

Minutes 2008.07.31

Approved 08.19.08

VILLAGE OF WESLEY CHAPEL
COUNCIL Work Session MEETING MINUTES
July 31, 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, Council Members Bradford, Horvath, Pierce

Absent: Mayor Pro-tem Croffut

Others Present:

Village Clerk/Finance Officer: Cheryl Bennett

Planning/Zoning Administrator: Joshua Langen

Concerned citizens: Carol Mullis, Ray Davis

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

Bradford made a motion to approve the agenda with one change; Item 12. "CLOSED SESSION PER NC GS 143-318.11(a)(3) ATTORNEY CLIENT PRIVILEGE REGARDING FIREARM ORDINANCE ENFORCEMENT" was removed from the agenda. Pierce seconded the motion.

The motion passed unanimously.

3. CONSIDER APPROVAL OF CORRECTED MINUTES OF MAY 12, 2008 COUNCIL MEETING AND CLOSED MINUTES FOR ITEM 16A AND ITEM 16B, JUNE 9, 2008

One change was made to the minutes of May 12, 2008, the definition of "Lounge" on page 150. Horvath made a motion to approve the corrected minutes of May 12, 2008, and seal and approve the closed minutes for item 16A and 16B on June 9, 2008. Pierce seconded the motion.

The motion passed unanimously.

4. REVIEW OF NEWSLETTER CONTENT

Drafts of articles for the newsletter were distributed to Council; any input should be e-mailed to the Mayor. The newsletter will go to the printer next week, and go out the middle of the month. The Mayor will check on how a survey works on the website. Articles will include the Master Plan, revenue neutral tax rate,

LARTP, anniversary celebration, highlight on Joshua, and Union County collection of taxes. Bennett will ask the County for a new mailing list and get it to the Mayor.

5. DISCUSSION ON PRIORITIES FOR PLANNER

Priorities include:

1. Adding Planning Board to the Ordinance
2. Clean up the CUP process
3. Require public input sessions for new subdivisions
4. Work with committees
5. Get updated on CUP's and contacts.
6. Introduction letter sent to County
7. Review goals from advance
8. Review Table of Uses (will check and see if a use can be prohibited, or must be made a conditional use)

Direction for Planning Board includes: Gather info for: a tree ordinance (David Grant is a resource), background on conservation subdivisions, and an agricultural preservation ordinance.

6. REVIEW PROPOSED COMMITTEES FOR COMING YEAR RELATED TO MASTER PLAN FINDINGS

Bradford presented an outline for an ad-hoc Parks & Recreation Committee with 7 members to meet bi-monthly for 6-9 months. They would go through the Master Plan results, compile a list of existing recreational facilities, perform field research, prioritize potential projects, explore financing options, create a Capital Plan proposal and a proposal for a formal Parks and Recreation plan. Ways to get input and where to get costs information were discussed. Bradford volunteered to walk around with a clipboard at the anniversary celebration and get citizen input.

Horvath presented an outline for an ad-hoc Downtown Committee with 7 members to meet monthly for 18-24 months. They would review the observations and recommendations of the Master Plan around the retail center; explore the conflict between the visual and written surveys, reach out to COG and other towns regarding alternatives to traditional zoning; look at residential alternatives, look at potential town hall sites and types of buildings. The Mayor noted that ordinance changes would be done by the Planning Board and the P/Z administrator, not the committee. Horvath said the committee would also get feedback from affected property owners. Langen said for both of these committees it would be nice to have someone on the committee with market analysis skills to see if there is market demand. Mayor Clinton said the County did this, and is finalizing the info; they said as far as existing industrial sites, they have a 5-7 year supply.

Bradford made a motion to approve the formation of these two committees based on the drafts, and have the Mayor appoint the members at the September 16th meeting. Pierce seconded the motion.

The motion passed unanimously.

Notice will be put out for committee applicants.

7. CONSIDER REDUCTION OF BOND AMOUNT FOR BLACKSTONE PHASE 4-1, BLACKSTONE PHASE 4-2 AND WESLEY DOWNS

Langen reported the engineer has reviewed them, and the Blackstone Phase 4-1 and Phase 4-2 road maintenance bonds (NZZ524856 \$6,404.18 and NZZ551463 \$3382.80) and the Wesley Downs performance bond for road and water maintenance (23066 \$22096.00) can all be released. Horvath made a motion to release the bonds; Pierce seconded the motion.

The motion passed unanimously.

Kings Grant needs a temporary cul de sac before their bonds can be released.

8. UPDATE ON TENTH ANNIVERSARY CELEBRATION

The celebration is on September 6. Pierce reported on parade and festival participants. We are planning on there being no power, although it may become available. Portable restrooms for 300-500 people will be on site. Invitations will go out to local officials as well as past Wesley Chapel officials. Sponsor donations are being solicited, and will be recognized on the banners which will hang at the intersection in advance. Pierce is obtaining quotes on a tent and tables. We will recruit volunteers.

9. ANNOUNCEMENTS

Turning Point has an inaugural 5K run on August 2.

10. OTHER BUSINESS

The stormwater ordinance needs to be updated, and Langen reported our engineer said she could update ours and Weddington's and split the cost two ways. The cost would be about \$4,000 - \$5,000, and split 50-50. Bradford made a motion to have USTI do the stormwater changes based on the State model; Horvath seconded the motion.

The motion passed unanimously.

We will call for a public hearing on the changes at the August meeting.

There is a privilege license workshop October 8-10 in Wilmington; registration is \$150. Horvath made a motion to authorize Bennett to attend the workshop; Pierce seconded the motion.

The motion passed unanimously.

10. COUNCIL COMMENTS- none.

13. ADJOURNMENT

Bradford made a motion to adjourn the meeting; Pierce seconded the motion.
The motion was approved unanimously.
The meeting was adjourned at 8:35 pm.

Respectfully submitted,

Cheryl Bennett, Clerk

Mayor Tracey Clinton