

Village of Misenheimer
Joint Council/Planning Board Meeting Minutes
Community Building
April 12, 2012 7PM

Council Present:
At 6:30PM

Michael Riemann, Mayor
Michael Herron, Mayor Pro-Tem
Peter Edquist, Council Member
Jim Gullledge, Council Member
Pam Humphrey, Clerk

Planning Board Present:
at 7PM

Nancy Henderson
Joel Rogers (Arrived at 7:05PM)
Donnie Day

Visitors Present for 6:30PM Closed Session Meeting:

Erik S. McGinnis, Chief of Police

Visitors Present for 7PM Public Meeting:

Erica Benjamin, Reporter for the Stanly News and Press
John & Annbeal Lefler, Homeowners
Micah & Kristy Edquist, Homeowners and small business owner
Sherri Barnes, Associate Director of University and Church Relations-Pfeiffer University

Call to Order: Mayor Riemann called the Public Hearing session of the Council Meeting to order at 6:30 PM declaring a quorum of Council members being present.

Closed Session: Mayor Riemann requested a Motion to go into Closed Session for purposes allowed by State Statute 143-318.11 (a)(6). Herron made the Motion to go into Closed Session. Edquist seconded the Motion and it was approved by a vote of 4/0. Once the Closed Session was concluded at 7PM, Edquist made the Motion to return to the Public Hearing session of the Council Meeting. Herron seconded the Motion and it was approved by a vote of 4/0.

Introduction of Visitors: Visitors as noted above were welcomed to the 7PM joint Council/Planning Board Meeting.

Approval of Agenda: Herron made a Motion to accept the Agenda for the April 12, 2012 joint Council/Planning Board Meeting. Gullledge seconded the Motion and it 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 third 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 (Refer to the April 9, 2012 Meeting Minutes). The discussion material for this Meeting was taken from the January 9, 2012 initial 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 they were selected to be provided to Village 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 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 referenced 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.
- Mayor Riemann recapped the discussions with Stakeholders who attended the Monday, April 9, 2012 second joint Council/Planning Board Meeting (Refer to the April 9, 2012 Meeting Minutes).
- 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 amount.
 - 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 total 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 third joint Council/Planning Board Meeting held Monday, April 12, 2012:

- A major point of discussion for this Vision and Long-Term Planning Meeting focused on the identity or branding of the Village.
 - What is the Village currently known for? Our Village seal includes the steeple of Pfeiffer University's Village Church, our green spaces, our desire for a pedestrian friendly community, and the historical heritage of the stone masons that built numerous residences in the community. Our motto is "Preserving the Future".
 - Consider Pfeiffer University students as a renewable "natural resource" for the Village. Currently over 800 faculty and students inhabit the Village from August to May each year.
 - Consider Gray Stone Day School students as a renewable "natural resource" for the Village. Currently over 300 faculty and students inhabit the Village from August to May each year.
 - As people drive through the Village on heavily travelled Hwy 52, what do they see and feel about our "front porches"? Do we come across as a friendly, historical, progressive, green, rural, education minded, low crime community?
 - What makes non-residents stop in the Village now? Pfeiffer University, Lloyd's, Headquarters, Sunseekers Tanning, College Mini Storage, US Post Office, Gray Stone Day School, MEC Builders? The group at this Meeting is not interested in a strip mall type of commercial retail development similar to Richfield's that would be considered out of character for the current charm of the Village.
 - Why do people come here to live? The people, nature, quiet and charming rural setting, education?
 - What do visitors say about our community when they visit? Charming, green, special feel?
 - Why do students come to Pfeiffer University or Gray Stone Day School? Perhaps we need to go to the Student Government and/or the students for their input as they did not attend this Public Meeting.
 - Pfeiffer University is an integral partner to the success of the Village. Our futures are inextricably intertwined. Our growth should be complementary to the University's.
 - Could the town have more "branded exposure and presence" with municipal office space fronting Hwy 52? Current Police and Administrative space is provided by Pfeiffer University behind Cline Hall on Ward Drive.

- Another point of discussion for this Vision and Long-Term Planning Meeting focused on the eventuality of change and growth in the Village.
 - Change and growth will come to the Village over time. Life will not stand still.
 - Progress and improvements will come to the Village over time. A plan is necessary to ensure the preferred path of progress as well as to retain the character and charm of the Village of yesteryear and today.
 - A failure to plan now for the future may fail future Village residents.
 - Strong Zoning Ordinances and their enforcement will ensure that growth is channeled in a direction that is advantageous to the Village. However, not everything can be blocked via Zoning and enforcement.
 - A goal in considering offering sewer services would be to entice more commercial, light industrial, and residential development and to provide sewer to existing Village residents. There is currently a sewer study being performed by Chambers Engineering whose final report is forthcoming.
- The following are consistent discussion themes in the three (3) Vision and Long-Term Planning sessions that have taken place so far during 2012:
 - Have the Village stay the way we are now; however, the Village should strive to age gracefully.
 - Can the Village and its residents afford sewer services?
 - Sewer services will most likely bring both desirable and possibly less desirable growth.
 - Maintain and complement the existing recreational opportunities for the Village.
 - Add to and improve current Zoning Ordinances.

Mayor Riemann requested a Motion to close the Public Hearing session of the Council Meeting and open the regular business portion of the Council Meeting. Edquist made the Motion to close the Public Hearing session of the Council Meeting and open the regular business portion of the Council Meeting. Herron seconded the Motion and it was approved by a vote of 4/0.

Other Business:

- Council was presented a copy of the FY 11/12 audit contract from Maxton McDowell, CPA for their review. The audit fee will be \$4,500 which is the same amount charged for the FY 10/11 audit. Pam Humphrey, Clerk, advised Council that the firm had been very helpful during the on-site audit of the FY 10/11 financials. Gullledge made the Motion to accept the audit contract for FY 11/12 as presented. Herron seconded the Motion and it was approved by a vote of 4/0.
- Council Member Peter Edquist was sworn in by Pam M. Humphrey, Clerk, as a member of the Board of Adjustment.

Adjournment: The Council adjourned the Meeting at 8:35 PM.

The next Council Meeting will be held on Monday, May 14, 2012 at 7PM at the Community Building