

Minutes 2008.04.22

Approved 05.12.08

VILLAGE OF WESLEY CHAPEL
COUNCIL Work Session MEETING
MINUTES

April 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 Bradford, Horvath, Pierce

Others Present:

Village Clerk/Finance Officer: Cheryl Bennett

Planning/Zoning Administrator: Justin Krieg

Concerned citizens: Carol Mullis, Mike Patterson, Chuck Adams

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 6 became Item 6A, and Item 6B was added “SOUND SYSTEM AND PROJECTOR PURCHASE”. Bradford made a motion to adopt the agenda with the above changes; Horvath seconded the motion.

The motion passed unanimously.

3. TENTH ANNIVERSARY CELEBRATION

Pierce announced the celebration would be September 6, 2008. We will use the shopping center parking lot for the celebration. The parade route staging will be at the Fire Department, and they will march to the shopping center. She will send a letter requesting the road be closed to DOT. An estimated budget shows the following quotes or estimates: 1,000 flyers- \$45, 2x4 foot banners \$240, Sheriff \$400, contest \$250, novelties \$815, incidentals \$250, for a total of \$2,000. Pierce will check if any licenses are needed for one day vendors/food. We will need to decide if we want a tent. Aston is checking re electrical needs. Ideas include raffles, giveaways. The next step is site logistics.

4. SEARCH FOR NEW PLANNER

The ad is out on the list servs. We have a job description; Krieg reviewed it and found it comprehensive. Council would like the new planner to have some experience, since the master plan may lead to overlays, different methods of zoning, and significant revisions to the ordinances. Council would like someone who is a team player, good communicator, and have two – four years experience. They anticipate a salary range of

up to \$50,000 - \$60,000. To do GIS and mapping, we would need a printer and software, each costing \$2,000 to \$3,000, but it is possible we could print maps elsewhere. How long we would need a higher level of planner depends on how much of the Master Plan we implement. The Local Area Regional Transportation Plan will have only limited impact on ordinance changes. Krieg suggested advertising on the planners' site, possibly costing \$150, which Council approved. We will have a May 9th deadline to receive resumes.

5. PROCESS TO FILL PLANNING BOARD OPENINGS

We will look at applications at the May 20, 2008 work session and decide how to proceed.

6A. UPDATE ORDINANCE TO CHANGE PRIVILEGE LICENSE RETAIL MAXIMUM FEE TO \$5,000

Bennett reported that upon looking at the Privilege License Ordinance it was adopted as a Resolution to adopt an Ordinance, and the fee schedule is included in the ordinance. Sistrunk suggested we adopt a new Privilege License Ordinance without the fee schedule in it, and have a separate fee schedule. It will be brought to the next meeting.

6B. SOUND SYSTEM AND PROJECTOR PURCHASE

Croffut suggested we purchase a Fender Passport Deluxe PD-150 Portable PA which includes one corded mike for \$499.99; a VocoPro UHF-5800 4 channel wireless microphone system for \$349.99, or including a microphone charger pack for \$50 more; and a standard speaker stand for \$17.99; all through Musician's Friend. Upon further discussion, Council decided to purchase four table top speaker stands. Croffut also suggested we purchase an InFocus IN 24+ digital media projector at Circuit City for \$549.99. He reported a 4 year extended warranty is available for \$125. We budgeted \$1250 for a projector and sound system. Horvath made a motion we do a budget transfer of \$300 from contingency to capital outlay; and purchase the sound system, cordless mikes, mike stands, speaker stand and InFocus projector. Croffut seconded the motion. The system should serve up to a gymnasium sized room, and last 4-5 hours in a session.

The motion passed unanimously.

The sounds system will be used for all regular meetings and public hearings.

6. 2008/09 BUDGET REVIEW

Bennett prepared a proposed 2008-09 budget, the public hearing will be at the council meeting June 9th, and the budget be approved before June 30th. We will call for a public hearing at our May 12th meeting. By May 20th we should have a good working draft to send to the finance committee.

Revenues are based on preliminary tax figures; the County expects appeals and numbers are very preliminary. Our overall tax base went up 31%, but we have to do a revenue neutral tax formula, and we don't have all the information to do that yet. Bennett took last year's value, plus taxes on new construction of \$16,788,800; annexation values were

not yet available. Bennett checked with the Local Government Commission to check on whether we could go below a two cent tax rate, and they indicated that is something we could do, since we don't have Powell Bill. She also asked whether it would impact our sales tax revenue, and they didn't think there would be a problem there either. Pierce inquired regarding alcoholic beverage tax revenue, it comes in annually in May, and is based on a per capita basis. Since we don't have an ABC store we won't get money on the alcohol sales. Bennett said our proportionate share of sales tax revenue has gone down since we haven't raised taxes as much as the County has. Bennett decreased estimates of zoning permits – current year revenues were largely due to one permit. Estimates of privilege licenses revenue went up, since we will have more stores opening. Bennett moved the amount proposed for the safety committee, and put it in a category of “Public Safety”, and put \$4,000; also the category of Parks & Recreation was added, and \$5,000 put in for the 10th Anniversary celebration. Mayor Clinton suggested we might want to add dues for the Catawba Conservancy, she will check on the amount but thought it was about \$2500. COG dues will be \$1279, MUMPO dues are \$6843 this year, and will go up by 5% next year. Bennett put in \$5,000 in for Master Plan in case all expenditures were not done by June 30, and \$38,000 for the transportation study. Horvath said the Safety Committee is gathering information on what it would cost to have a deputy, with the Target opening. Bradford asked how we would fund a deputy; the Mayor said this budget doesn't provide funds for that, we would have to either use reserves, which would not be available on an on-going basis, or raise taxes. Bennett noted we also do not know what will happen with tax collection; the County may offer to collect taxes for municipalities next year, and that could save us about \$10,000. The Mayor said she would like confirmation that we can go below a two cent tax rate without jeopardizing our sales tax.

7. ANNOUNCEMENTS

The Mayor reported the County has a Comprehensive Land Use Plan Steering Committee, headed by Robert Allen, the Planning Board chairman. A public meeting was held at the Ag Center a month ago, not much info was available on land use. They have a draft land use plan; Pierce attended the last meeting, also Rick Becker from Mineral Springs. They are showing zoning for 2.5-5 dwelling units per acre on the land south and west of Wesley Chapel. They show a “community activity center” area on County land outside our commercial area, which would allow big boxes, and warehouse clubs, and large retail specialty uses; a mix of uses and multi story buildings with a mix of uses are encouraged. At the Mayors Commissioners meeting, the mayors wanted to present their local plans to the Committee, thus the meetings would rotate around the county. They promised to send the packets out, but the Mayor got her packet the day after the meeting. The Mayor could not find any information on the Committee on the County website. The Mayor also noted that industrial areas would help the tax based, and no large areas of industrial were identified in the plan. The next Comprehensive Plan meeting is May 20, at 5 pm in Weddington. Pierce made a motion to move the Council Work Session from May 20 to Wednesday, May 21, 2008. Bradford seconded the motion.

The motion passed unanimously.

8. OTHER BUSINESS- none.

9. COUNCIL COMMENTS

Horvath noted he had an explanation of the division of the fees of the Transportation study, because COG member hours would have been used for Mineral Springs, it explained the amount now charged for the remaining towns. Horvath noted the litter pickup was successful, about 15 volunteers participated.

10. ADJOURNMENT

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

The motion passed unanimously.

The meeting was adjourned at 9:00 pm.

Respectfully submitted,

Cheryl Bennett, Clerk

Mayor Tracey Clinton