

**TOWN OF WEDDINGTON
REGULAR TOWN COUNCIL MEETING
MONDAY, AUGUST 8, 2022 – 7:00 P.M.
WEDDINGTON TOWN HALL
1924 WEDDINGTON ROAD WEDDINGTON, NC 28104
AGENDA**

1. Open the Meeting
2. Pledge of Allegiance
3. Determination of Quorum
4. Conflict of Interest Statement: *In accordance with the state government ethics act, it is the duty of every Council member to avoid conflicts of interest. Does any Council member have any known conflict of interest with respect to any matters on the agenda? If so, please identify the conflict and refrain from any participation in the matter involved.*
5. Additions, Deletions and/or Adoption of the Agenda
6. Mayor/Councilmember Reports
7. Public Comments
8. Public Safety Report
9. Consent Agenda
 - A. Approval of July 11, 2022 Regular Town Council Meeting Minutes
 - B. Approval of FY 2022 Audit Contract with Ann Craven, CPA, PLLC for an amount not to exceed \$8500
 - C. Approval of Audit Response Letter to Local Government Commission
 - D. Approval of ARPA Amendment to the UCSO Deputy Contract
 - E. Approval of Proclamation 2022-02 for Day of Remembrance
 - F. Approval of Release of Atherton Performance Bonds Phase 2, Map 1 in the amount of \$59,327.88, Phase 2 Map 2 in the amount of \$78,864.50, and Phase 2 Map 4 in the amount of \$71,552.65
 - G. Call for a Special Meeting to be held Tuesday 16 August 2022 at 6:00 p.m. at Weddington Town Hall for the purpose of hosting a presentation and public question and answer session on Forms of Government by the UNC School of Government.
10. Old Business
11. New Business
 - A. Approval of Proclamation 2022-01 for Constitution Week and Presentation to the Halifax Convention Chapter of the Daughters of the American Revolution.
 - B. Discussion and Possible Consideration of Request for Proposals for Consultant for Land Use Plan Study.
12. Updates from Town Planner and Town Administrator
13. Code Enforcement Report
14. Update from Finance Officer and Tax Collector
15. Transportation Report
16. Council Comments
17. Adjournment



**TOWN OF WEDDINGTON
REGULAR TOWN COUNCIL MEETING
MONDAY, AUGUST 8, 2022 – 7:00 P.M.
WEDDINGTON TOWN HALL
MINUTES
PAGE 1 OF 6**

Ed Thomas, Pastor, Spirit of Joy Lutheran Church

1. Open the Meeting

Mayor Horn called the meeting to order at 7:00 p.m.

2. Pledge of Allegiance

Council led the Pledge of Allegiance

3. Determination of Quorum

Quorum was determined with Mayor Craig Horn, Councilmembers Jeff Perryman, Anne Pruitt, and Brannon Howie were present. Mayor Pro Tem Janice Propst was absent.

Staff present: Town Administrator/Clerk, Karen Dewey, Town Planner Robert Tefft, Finance Officer Leslie Gaylord, Deputy clerk/Admin Assistant Debbie Coram, Town Attorney Karen Wolter, UCSO Deputy Joseph Kropp

Visitors: Walton Hogan, Mike Smith, John Drazzac, Ed Thomas, Gayle Butler, Bill Deter, Rusty Setzer, Alix Pavlic Phillips, Renee Stene, Jack Plyler, Joyce Plyler, Omar Parker, Kim Topalian, Mark Miller, Chris Martin, Chris Drost, Kurt Meadows

4. Conflict of Interest Statement

In accordance with the state government ethics act, it is the duty of every Council member to avoid conflicts of interest. Does any Council member have any known conflict of interest with respect to any matters on the agenda? If so, please identify the conflict and refrain from any participation in the matter involved.

Mayor Horn read the Conflict of Interest Statement.
No Councilmember had a conflict of interest.

5. Additions, Deletions and/or Adoption of the Agenda

Staff requested to add item 9.H. to the consent agenda: *Resolution Adopting Policies Applicable to the Town of Weddington's Use of Coronavirus State Fiscal Recovery Funds*

Motion: Councilmember Pruitt made a motion to adopt the agenda as amended.

Vote: The motion passed with a unanimous vote.

6. Mayor/Councilmember Reports

Councilmember Perryman reported on the extra-territorial jurisdiction project WUMA is working on. The next WUMA meeting will be August 25th in Stallings and Mayor Horn will be representing Weddington. The alliance will be reviewing the proposed letter to the County Commissioners and will take the letter to their respective councils in September for approval. Mr. Tefft will be reaching out to the other municipalities to work on agreements to who will have jurisdiction over specific donut holes. WUMA anticipates presenting to the Board of County Commissioners in November or December. Councilmember Perryman also reported on the WCWAA request for funds from the Town. Ms. Gaylord and Ms. Dewey met with WCWAA representative Amy Anthony and treasurer Christine Robertson to discuss the financial records. Discussion continues on whether the town will fund a specific project or plan for ongoing annual financial support.

Councilmember Pruitt stated her appreciation for Councilmember Perryman spearheading the effort for ETJ. She reported that she attended the July CRTPO meeting where Ms. Dewey presented current and future Weddington transportation projects to the CRTPO board. Councilmember Pruitt also stated that she thought the conflict of interest statement read before the CRTPO meeting was helpful to provide more transparency and it would be a good addition to the Weddington meeting agendas.

Mayor Horn stated that he sits on a number of statewide boards and a conflict of interest statement is read before all meetings. He also stated that gas sales tax has been the sole funding source for NCDOT, and it is insufficient. In seeking new ways to fund transportation projects, there has been a recent budget provision calling for a portion of sales tax from automotive related products be earmarked for transportation revenues. Mayor Horn reported that today is the 60th anniversary of his joining the United States Air Force.

7. Public Comments

Bill Deter-401 Havenchase Dr Waybridge: Mr. Deter spoke on the land use plan review and the planning board meeting discussion on the land use plan review.

Gayle Butler: 5146 Panhandle Circle Wellington Place: Ms. Butler questioned the early review of the land use plan. She expressed her lack of confidence in the members of the planning board to serve Weddington and the scope of their role. She believes it inappropriate for planning board members to be communicating with developer.

Jack Plyler 1015 Estate Lane Weddington Heritage: Mr. Plyler commented on the emails from the public records request that showed emails from developer to planning board members for meetings. He cited rule 5.6 in the Planning Board rules of procedure and asked that it be clarified. Mr. Plyler quoted Councilmember Perryman's comments from the January 11, 2021 Council meeting about reporting ethics violations and asked for a response regarding his ethics complaint against Planning Board Chairman Ed Goscicki.

Joyce Plyler 1046 Bromley Dr Bromley: Ms. Plyler commented on bringing the Council and the community back to a place where communication can happen without animosity or the hard feelings that happened over Roots Farm and Weddington Green. She asked the Council take seriously suggested changes to procedure. Ms. Plyler believes that the notice and comment requirements in the UDO need to be changed. She

commented that the sunshine list inadequate and important information needs to be mailed to residents. She believes agendas and minutes need to be more specific. Ms. Plyer recommended getting a competent survey expert to help with the resident survey and get an unbiased representative sample. She commented on making sure people understand ethics rules and direct and indirect conflicts of interest.

Chris Martin-6403 Antioch Ct Weddington Oaks: Mr. Martin commented that he believes there is a big disconnect between Planning Board and Council and citizens. He believes that the procedure followed through the Weddington Green application seemed to not be transparent and was not put out so there could be discussion. He expressed frustration with the process regarding contracting with a planning board member for a study that was done. He believes the planning board has its own agenda and he expressed frustration that there is no public comment during the planning board meetings.

Kim Topalian - 130 Bluebird Lane: Ms. Topalian thanked most members of the Council for listening and being attentive. She loves the Weddington community and wants everybody to work together. She believes the planning board is all one sided. She expressed her thanks for listening to residents.

Chris Drost-1203 Delaney Drive: Ms. Drost commented on the last Planning Board meeting. She stated that the members seem to be promoting a vision and plans for the town and the planning board isn't elected by the residents. She believes the board members don't care what the community wants. She believes that paraphrasing meeting minutes isn't good enough and she plans to record the next planning board meeting. She requested that the Council listen to the residents.

8. Public Safety Report

Deputy Kropp gave the public safety report: he addressed the roundabout construction issues and the residents of Amanda Drive complaints about the traffic. In 2021, there were 4,000 cars in a 3-week period in that area. In the last 5 weeks, there were 20,000 cars in the area. That increase in volume is compounded by speed issues. For future projects, it might be worth considering some off-duty deputies to aid in patrolling the area near the project.

9. Consent Agenda

- A. Approval of July 11, 2022 Regular Town Council Meeting Minutes
- B. Approval of FY 2022 Audit Contract with Ann Craven, CPA, PLLC for an amount not to exceed \$8500
- C. Approval of Audit Response Letter to Local Government Commission
- D. Approval of ARPA Amendment to the UCSO Deputy Contract
- E. Approval of Proclamation 2022-02 for Day of Remembrance
- F. Approval of Release of Atherton Performance Bonds Phase 2, Map 1 in the amount of \$59,327.88, Phase 2 Map 2 in the amount of \$78,864.50, and Phase 2 Map 4 in the amount of \$71,552.65
- G. Call for a Special Meeting to be held Tuesday 16 August 2022 at 6:00 p.m. at Weddington Town Hall for the purpose of hosting a presentation and public question and answer session on Forms of Government by the UNC School of Government.
- ** H. *Approval of Resolution R 2022-03 Adopting policies applicable to the Town of Weddington's use of Coronavirus Local Fiscal Recovery Funds*

Motion: Councilmember Perryman made a motion to approve the Consent Agenda as amended.

Vote: The motion passed with a unanimous vote.

10. Old Business

Ms. Dewey gave an update from NCDOT on the Tilley Morris/Weddington Matthews Road roundabout construction: the contractor has presented a reasonable work schedule that would see the roundabout open prior to August 24th. However, that schedule could be affected by unforeseen events, such as multiple rain days that would push the opening past August 24th. NCDOT will make the Town of Weddington aware of any future schedule revisions that would delay the reopening past August 23rd.

11. New Business

A. Approval of Proclamation 2022-01 for Constitution Week and Presentation to the Halifax Convention Chapter of the Daughters of the American Revolution.

Mayor Horn stated: In 1955, The Daughters of the American Revolution petitioned Congress to set aside the week of September 17 through 23 annually to be dedicated to the observance of Constitution Week. The resolution was adopted by the U.S. Congress and on August 2, 1956, President Dwight David Eisenhower signed in into law. It was not until 2002 that President George W. Bush officially declared the inception of Constitution Week in September each year. The United States Constitution is America's most important document. It stands as a testament to the tenacity of Americans throughout history to maintain their liberties, freedoms, and inalienable rights. If you have not visited the National Archives on Constitution Avenue in Washington, D.C., I urge you to see this incredible document for yourself and listen to the guides provide information you probably never heard before.

The Daughters of the American Revolution, best known by their initials DAR, have also erected a structure in our nation's capital in tribute to the Constitution of the United States. DAR Constitution Hall has hosted many events from presidential parties to performing arts programs since its opening in 1929.

I am honored to present to the Halifax Chapter of the Daughters of the American Revolution this proclamation in recognition of this document, this celebration, and their contribution to keeping the memory green. On September 17th, Constitution Day, bells will ring across this country in celebration of the signing of the U.S. Constitution, like the church bells of Philadelphia rang out when the Constitution was first signed at 4:00 p.m. on September 17, 1787, 235 years ago. Motion:

B. Discussion and Possible Consideration of Request for Proposals for Consultant for Land Use Plan Study.

Councilmember Perryman thanked all the speakers during the public comments section and stated that the comments helped reinforce the reason to get started on this project as soon as possible. The last 6 months have been stressful and tested patience and personal relationships. The Land Use Plan is reviewed and adopted normally every 5 years, and he is hoping to get some good thorough, unbiased direction. Councilmember Perryman stated that he doesn't want to wait until next summer to start the review because some changes need to be made and he doesn't want to rush through the process.

Councilmember Pruitt stated that the population grew 39% from the 2010 Census to the 2020 Census and that is one of the reasons to start looking at this now. She stated that after reading the

RFP, she would like to include a fiscal impact analysis, a projection of direct current residential or non-residential growth. Specifically, the difference in the revenue and where it comes from.

Councilmember Howie agreed that this review should be comprehensive and that will take time.

Councilmember Perryman stated his desire to get back to where residents are confident in the Council and where there can be a gathering in a room where the atmosphere won't go south. He outlined his vision of how he sees the composition of a citizens' board with members of varying time in Weddington, and various stages of family life. He would also like to see included a member of the Council and a member of the Planning Board.

Staff will add discussion and consideration of the RFP to the September Regular Meeting Agenda, giving time to add fiscal impact analysis to the scope of work and allowing review by Council.

12. Updates from Town Planner and Town Administrator

Mr. Tefft gave a planning update: There have been no new projects nor new inquiries. Staff is reviewing plans for Avalon, a minor subdivision of 5 lots on Forest Lawn Drive that will be completed this month. He will review the Weddington Glen final plat this month.

Councilmember Pruitt asked about the flooding potential in the area of Avalon. Mr. Tefft responded that they are connecting to Brookhaven sewer and he doesn't recall anything problematic with flooding and Labella is on the second round of comments on it.

Ms. Dewey gave an update: The town has a signed solid waste contract. Staff will be working with Active Waste representatives to get a list of customers from the tax database and will be working on billing details. Discussion with Indian Trail regarding the traffic light at Forest Lawn and Antioch Church Roads. The intersection was identified as critical in the 2019 county study. An updated cost estimate has been received from NCDOT and it has increased about 50%. In 2021, Indian Trail reached out to the Brookhaven HOA to gauge interest in contributing to the cost of a traffic light. They were not interested. The agreement for the roundabout at Forest Lawn and Potter Road should be on the October council agenda for approval. The project did receive an additional \$400,000 in safety funds that will count toward the town's contribution for construction costs.

13. Code Enforcement Report

Staff is meeting with the new code enforcement officer on 10 August and there will be regular monthly reports starting back up in September.

14. Update from Finance Officer and Tax Collector

July financial statements were distributed in the packet. Staff has received all tax data from Union County and is working on getting tax bills uploaded, printed, and mailed. Trash bills will be separate from tax bills this year. Staff is working out logistics for trash billing.

15. Transportation Report

16. Council Comments

Councilmember Howie stated that Union Day starts school on the 24th and the roundabout is scheduled to be opened on the 24th, so maybe we keep the idea in the back of our heads for some off-duty coverage if we should get notice of a change of date, to help with the traffic. Other than that, Thanks everyone for your input and your thoughts and ideas and specifically thank you to town staff.

Councilmember Pruitt: Than you guys for coming out tonight.

Councilmember Perryman: As usual, thanks to town staff. I've said it before, the people that live in this town do not know how lucky they are to have this staff working for them. They are great and do great work. I can't say that enough. One thing I'd like to answer, Ms. Plyler you had a question about the sunshine list, last time I asked about why we couldn't send everybody notice. People have to give permission to be included in the sunshine list. Second, if there are any questions or suggestions you all have, like extending public comment period, if this is something you can send to us, we can certainly have it as an agenda item and discuss it. We can discuss it, vote on it and if we need to make a change, we can make a change. That's my suggestion, having listened to your comments, those are my thoughts.

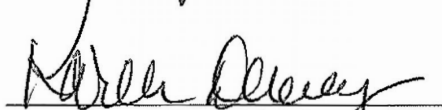
Mayor Horn: I would like to remind everyone that Coffee with the Mayor will be Wednesday the 24th from 5-7 p.m. I am interested in your opinions. I also want to follow up on a discussion from some time ago. We discussed having live feeds and recording council meetings. I know that is not inexpensive, but it does seem to me that it could be in our best interests and citizens' best interest to pursue that. I don't know if that takes action by the council. We have talked about it. I believe that interactive video is in the best interest. The point was made that the council has the authority to make its own rules, trying to go by the rules and the precedent that was set and I'm still getting my legs under me as the mayor of this town. I appreciate everyone coming out and sharing their views. We are trying to become more interactive with folks in the audience. I've also seen situations where it has gotten out of control. Balance is the key. We will continue to try to be as open and accessible as any organization of our type is.

17. Adjournment

Motion: Councilmember Perryman made a motion to adjourn the August 8, 2022 Regular Town Council Meeting at 8:43 p.m.

Vote: The motion passed with a unanimous vote.

Approved: Sept 12, 2022


Karen Dewey, Town Administrator/Clerk


D. Craig Horn, Mayor



NORTH CAROLINA DEPARTMENT OF TREASURER
LOCAL GOVERNMENT COMMISSION

Per 20 NCAC 03 .0508, this letter is the Town of Weddington's Response to the Auditor's Findings, Recommendations, and Fiscal Matters resulting from a Financial Performance Indicator of Concern identified as part of the Town's FY2021 audit. The specific indicator identified and the Town's response is documented below.

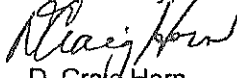
FINANCIAL PERFORMANCE INDICATOR OF CONCERN:

You indicated that you expect a decrease in property value for your next property revaluation. In your Response Letter please discuss the magnitude of the drop in valuation, the overall cause of the drop and how you plan to recover the lost revenues.

RESPONSE:

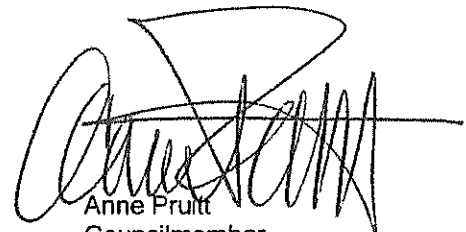
The question that prompted this indicator of concern was answered in error. The Town of Weddington did not expect or experience a decrease in property value. The question was misinterpreted and answered positively because the Town anticipated a decrease in the property tax rate as a result of a County property revaluation. At the property revaluation recently completed, the Town experienced a significant **increase** in the property valuation to \$3,105,980,900 from \$2,372,571,100, a 30.91% increase. As a result of the increase in the valuation, the Town decreased its property tax rate from \$0.052/\$100 to \$0.048/\$100. This is still above the revenue-neutral calculated tax rate of \$0.045/\$100. Based on this, the Town feels that no further action with respect to the Performance Indicator is warranted or necessary. Should there be any additional questions or documentation required, please contact the Town's finance officer, Leslie Gaylord, at 704-846-2709 or by email at lgaylord@townofweddington.com.

Respectfully,


D. Craig Horn
Mayor


Janice Propst
Mayor Pro Tem

Jeff Perryman
Councilmember


Anne Pruitt
Councilmember


Brannon Howie
Councilmember



**TOWN OF WEDDINGTON
PROCLAMATION
P-2022-02**

WHEREAS, on September 11, 2001, the American people endured the worst terrorist attack on U.S. soil in the nation's history with courage and heroism. In response to this tragedy, Americans across the country came together in a remarkable spirit of patriotism and unity and carried out countless acts of kindness, generosity, and compassion; and

WHEREAS, community organizations and family members of 9/11 victims began observing the anniversary of September 11th as a charitable service day to honor the memory of those who were lost and those who united in response to the tragedy, including the first responders and volunteers; and

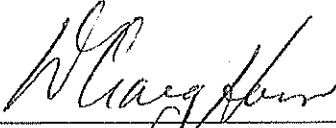
WHEREAS, participating in service and remembrance activities on September 11th is a positive and respectful way to remember the lives of those lost, pay tribute to those who rose in service, and honor those who continue to serve our country today, including active duty and reserve soldiers and their families, veterans, and first responders:

NOW, THEREFORE, on behalf of the Town Council and the citizens of Weddington, I do hereby proclaim September 11, 2022 as

9/11 DAY OF SERVICE AND REMEMBRANCE

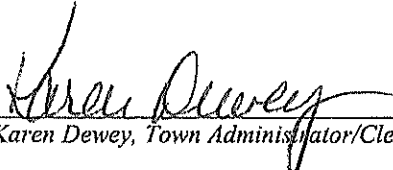
And encourage all to honor the lives of those lost through participation in community service and remembrance ceremonies on this day and throughout the year.

In Witness Whereof, I do hereby set my hand this 8th day of August 2022.



Craig Horn, Mayor

Attest:



Karen Dewey, Town Administrator/Clerk



**TOWN OF WEDDINGTON
PROCLAMATION
P-2022-01**

WHEREAS, The Constitution of the United States of America, the guardian of our liberties, embodies the principles of limited government in a Republic dedicated to rule by law; and

WHEREAS, September 17, 2022, marks the two hundred thirty fifth anniversary of the drafting of the Constitution of the United States of America by the Constitutional Convention; and

WHEREAS, It is fitting and proper to accord official recognition to this magnificent document and its memorable anniversary, and to the patriotic celebrations which will commemorate it; and

WHEREAS, Public Law 915 guarantees the issuing of a proclamation each year by the President of the United States of America designating September 17 through 23 as Constitution Week,

NOW, THEREFORE I, Craig Horn, by virtue of the authority vested in me as Mayor of the Town of Weddington do hereby proclaim the week of September 17 through 23, 2022 as

CONSTITUTION WEEK

and ask our citizens to reaffirm the ideals the Framers of the Constitution had in 1787 by vigilantly protecting the freedoms guaranteed to us through this guardian of our liberties.

IN WITNESS WHEREOF, I have hereunto set my hand and caused the Seal of the Town of Weddington to be affixed this 8th day of August 2022.



D. Craig Horn, Mayor

Attest:



Karen Dewey, Town Administrator/Clerk

