

VILLAGE OF WESLEY CHAPEL
COUNCIL MEETING MINUTES
May 21, 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, Horvath

Absent: Pierce

Others Present:

Village Clerk/Finance Officer: Cheryl Bennett

Planning/Zoning Administrator: Justin Krieg

Concerned citizens: Richard Robertson, Kathy & Mike Patterson, Ray Davis, Pat Stitt, Wendi Lincoln, Winston Patterson

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

Item 7, "UPDATE ON PLANNER SEARCH" WAS MOVED TO Item 13 as "Closed Session per NC GS 143-318.11(a)(6) to discuss Planner and Sign Collector". Items 8-13 became Items 7-12, and Fire Contracts will be discussed under Item 11. "Other Business". Croffut made a motion to approve the agenda with these changes; Bradford seconded the motion.

The motion passed unanimously.

3. DISCUSSION OF TAX COLLECTION CONTRACT WITH UNION COUNTY – JOHN PETOSKEY and VANN HARRELL FROM THE COUNTY WILL MAKE PRESENTATION

Vann Harrell the tax collection manager and John Petoskey the tax administrator, both from Union County discussed the proposal of having the County collect municipal taxes. They noted it is not unusual for counties to collect tax; they have been assessing and creating the files to bill. Their collection rate has been 98.25-98.6% on real estate for the last six years. They use a lockbox system with BB&T. With the circuit breaker legislation effective with 2009 taxes, they have incurred costly software changes. They were approached by three municipalities interested in having the county collect municipal taxes. The 1.5% fee is the same fee currently charged on motor vehicle taxes. The Village would get a copy of the scroll, monthly reports, and an annual settlement.

Taxpayers pay a convenience fee to use credit cards, and it would not impact our taxes. They expect to have taxes on-line August 15. Bennett had asked them if our annexations would be a problem, and they checked with staff, and don't see it as a problem because it will be part of the 2008 billing. In future they ask we restrict our annexations to an effective date of June 30. Prior year taxes would be left with the Village; we anticipate listing them on our website. The County is getting more aggressive on collections, and has 4,000 garnishments. Mayor Clinton asked regarding a long term commitment, and Mr. Petoskey said he never heard of a county stopping collections of town taxes. The agreement has to be signed by June 30, 2008 if we wish to have them collect our taxes. Having the County collect our taxes could give us a potential savings of about \$10,000.

4. CONSIDER APPROVAL OF FIREARMS ORDINANCE

Bradford reported Section 3D was modified to add "lawfully" hunting, and in Section 9 it was changed to revocation of the privilege to hunt, instead of revocation of the license to hunt. The ordinance was sent to Bill McGuirt, who said it is a stronger ordinance than when he first saw it. He didn't comment on the registration section. He has not yet talked to the D.A. or the Sheriff about it. Mayor Clinton said she would like clear guidance that the Sheriff is ready to enforce it as written, and asked the Clerk to check with attorney Sistrunk, and if the Sheriff's office has any concerns to have them attend the June meeting. Bradford made a motion to table the ordinance to the June meeting; Horvath seconded the motion.

The motion passed unanimously.

4. CONSIDER RELEASE OF BOND AMOUNT FOR THE LINDENWOOD SUBDIVISION

Krieg worked with Bonnie Fischer our engineer, and found the Lindenwood roads are ready to turn over to DOT and bonds may be released. The bonds are in the amounts of \$46,254, \$31,828, \$29,868, \$27,379, and \$54,903, for differing phases of roadwork. Horvath made a motion to release the five listed bonds; Bradford seconded the motion.

The motion passed unanimously.

6. APPROVE AUDIT CONTRACT FOR 2008/2009.

Mike Burns, CPA sent the standard audit contract in the amount of \$3,000. Croffut made a motion to approve the audit contract; Bradford seconded the motion.

The motion passed unanimously.

7. UPDATE ON 10TH ANNIVERSARY CELEBRATION

Preparations continue. If we have a bounce house we need an insurance certificate. The high school band is excited about being involved. Aston has not yet committed to providing power; Croffut will talk to Pierce about generators.

Krieg will contact Phil Williams at Piedmont Gas, and Bennett will contact Union Power.

8. PRESENTATION OF PROPOSED 2008-09 BUDGET

Since this is a revaluation year, Bennett computed the revenue neutral tax rate which is 1.65 cents. Bennett checked with various sources, and found one town that has no property tax assessed, and found no objections to assessing a tax rate less than two cents. If you go with a revenue neutral tax rate, and other towns assess more, you will get a lesser share of the sales tax. Our personal and real property tax base is \$700,018,720, and with an expected collection rate of 98%, it yields \$113,196 for ad valorem tax. The tax base for motor vehicle tax is \$53,163,851, and the collection rate of 91% yields \$7,983 in motor vehicle tax. Planning/Zoning Administrator salary was increased to \$50,000, we still have an allowance for salary adjustments, and contingency changed slightly from the previous budget copy. If we have Union County collect taxes, it will affect several accounts. The Safety Committee is meeting in early June; the option is still available to appropriate fund balance during the year next year if we find we need a deputy. Mayor Clinton felt there would be benefits to partner with the Catawba Lands Conservancy and will get a figure on what dues would be. The Transportation study with Waxhaw, Marvin and Wesley Chapel will cost about \$70,000-\$120,000 so we are looking at a maximum of \$40,000. The possibility of a position to provide back-up to the clerk was discussed. Horvath made a motion to have the County collect our taxes at a fee of 1.5%. Croffut seconded the motion.

The motion passed unanimously.

9. CALL FOR PUBLIC HEARING ON BUDGET

Bradford made a motion to have a public hearing on the budget at 7 pm on June 9, 2008 at Wesley Chapel United Methodist Church. Horvath seconded the motion.

The motion passed unanimously.

10. ANNOUNCEMENTS

The Master Plan meeting was held last week. Bradford reported COG would like to send someone to our meeting regarding the Connect program. We will contact them for the June 17 or July meetings.

Bradford discussed the controversy in Weddington over the privatized wastewater proposal in The Woods. She noted possible issues include odor, water seepage, which could possibly affect us, and the possibility it would be taken over in the future by the county and increase taxes. Horvath said he did not want to get into the first two issues, but the third is a valid point. Mayor Clinton said she would contact Christie Putnam and ask them to weigh in with their expertise. Croffut agreed.

The contract adjustment for the Local Area Regional Transportation Plan is due to Mineral Springs not being involved, and losing their member hours; the amount

increases by \$325. Croffut made a motion to approve an increase in our share for Phase I increasing of \$325. Bradford seconded the motion.

The motion passed unanimously.

11. OTHER BUSINESS

Mayor Clinton reported that we had been contacted by Wesley Chapel Volunteer Fire Department and Mineral Springs Fire Department asking us to approve contracts with them. We have not had contracts with them before, but apparently the Department of Insurance asked them to get contracts with us. Mayor Clinton noted Weddington did a year to year contract; and Marvin's mayor just signed theirs without going to council. Mineral Springs contract shows a five year term. Bennett noted Mineral Springs' contract had an item #6, on response time. Horvath made a motion to have Sistrunk review the contracts for legal compliance, and include the year to year clause, and the response item on both; and to put the contracts on the June agenda. Bradford seconded the motion.

The motion passed unanimously.

Mayor Clinton noted Garland Denny from Indian Trail contacted her, and asked for us to pass a Resolution supporting legislation which would sell coins, stamps, and bonds to the public, with the proceeds going toward veterans' care. The Clerk will prepare a Resolution for the June meeting.

12. COUNCIL COMMENTS

Horvath updated us on Hampton Meadows; Bowie Motors is still looking at the situation, and Hampton Meadows is having a meeting shortly.

A short recess was held.

13. Closed Session per NC GS 143-318.11(a)(6) to discuss Planner and Sign Collector

Bradford made a motion to go into closed session per NC GS 143-318.11(a)(6) to discuss the Planner and Sign Collector positions. Horvath seconded the motion.

The motion passed unanimously.

Council discussed the two positions.

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

The motion passed unanimously.

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Horvath made a motion to remove the sign collector position; Bradford seconded the motion.

The motion passed unanimously.

Bennett was asked to send a certified letter and final paycheck to the sign collector.

14. ADJOURNMENT

Croffut made a motion to adjourn the meeting; Bradford seconded the motion.

The motion was approved unanimously.

The meeting was adjourned at 9:25 pm.

Respectfully submitted,

Cheryl Bennett, Clerk

Mayor Tracey Clinton