Planning Board. Mullis seconded the motion. Grexa said he would accept the position, but as he is fairly new, he would need help.

The motion was approved unanimously.

7. Vote on Budget Ordinance 2007-06, for fiscal year 2007/08.

Horvath made a motion to approve the Budget Ordinance 2007-06 for fiscal year 2007/08. Pierce seconded the motion.

The motion was approved unanimously.

Village of Wesley Chapel  
Budget Ordinance O-2007-06  
2007/2008

BE IT ORDAINED by the Governing Board of the Village of Wesley Chapel, North Carolina:

Section 1: The following amounts are hereby appropriated in the General Fund for the operation of the village government and its activities for the fiscal year beginning July 1, 2007, and ending June 30, 2008, in accordance with the chart of accounts heretofore established for this Village:

General Government	
Operating Expenditures	\$ 170,046
Salaries	116,630
Planning & Zoning	58,640
Professional Fees	34,200
Capital Outlay	24,280
Total	\$ 403,796

Section 2: It is estimated that the following revenues will be available in the General Fund for the fiscal year beginning July 1, 2007, and ending June 30, 2008:

Property Tax Income	\$ 109,596
Revenue Sharing Income	227,000
Fees and Licenses	29,200
Interest	38,000
Total	\$ 403,796

Section 3: There is hereby levied a tax at the rate of two cents (\$.02) per one hundred dollars (\$100) valuation of property as listed for taxes as of January 1, 2007.

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This rate is based on a total valuation of real and personal property for the purposes of taxation of \$532,331,643 and an estimated rate of collection of 94%; and a valuation of motor vehicles of \$48,850,220 with an estimated collection of 90%.

Section 4: The Budget Officer is hereby authorized to transfer appropriations as contained herein under the following conditions:

- a. She may transfer amounts between line item expenditures, or from Contingency, up to a dollar amount of \$1,000.
- b. An official report on all transfers should be made to Council at the next scheduled meeting.
- c. Transfers should not be made to salary accounts.

Section 5: Copies of this Budget Ordinance shall be furnished to the Clerk of the Governing Board and to the Budget Officer and Finance Officer to be kept on file by them for their direction in the disbursement of funds.

Adopted this 26th day of June, 2007.

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Village Clerk

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Mayor Tracey Clinton

7. A. Butch Plyler, Chairman of the Wesley Chapel Volunteer Fire Department Board of Directors reported that they are planning on building a new station next year, and wondered if there was any chance the Council would be interested in a municipal building / fire station combination. They have four acres beside the cemetery. They plan on moving rapidly. Horvath asked Plyler how the old Council had planned on paying for a town hall. Plyler said possibly raising taxes, low-cost government loans, grants, donations, and renting out space to cover part of the rent. Mullis said Waxhaw has been pursuing this in the conceptual phase. Mayor Clinton noted we would have to figure out how the logistics would work. Pierce and Mullis volunteered to discuss the possibility with the Fire Department.

8. 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

Pierce made a motion to call for a 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. Mullis seconded the motion.

The motion was approved unanimously.

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Pierce made a motion to leave the closed session. Horvath seconded the motion.

The motion was approved unanimously.

9. ADJOURNMENT

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

The motion was approved unanimously.

Respectfully submitted,

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Cheryl Bennett, Interim Clerk

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Mayor Tracey Clinton