

**Village of Misenheimer
Joint Council/Planning Board Meeting Minutes
Community Building
April 9, 2012 7PM**

Council Present: Michael Riemann, Mayor
Michael Herron, Mayor Pro-Tem
Michael Burrage, Finance Officer
Jim Gulledge, Council Member
Pam Humphrey, Clerk

Planning Board Present: Nancy Henderson
Joel Rogers

Invited Stakeholders Present:

President Michael Miller and Mrs. Donna Miller-Pfeiffer University
John & Annbeal Lefler
Kent & Dale Newport-Large tract property owners
Vee & Craven Morton-Property Managers for Clearview Apartments
David Drye-Lloyd's Antiques
Rev. John Bryant & Mrs. Bryant-Wesley Chapel Methodist Church

Call to Order: Mayor Riemann called the Council Meeting to order at 7:05 PM declaring a quorum of Council members present. A quorum was not present for the Planning Board to conduct business.

Introduction of Visitors: Invited Stakeholders as noted above were welcomed to the joint Council/Planning Board Meeting.

Approval of Agenda: Herron made a Motion to accept the Agenda for the April 9, 2012 joint Council/Planning Board Meeting. Burrage seconded the Motion and it was approved by a vote of 4/0.

Approval of March 12, 2012 Minutes: Herron made a Motion to accept the March 12, 2012 Minutes with no revisions. The Motion was seconded by Gulledge and was approved by a vote of 4/0.

VISION AND LONG-TERM PLANNING DISCUSSION:

Purpose of the Joint Council/Planning Board Meeting: The purpose of the joint Council/Planning Board Meeting was to continue discussions regarding the Vision and Long-Term Plans for the Village over the next 10-20-30 years. The Council and Planning Board jointly met January 9, 2012 to initiate Vision and Long-Term Planning discussions. Stakeholders (large tract property owners (> 10 acres that could be subdivided), business owners, education leaders, and religious leaders) were invited to attend the April 9, 2012 second joint Council/Planning Board Meeting to discuss their situations and future plans as well as to provide input regarding the possible long-term plans for the Village. The discussion material for this Meeting was taken from the January 9, 2012 joint Council/Planning Board Meeting Minutes along with the Land Use Plan that was adopted August 17, 2003 and reaffirmed again April 13, 2009.

Mayor Presentation:

- Mayor Riemann presented and revisited the original Village "Dreams" List prepared on June 25, 2003. The Village was in its original incorporation infancy at that time. The 2003 List included items that citizens wanted their Village to represent and the four required municipal services

that were selected to be provided to citizens to qualify for incorporation. The Mayor pointed out those items in the List that the Village had accomplished, those items in process, and those items that have not yet been started since incorporation almost ten (10) years ago.

- Mayor Riemann discussed the assumptions under which the January 9, 2012 joint Council/Planning Board Vision and Long-Term Plan information for the Village was drafted. He also advised the audience that the NC Department of Transportation (NCDOT) is currently focusing on road repairs vs. major capital road projects due to existing budget constraints and probable budget shortfalls for road construction five (5) to ten (10) years from now.
- Mayor Riemann read an email sent from Lane Peeler who is a resident and large tract property owner of the Village to the audience as he felt it may sum up some of the sentiments and vision of the Village residents.
- The current resident and revenue status for the Village is as follows:
 - Approximately 120 residential units with a property tax base of \$9.350M as of 1/1/11.
 - Approximately ½ of the 120 units are rental units.
 - Approximately 18 apartments out of 24 total units are currently rented at Clearview Apartments.
 - Misenheimer's ad valorem tax rate has remained at .22/\$100 value of property since incorporation in 2003. .07 of the .22 rate is apportioned to the Richfield/Misenheimer Fire Department for fire protection in the Village. Therefore, the Village operates on .15 of the .22 total tax rate.
 - Pfeiffer University educates approximately 800 undergraduate students at the Misenheimer campus.
 - Gray Stone Day School has an approximate enrollment of 300 high school students.
 - 2010 Census allots Misenheimer a population count of 728 allowing for Pfeiffer University part time student residency.
- Many of the Village's wishes, issues, and solutions that will be discussed may take many years to come to fruition. However, having a vision and a plan in place now is an important part of the road map in making the journey to the future for the Village residents and businesses of today and the tomorrow.

Vision and Long-Term Plan Discussions: The following is a summarization of the discussion held during the second joint Council/Planning Board Meeting held Monday, April 9, 2012:

- It was suggested that the Village Community Building could be utilized for more Village functions. It is a great asset to the community.
 - The Village does not currently have a Recreation Department to manage an increased use of the Community Building.
 - Currently the Village provides use of the Community Building at no charge to Village residents. Non-residents pay a nominal rental charge.
 - The Community Building is currently listed as a Meeting hall.
 - The annual BBQ and Village celebration is held each Fall at the Community Building.
 - Council monthly and Planning Board/Board of Adjustment quarterly meetings are held at the Community Building.
- Infrastructure improvements are necessary for growth in the Village. Growth has positive and negative consequences both for residences and businesses if not dealt with vigorous zoning ordinances and their consistent enforcement.
 - Sewer

- Gravity vs. pump sewer systems was generally discussed. The Village currently has a sewer study being performed by Chambers Engineering. A final report is forthcoming.
 - Clearview Apartments has a sewer package plant that needs up fitting. More apartments could be built with Village provided sewer services when available.
 - A temporary sewer fix for Clearview Apartments could be achieved by running apartment sewage to Pfeiffer University for processing (approximately \$120M-\$150M).
 - Restaurants would most likely have to have sewer to operate in the Village.
 - Misenheimer has bad soil for septic tanks which requires more acreage for septic perking.
 - Mayor Riemann estimated that current costs to bring sewer to all Village residents may cost approximately \$2.5MM.
 - There is a possible consideration for a future Pfeiffer/N. Stanly Water and Sewer Authority.
 - Residents along Pfeiffer Place have sewer service provided by Pfeiffer University at a current cost of approximately \$75/month. There are concerns that all citizens could afford sewer service at this current approximate monthly cost.
 - It was recommended that if sewer was seriously considered that Village citizens should be informed regarding all of the options and their associated costs.
 - Natural Gas
 - Bringing natural gas in to the community may improve residential and light industrial development opportunities.
- Recreational considerations and opportunities are important to the Village and the University.
 - Pfeiffer athletics are a plus for the community to support.
 - The corridor planning for the Carolina Thread Trail is an asset to the community.
 - The Village applied for a community sidewalk planning grant to be shared with Richfield and New London. The grant award will be announced in May 2012.
 - The Village will utilize Powell Bill funds to replace and add sidewalk from the Pfeiffer rose garden to the Misenheimer Village limits at the Duke Energy sub-station. The goal is to have sidewalks that will allow walking or biking access to the shopping center in Richfield.
- Occasional excessive noise is a concern of Village residents.
 - Jake braking noise and vibration from trucks entering the Village's speed limit of 35MPH from a previous 55MPH (coming in from Hwy 52 S) or 45MPH (coming in from Hwy 52N).
 - Signage was suggested to alert drivers to the speed limit change and subsequent braking that may be required.
 - The Village is currently studying and reviewing a draft of a Noise Ordinance. Enforcement and fining are a consideration for study and review as well.
 - Hwy 52 is a heavily travelled road for beach bound and commercial truck traffic.
 - Off campus Pfeiffer University students can be too noisy at times.
- More jobs in the Village where the residents lived in the Village would be an asset.
 - Most families are households where both spouses work.

- Village business employers for both spouses are limited (Pfeiffer University, Sodexo, Lloyd's Antiques, Sunseekers Tanning, Headquarters, MEC Builders, US Postal Service, College Mini Storage, Clearview Apartments, The Heelan' Hound)
- Educational opportunities are excellent in Misenheimer (Gray Stone Day School-Charter High School & Pfeiffer University)
- Large tracts of land in and near Misenheimer have been considered for commercial uses in the past (Walmart distribution center, solar field, reactivation of Barringer mine).
- President Michael Miller of Pfeiffer University stated that Pfeiffer University will focus on higher education for undergraduates at the Misenheimer campus. Real estate development in the Village will not be a responsibility of the university.
- Development of a retirement community in the Village is considered less likely as more seniors are making arrangements to stay in their homes longer during their retirement years.
- There is no shortage of land in the Village for potential future residential or commercial development.
- There is limited existing commercial space for new businesses to locate in the Village.

Other Business:

- Council was presented with a copy of the NCDOT Construction Agreement dated 4/5/12 for their review. This agreement governs the terms of the Powell Bill sidewalk construction project intended to begin soon. The terms of the agreement call for the entire March 31, 2012 balance of the Powell Bill account (\$77,212.76) at Bank of Stanly and an additional amount of \$2,787.24 from the General Fund at Bank of Stanly (grand total Village project cost of \$80,000.00) be submitted to the NCDOT along with the approved and signed NCDOT Construction Agreement. The Agreement will be submitted at the NCDOT Board Meeting in early May 2012 for final approval. Herron made a Motion to accept the NCDOT Construction Agreement as presented and to approve a FY 11/12 Budget Amendment of \$2,787.24 from the General Fund. Burrage seconded the Motion and it was approved by a vote of 4/0.
- Council discussed Chief McGinnis' current personnel situation of filling an open full time officer position and a part time position. Chief McGinnis has narrowed his search to five (5) candidates that will be interviewed by a Pfeiffer University panel Wednesday, April 11, 2012. It is anticipated that after the interviews on Wednesday, that the candidate field will be narrowed down to two (2) candidates. Once an offer is made, it may take up to three (3) weeks before the new employees can become active on the police force. Pfeiffer University's graduation on the Misenheimer campus is scheduled for Saturday, May 12, 2012. The next Council Meeting is scheduled for Monday, May 14, 2012. Council prefers that they conduct a brief interview of the final candidates before an offer is extended. The interviews will be scheduled for 6:30PM on Thursday, April, 12, 2012 in Closed Session which will be prior to the Public Meeting scheduled to start at 7PM that same evening. The Thursday, April 12, 2012 Public Meeting Agenda will be revised and posted on the Village web site.

Adjournment: The Council adjourned the Meeting at 8:45 PM.

A Public Meeting will be held on Thursday, April 12, 2012 at 7PM to discuss the Village's Vision and Long-Term Planning. Members of Council, the Planning Board, the Board of Adjustment, Stakeholders, and the Public are invited to attend.