

VILLAGE OF WESLEY CHAPEL
COUNCIL WORK SESSION MEETING
MINUTES

April 24, 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, Mayor Pro-tem Croffut, Council Members Horvath, Mullis and Pierce

Absent: Council Member Croffut

Others Present:

Interim Village Clerk/Finance Officer: Cheryl Bennett

Planning/Zoning Administrator: Justin Krieg

Planning Board member Ray Davis

Concerned citizens

1. PLEDGE OF ALLEGIANCE / INVOCATION

The meeting was called to order at 7:00 PM and a quorum was present.

Mayor Clinton led the pledge, and Horvath did the invocation.

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

Item 5, “DISCUSS AND APPROVE MASTER PLAN SURVEY QUESTIONS” was deleted; Item 5, “DISCUSS RENEWAL OF ENGINEERING CONTRACT” was added. Item 8 was changed to Item 8A; and Item 8.B., “CLOSED SESSION PER NC GS 143-318.11(a) (3) ATTORNEY CLIENT PRIVILEGE- VILLAGE OF WESLEY CHAPEL vs. PLYLER, ETC.” was added. Mullis made a motion to approve the agenda with the above changes; Pierce seconded the motion.

The motion was approved unanimously.

3. DISCUSSION WITH PLANNING BOARD- Priorities and Road Priorities

Attachment A is the final rankings by Council and Planning Board for planning and zoning item priorities. Horvath asked what the Planning Board’s thoughts on R-40 were. Davis and Krieg replied that they felt it was an appropriate zoning for Wesley Chapel and not that there were necessarily any changes needed to the ordinance for R-40. Mayor Clinton asked that we bump up the priority on the utility substation, because this may come up shortly for the natural gas company. Krieg noted he had met with Phil Williams at Piedmont Natural Gas; they have been promising to landscape the substation across from Price Mill for some time now. They will landscape the sides and back, but will wait on the front because when they get their substation done on New Town Road they

will need to dig up for connections. Apparently in the past Piedmont Gas has put up substations as needed; but the Union County ordinance says they can only be put in industrial districts. The County noticed them putting up the new substation on New Town Road, and issued a violation. Piedmont needs a new substation by Fall of 2007. They submitted text changes to the Union County zoning ordinance to allow substations in districts other than industrial. They might have to get a joint agreement between Union County and Wesley Chapel since they want the substation in the ETJ area. Krieg will get a copy of the draft text changes.

Mayor Clinton said the Chamber of Commerce Transportation Committee wants a list of desired road improvements and new roads by May 10. Davis noted the Planning Board would like right and left turn lanes on all corners. A Ranking Criteria sheet will be distributed to Council and Planning Board members, and priorities should be sent to Krieg. Mullis will look for an electronic copy of the map to send to Krieg. This item will be on the April 30th agenda.

Applications for the two regular Planning Board seats and the alternate will be due the week before the May Work Session Meeting, they will be sent out to the Council with their packets, and interviews will be held at the June Council meeting.

4. BUDGET SESSION:

- DISCUSS DONATIONS TO NON-PROFITS
- DISCUSSION OF INSURANCE COVERAGE

A preliminary copy of estimated revenues and expenditures was handed out by Bennett. Council decided to increase annexation expense to \$5,000, and to increase Election Expense to \$10,000. Administration (COG) was decreased to \$10,000. It was noted that all figures are very preliminary at this point. The preliminary tax base figures show a five (5) per cent increase over last year. Bennett will update the preliminary budget figures, and send to Council.

Council decided to keep the same policy as last year regarding not making donations.

Insurance coverage was discussed. Since we do not have any automobiles we will request that automobile liability coverage be eliminated. Pierce made a motion to ask for quotes on raising the general liability and public officials' liability coverage to \$2 million or to \$3 million. Horvath seconded the motion.

The motion was approved unanimously.

A motion was made to discuss Item 8A before Item 5 by Pierce; Mullis seconded the motion.

The motion was approved unanimously.

At this time Krieg, Davis, and citizens left the meeting.

8. A. 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 go into 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. Horvath seconded the motion.

The motion was approved unanimously.

Jim Carson, a candidate for tax collector, was interviewed by the Council.

Jim has a degree in accounting from UNCC, and has built up his own practice. He is busiest in February and the first two weeks of the month. He is agreeable to working in the office and backing up the clerk at occasional meetings and doing the minutes.

Council thanked Carson for attending, and he left the meeting.

Mullis made a motion to offer the part time tax collector position to Jim Carson at \$15 per hour, to start as soon as possible. Pierce seconded the motion.

The motion was approved unanimously.

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

The motion was approved unanimously.

5. DISCUSS RENEWAL OF ENGINEERING CONTRACT

The engineering contract was originally set up in May 2005; and the engineer suggested we might want to update the contract. Council will have Krieg contact the engineer and verify they have no current or upcoming conflicts of interest regarding current development, have them propose an hourly rate for consulting regarding ordinance improvements; and have them submit a proposal.

6. UPDATE ON NEWSLETTER

Pierce brought a draft of the newsletter. Council agreed to have all copies of the newsletter mailed out this time; those with PO Boxes will be mailed first class to ensure delivery.

7. UPDATE ON POSSIBLE COMMUNITY CLEAN-UP DAY

Mayor Clinton talked with Nancy Pulsini who volunteered to organize the clean-up day, which will be on May 12, at 9 am volunteers may meet at the Elementary School. Flyers will be put up at the stores. Gloves, vests and garbage bags will be provided; we will ask sheriff deputies to patrol that day. The Mayor will also send out a press release.

8. B. CLOSED SESSION PER NC GS 143-318.11(a) (3) ATTORNEY CLIENT PRIVILEGE- VILLAGE OF WESLEY CHAPEL vs. PLYLER, ETC.

Pierce made a motion to go into closed session per NC GS 143-318.11(a) (3) attorney client privilege- Village of Wesley Chapel vs. Plyler, etc. Mullis seconded the motion.

The motion was approved unanimously.

Mayor Clinton reported that our attorney Elizabeth Martineau needs Council approval to accept service of the complaint; a response will be due 30 days after. Pierce made a motion to approve Martineau accepting service of the complaint, with George Sistrunk's approval, and for Mayor Clinton to check with Sistrunk and respond back to Martineau. Mullis seconded the motion.

The motion was approved unanimously.

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

The motion was approved unanimously.

8. ADJOURNMENT

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

The motion was approved unanimously.

The meeting was adjourned at 9:40 pm.

Respectfully submitted,

Cheryl Bennett, Interim Clerk

Mayor Tracey Clinton