

VILLAGE OF WESLEY CHAPEL
COUNCIL WORK SESSION MEETING
MINUTES
JANUARY 22, 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 Horvath, Pierce

Absent: Council Member Bradford, Village Attorney George Sistrunk

Others Present:

Village Clerk/Finance Officer: Cheryl Bennett

Planning/Zoning Administrator: Justin Krieg

Concerned citizens: Carol Mullis, Ritchie Starnes, Kevin Flynn, Julie Brown, Becky Plyler

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

Pierce made a motion to approve the agenda with one deletion, Item 8, "Hampton Meadows Update". Horvath seconded the motion.

The motion was approved unanimously.

3. UPDATE FROM ASTON PROPERTIES ON PHASES II-IV

Kevin Flynn from Aston Properties reported that Target is scheduled to open July 27, 2008. Infrastructure and roads as far as Hardwood Drive should be in by late July, as well as rough grading for the rest of the project. The three buildings near Target are under design now. They are negotiating a lease on a fast food business, and talking to a coffee shop. A national shoe retailer will be next to Target. For the junior anchors (18,000-28,000 square feet), they would like to see a TJ Maxx and a crafts store. In the D and F stores they expect a national cards and gifts store, sporting goods, more gifts, bookstore, services, and an upscale soup/sandwich type store. Aston installed a fence at the back, and won't open the road until July. The gate can then be closed nightly at 11 pm. There are two road humps to calm traffic. The median curbing will be at all right in, right out exits. There will be more road widening this summer on Hwy. 84. Regarding the traffic signal at Lindenwood, DOT approved the traffic study but needs traffic warrants. Aston has sewer for Target and the stores near it, and has applied for the Main

Street area; they expect approval for the whole project in a month or so. They should have high speed cable, probably Time Warner and Windstream. There will be a charity night for the Target opening. Aston is looking for the best-in-class in tenants, and are open to suggestions. The next update will be when the tenants are solidified.

4. WEDDINGTON TRANSPORTATION COMMITTEE UPDATE

Horvath noted that the communities involved are Weddington, Marvin, Waxhaw and Wesley Chapel; Rea Road is not part of the discussion. MUMPO has funds available for planning, and they have requested \$80,000; it has not been voted on yet. COG is acting as the organizer; they will get a consultant to do the study and plan. The next meeting is February 20 in Waxhaw. They are defining the scope as a group, and towns may add on specific topics to the study at their own cost; the topics don't have to be roads, and could range from greenways to bike lanes. Cornelius did a traffic plan, and spent \$85,000.

5. DISCUSSION ON REA ROAD EXTENSION; FORMALIZE COUNCIL DIRECTION FOR FUTURE OF THIS EXTENSION

In checking our past records at Mr. Caldwell's request, we found that we actually voted against the Rea Road Extension because of the fear of a bottleneck at Waxhaw/Indian Trail Road. Horvath said he would like to pursue with Krieg getting Hwy. 84 four laned to Airport Road on the long range transportation plan. Our UNCC Plan shows a four lane Boulevard. Croffut made a motion for Krieg and Horvath to pursue getting Hwy. 84 widened up to Airport Road; Pierce seconded the motion.

The motion was approved unanimously.

Croffut made a motion that Wesley Chapel is in favor of the Rea Road Extension from Hwy. 16 to Hwy. 84; however only in favor of it if the four lanes ends before Deal Road or after Potter Road. Pierce seconded the motion.

The motion was approved unanimously.

6. DISCUSSION ON POTENTIAL ANNEXATION OF DEMERE

Demere is not in our ETJ area or our Resolution of Consideration area. Horvath made a motion that we check with Mineral Springs, check the annexation rules, and if both are positive, that we would then be in favor of their annexation, following the percentage guidelines, and they would pay annexation fees. Croffut seconded the motion.

The motion was approved unanimously.

The Clerk will contact Mineral Springs and ask them to discuss any objections to our annexing neighborhoods along New Town Road.

7. MASTER PLAN COMPLETION TIMING

Master Plan Committee meetings are scheduled for February 13, and March 5. On March 12 they plan to meet with UNCC. On March 26 they will meet to plan the logistics for the final meeting which will be April 2, a Wednesday. They may try to meet in the elementary school gym.

8. HAMPTON MEADOWS UPDATE - Item deleted.

9. DISCUSS DATES AND FORMAT FOR YEARLY ADVANCE

In looking at dates for the Advance, Horvath has a conflict with April 18/19; Pierce has a conflict with April 26/27. The format will be the same as prior years. We will have topics for the Friday dinner from the Master Plan. The preferred dates are April 11/12, with alternate dates of April 4/5. The Clerk will contact the Planning Board regarding their availability.

10. SAFETY COMMITTEE GUIDANCE –PROVIDE DIRECTION/FEEDBACK FROM THEIR DECEMBER REPORT

Horvath reported the new Chairman of the Safety Committee is Tessie Morris. The committee will pull together info on Neighborhood Watch, get additional crime report data, and pursue the cost of the option for a deputy. There will be a sheriff satellite station in the fire station at Waxhaw-Indian Trail Road. Target says they have surveillance on all of their property including the parking area. Council asked Kevin Flynn to pursue having someone from Target talk to us. The Council consensus was to have the Safety Committee look into more details of contracting a deputy with the sheriff department, what would be recommended timing, the number of deputies, the degree of control, and advantages of registering alarms.

11 YMCA COMMITTEE UPDATE

The Committee has had three meetings; the last one looked at alternate uses for the land – library, town hall, park or tennis courts, post office, amphitheater, leave it vacant, or sell the land and use the funds for a town hall elsewhere. The next step will be to rank the criteria, including value to the community and costs. We will clarify the Y's position, regarding a ground lease and whether there is room for the town's offices or not. Horvath will get info regarding a post office; Mayor Clinton will get info regarding a library; and Bennett will get costs on Stallings park maintenance. Mayor Clinton said she wants that location to be a draw to keep people there to shop. She asked Flynn to research uses along with a shopping center that do that. Julie Brown said Steele Dewey said whether there was a Y or not would not jeopardize tenants coming in nearby. Dewey also said there was another Y deal on the table decided before us, at Providence and New Town Road; and it would be similar uses.

12. DISCUSS APPRAISAL FOR VILLAGE LAND

We have contacted The Hopper Company regarding an appraisal. Croffut made a motion to get an appraisal on the 6 acres the Village owns at a cost of less than \$350. Horvath seconded the motion.

The motion was approved unanimously.

Bennett will do a budget amendment to move the funds.

Kevin Flynn will get us a copy of his appraisal; it is about 4 years old.

13. DISCUSSION ON MINUTES/TAPES

Pierce made a motion to table this item to February; Croffut seconded the motion.

The motion was approved unanimously.

14. DISCUSS SPRING 2008 NEWSLETTER

Pierce discussed the timing; if we do the newsletter in March, then we can advertise the Master Plan final meeting. There have been challenges with the ads, we don't know how much space is left for ads after the articles; and the printer had trouble sizing the ads. The Mayor said BB&T offered to contribute on an ongoing basis to fund the publishing in return for ads. We published 3,000 copies last time, which should be adequate; we need to update our mailing list.

Council decided to allocate four double business card sized ads at \$300 each to cover the costs to publish. We will offer the ads first to past advertisers and BB&T. Pierce will check with vendors and make sure they have a mailing house. The content will include: profile of Sondra Bradford our new Council member, Master Plan update, shopping center update, directory of churches, privilege license information, new website, voter registration info, and Neighborhood Watch info.

15. DISCUSS WEBSITE

Bennett is working on the new website, and hopes to have the Ordinances and Master Plan information up there within a week. Mayor Clinton asked for pictures to be submitted for the banner, we need 4-5, perhaps the dome, historical sign at the school, rolling hills, and subdivisions. The old web address will re-direct to the new site.

16. ANNOUNCEMENTS

We decided not to attend the COG elected officials planning training, and directed Bennett to let Duston know.

17. OTHER BUSINESS - none

18. COUNCIL COMMENTS- none

19. ADJOURNMENT

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

The motion was approved unanimously.

The meeting was adjourned at 9:15 pm.

Respectfully submitted,

Cheryl Bennett, Clerk

Mayor Tracey Clinton