

VILLAGE OF WESLEY CHAPEL  
COUNCIL ADVANCE  
MINUTES  
Friday and Saturday, March 09 and 10, 2012

**March 09, 2012**

On Friday night, March 09, 2012 the Advance began with dinner at 6:30 pm, at South Piedmont Community College, Old Charlotte Highway Campus, in Salon A, 4209 Old Charlotte Highway, Monroe, NC 28110. The Village Council, many committee members, staff, and some citizens were present along with Mayor Brad Horvath who welcomed everyone and facilitated the meeting. Mayor Horvath expressed appreciation to all the committee members who spend their time volunteering for the Village, and handed out certificates of appreciation to those committee members present. The Village is starting a new appreciation program where by a gift card is given to a member of each committee once per quarter to thank them for their work. Gift cards were given to the chair of each of the committees.

Priorities from the 2011 Advance were reviewed, and accomplishments noted. A Fall Heritage Festival was held in October 2011, and work proceeds on Dogwood Park and the Town Hall.

Establishing the Village's identity was the next subject of conversation. Mayor Horvath noted he tried to get a post office in the Village, but there is not one scheduled at present. By a show of hands there was interest in signs to let people know they are in Wesley Chapel. Various opinions were expressed on locations and number of signs. Content of signs could include the town seal (when we adopt one – include the sign for the school?), population number, and wording was discussed including “Wesley Chapel welcomes you”. Existing signs are found where both sides of the street are in the Village limits. Signs might be located not at the town borders but at areas representative of the town including town hall and the park. Village founders have a slogan “A great place to live and raise a family” which could be included. Issues included rural heritage, conservation subdivisions, schools and village heritage, and that people make the town.

Howard Brotton, Council member, asked residents what their priorities are for the upcoming year. Connectivity / sidewalks were discussed, noting the current estimate is \$290,000 per mile for a five foot wide sidewalk. Bill Lee said there are several instances where the fire department gets to a call several minutes before EMS, but they are limited in what services they can provide. He encouraged the Safety Committee to quantify the problem. Butch Plyler said the fire department currently uses volunteers but has put together a package costing about \$100,000 per year for two people to be there at night. Since the County doesn't want to raise taxes, they may go to the three towns and ask for funding. There is a bay at the fire station, but it would have to be upgraded for EMS use; however the County has not expressed interest in stationing an ambulance at the fire house when approached twice before the station was built. Another idea was to use the two acres we are expected to receive from JDH for EMS. Uses for the

rest of the town hall land were discussed. A plan is needed for the house at Dogwood Park. A place to congregate and provide entertainment which would help the businesses was of interest. A group called "Friends of Parks" is being organized as a 501 (c) (3) to raise funds and work with the town. Promoting safe driving to our youth was discussed. The Youth Council Committee is working to promote their identity and doing some community service work, they may also do something in this area. The Carolina Thread Trail was another area brought up. Everyone was thanked for participating, and the meeting ended at approximately 9:30 pm.

### **March 10, 2012**

The Council of the Village of Wesley Chapel, North Carolina, met in the fellowship hall of Wesley Chapel United Methodist Church at 120 Potter Road South, Monroe, NC 28110 on Saturday March 10, 2012 at 9 am.

Present: Mayor Horvath, Mayor Pro-tem Ormiston, Council Members Brotton, Plyler and Rosoff

#### Others Present:

Planning Board Members: Chairman Sandi Bush, and members Chuck Adams, Dan DeMattos and Ashley Mock

Village Administrator/Clerk: Cheryl Bennett

Planning/Zoning Administrator: Joshua Langen

The Advance began at 9:00 AM.

The morning session was a joint session of Council and Planning Board. Communication and how Planning Board and Council can work together better was discussed. Planning Board Chair Sandi Bush suggested Council should frame their perspectives, i.e. Planning Board spent a lot of time on parking, Council re-did the text and it led to bad feelings. Chuck Adams suggested Planning Board might also do a better job of sharing their own perspective; perhaps a written synopsis of the Planning Board ideas, which may span a few months of meetings. Adams stressed the importance of picking up the phone and communicating. Dan DeMattos preferred the synopsis as not everyone would be participating in the phone call. Mayor Horvath suggested we include back-up information on what the issue is and what we are trying to accomplish or solve. Howard Brotton suggested we get facts on what other communities are doing. Sandi Bush said we can be more specific in the minutes as to what other towns' ordinances have been reviewed. Becky Plyler said we can't make a change to an ordinance just to solve a problem that pertains to the town. Bush asked about the Master Plan, it was never adopted. She said we might decide what things from the plan they want to adopt so it guides development and what we want to be. Mock said it wasn't meant to be regulatory; maybe Planning Board should do a survey every five years. Ormiston agreed we need direction; factors since 2007 have affected the town; we did do a CIP last year and adopted it. Focus on identity is the next step. She noted we can control growth to some extent.

The status of the sidewalk grant (from the shopping center to the park) was brought up; we are one of five proposals forwarded to the State for review; we have not yet received a grant. There is no walkability/connectivity plan yet; we may need to task Planning Board with this. Bush noted items in a Master Plan will affect what we have in our ordinances. Mock said pulsing the community may be needed. Adams said we need to work to get e-mail addresses – we could get names at a festival, National Night Out, or by postcards.

Brotton said the CIP doesn't have funding for sidewalks, and noted the property tax only brings in about \$150,000 annually. If we want to do a lot of sidewalks we would have to increase taxes or write ordinances for developers to contribute. Ormiston said we may need sidewalks; DOT has Highway 84 on their 30 year plan including sidewalks. Brotton brought up the Safe Routes to Schools program; you could start with schools and gathering points in the downtown area. A short break was held.

Dan DeMattos asked if we can require developers to do sidewalks beyond their development. Langen said you can go to the legislature and request powers or do developers' agreements. Mayor Horvath said we need to inventory sidewalks and where pockets of people are. Right of way was discussed; Langen said it is platted or maintenance, which is ditch to ditch. There is not enough room between the ditch and roadway for a sidewalk. DOT may require curbs. If you go on the other side of the ditch then you need to purchase easements. He noted we need to double check on the maintenance of sidewalks and who is responsible. Bush asked could we require sidewalks for CUP's or when property changes hands. Ormiston said we need to start allocating funds in the budget for sidewalks.

Aging in place and high density housing was discussed next. Adams said he was not sure we have support for this; there are traffic and school concerns. Brotton asked if we can legally restrict it to certain ages. DeMattos asked if you can write zoning restrictions to make things like pinwheel style homes. Becky Plyler said seniors may not want to walk to shopping and may prefer to drive and this leads to a wider radius. She had statistics from COG showing Union County needs housing for aging.

Consensus was we want this type housing to be owned, not rental. Langen said we don't have a zoning district to accommodate it right now. Ormiston asked him to investigate senior living properties such as those at Park Road.

The Land Use Plan was discussed; Mayor Horvath noted it needs to be reviewed. Brotton asked about the firearms ordinance; it does not pertain to Planning Board as it is not land specific.

Adams noted he had found some old Village business cards, they include the sign from the elementary school; and asked if we might want to put that sign on our seal.

A lunch break was taken. Planning Board left at this point. Carol Mullis arrived.

Legal fees were discussed, it is important to set a due date for the attorney to respond to us. If the attorney doesn't have an answer at the meeting we will get

charged for his time when he does respond. Committees should not directly go to the attorney, and Mayor Horvath will instruct the attorney not to respond to any requests.

Our engineer has been responsive and reasonable cost-wise.

Our auditor has done the reports on time and his rates are very good. The fee may go up due to all the park grants.

Meeting length was discussed. Ormiston requested everyone be prepared for meetings; motions can be written out ahead of time. Meeting packets were discussed; they will be emailed to Brotton, Ormiston and Horvath and printed out for Plyler and Rosoff. Info should be to the clerk by 5 pm on Tuesday including committee back-up. Agenda packets will go out on Thursdays. Time limits will be added to the agendas; we will see how it works and could then add it to the Rules of Procedure.

Ormiston brought up social media; Bennett will check on the rules for its use as far as having conversations and records retention. Langen suggested we have a Facebook page that directs to the website.

Ormiston asked what can we as a village do to encourage businesses to come to Wesley Chapel; can they give incentives to local residents. Mayor Horvath will call them and also bring up the idea of having “First Friday” events at the shopping centers. .

Priorities for 2012 were summarized, they include:

- Land Use Plan Update – high priority- Planning Board
- Ordinance Prioritization List – Council/Planning Board
- Gun Ordinance – medium priority – Council/ Safety Committee
- Sidewalks / Walkability – Langen and Planning Board/ Council;
  - a. Inventory of sidewalks – high priority - Langen
  - b. DOT requirements – low priority
  - c. Priority/ People – Community areas – high priority
  - d. Right of ways / Property Rights – medium priority
  - e. Scope – minor subdivision/private residential/commercial – high priority
- Two acres – ownership and use (need committee proposals) – high priority – Mayor Horvath and Langen
- “Vision” Plan – comprehensive plan- Langen will bring an outline for Council – high priority – Committee or contract?
- Developer Agreements – need to monitor County areas around us and their changes to land use plan and actions at their Planning Board meetings – low/medium priority – Langen/Planning Board/ County Planning Board
- Aging in Place / High Density Housing – high priority Langen will look at age restrictions, districts, and more info on existing properties
- Emergency Services – high priority – Safety Committee, Parks and Rec
- Fire Department Full Time Staffing – high priority – Mayor Horvath/ Butch Plyler

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- Plan for rest of town hall land – high priority – Town Hall Building Committee / Parks and Rec
- House at Dogwood – high priority – Parks and Rec
- E-mail list – low priority
- Signs – high priority – location, number
- Seal – high priority

The Advance ended in late afternoon.

Respectfully submitted,

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Cheryl Bennett, Clerk

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Mayor Brad Horvath