



**TOWN OF WEDDINGTON  
REGULAR TOWN COUNCIL MEETING  
MONDAY, JULY 10, 2023 – 7:00 P.M.  
WEDDINGTON TOWN HALL  
1924 WEDDINGTON ROAD WEDDINGTON, NC 28104  
AGENDA**

1. Call to Order
2. Determination of Quorum
3. Pledge of Allegiance
4. Additions, Deletions and/or Adoption of the Agenda
5. 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.*
6. Mayor/Councilmember Reports
7. Public Comments
8. Public Safety Report
9. Consent Agenda
  - A. Approve June 12, 2023 Town Council Regular Meeting Minutes
  - B. Approve June 20, 2023 Town Council Work Session Minutes
  - C. Authorize Tax Collector to Collect 2023 Real Property Taxes
  - D. Authorize Tax Collector to Charge off 2012 Property Taxes
10. Old Business
11. New Business
12. Code Enforcement Report
13. Update from Finance Officer and Tax Collector
14. Updates from Town Planner and Town Administrator
15. Transportation Report
16. Council Comments
17. Adjournment



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MONDAY, JULY 10, 2023 – 7:00 P.M.  
WEDDINGTON TOWN HALL  
MINUTES  
PAGE 1 OF 4**

**1. Call to Order**

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

**2. Determination of Quorum**

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

Staff present: Town Administrator/Clerk Karen Dewey, Finance Officer Leslie Gaylord, Admin Assistant/Deputy Clerk Debbie Coram, Town Attorney Karen Wolter

Visitors: Walton Hogan, Christopher Neve, Tracy Stone, Jim Bell, Mike Morse, Jack Plyler, Gayle Butler Tracy Stone, Brian Kay, Elaina Wolfe, Patty Hines, Rusty Setzer

**3. Pledge of Allegiance**

Council led the Pledge of Allegiance.

**4. Additions, Deletions and/or Adoption of the Agenda**

**Motion:** Mayor Pro Tem Propst made a motion to adopt the agenda as presented.

**Vote:** The motion passed with a unanimous vote.

**5. 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.***

Ms. Dewey read the Conflict of Interest Statement. No Councilmember had a conflict of interest.

**6. Mayor/Councilmember Reports**

Mayor Pro Tem Propst reported that August 25<sup>th</sup> is Dinner and a Movie at Town Hall. Volunteers are always needed, email staff to volunteer. The movie will be Super Mario Brothers.

Councilmember Perryman reported on the June WUMA meeting in Marvin. It was well attended. The next meeting will be August 24<sup>th</sup> in Mineral Springs. County Manager Brian Matthews and County Commissioner David Williams attended the meeting to report on the actions of the County Commissioners regarding the water and sewer issues. A 1.75% increase in water rates to pay for specific projects will go into effect for the next 3 years, which is not a long-term fix. The Board is discussing issuing general

obligation bonds for system improvements instead of revenue bonds. They are also looking into additional system development fees and an allocation policy for resources. Mr. Matthews is requesting feedback from the towns regarding an allocation policy and Chairman Rushing is planning on having a meeting with all the towns in the future. Commissioner Williams spoke about creating a working group to study the needs in the county and the possibility of creating a separate water and sewer board. These are not new infrastructure issues; they have been going on for decades.

Councilmember Howie asked if the County was asking for feedback from the town as a whole or individually regarding the water and sewer allocation.

Mayor Horn asked Ms. Wolter if the county government can allocate water and sewer resources and if moving from revenue bonds to general obligation bonds is allowable. She will look into those questions. She stated that general obligation bonds go to a referendum vote by the citizens.

## 7. Public Comments

Jack Plyler 1015 Estate Lane: Mr. Plyler commented on the legality of a possible formation of a separate regional water and sewer district.

## 8. Public Safety Report

Deputy Kropp gave the public safety report. The Newtown-Ennis roundabout is open to traffic. Newtown and Marvin roundabout construction will begin in the next week.

Deputy Kropp announced that he has been promoted to the detective division and will be leaving Weddington once a new deputy has been assigned. He introduced Deputy Gillard the most recently arrived deputy who took Deputy Huffman's position.

## 9. Consent Agenda

- A. Approve June 12, 2023 Town Council Regular Meeting Minutes
- B. Approve June 20, 2023 Town Council Work Session Minutes
- C. Authorize Tax Collector to Collect 2023 Real Property Taxes
- D. Authorize Tax Collector to Charge off 2012 Property Taxes

**Motion:** Councilmember Pruitt made a motion to approve the consent agenda as presented.  
**Vote:** The motion passed with a unanimous vote.

## 10. Old Business

## 11. New Business

## 12. Code Enforcement Report

## 13. Update from Finance Officer and Tax Collector

Ms. Gaylord gave the update. The 2022-2023 fiscal year is finished. Auditors will be at town hall for field work next week. With the adoption of the 2023-2024 budget, the tax rate was lowered to 4.5 cents from 4.8 cents per \$100. The solid waste fee will be included on the tax bill as a separate line item and those will go out in late August or early September. Payments are due no later than January 5, 2024.

#### **14. Updates from Town Planner and Town Administrator**

Ms. Dewey gave the updates:

- Beechwood Homes is looking at the property on the northwest corner of Rea Road and Providence Road for a conventional single-family neighborhood.
- Mr. Tefft has spoken with representatives from the Latter-Day Saints Church regarding a proposed temple on Providence Road. No application or plans have been submitted.
- Liberty Classical Academy conditional zoning application will be on the Planning Board Agenda for discussion and possible recommendation this month.
- The Marvin Road/New Town Road roundabout construction will start sometime within the next week.
- Ms. Dewey met with a representative from WCWAA (Wesley Chapel Weddington Athletic Association) to discuss the lighting grant and a possible public/private partnership agreement.

#### **15. Transportation Report**

Mayor Horn gave the transportation update. Union County conducted a critical intersection survey to help prioritize critical intersection. Twelve Mile Creek and Beulah Church intersection needs to be moved up on the critical list.

#### **16. Council Comments**

Councilmember Howie: Deputy Kropp, thank you. You will be greatly missed.

Mayor Pro Tem Propst: Ditto. I am going to miss you but I'm excited for your future and I know you're excited for your opportunity. So thank you for everything you've done for this community and do come back so we can acknowledge that. Maybe at the August Council Meeting. Thank everybody for coming out tonight. I appreciate you coming out on this summer evening. Have a good summer if we don't see you.

Councilmember Pruitt: Deputy Kropp, thank you again. It's been a pleasure working with you and best wishes to you. Also, did you know that there are 48 towns in North Carolina with population between 10k – 25k? And that Weddington is THE ONLY one with a Mayor-Council form of government? The council-manager form has steadily increased in popularity since its inception, and it is now the principal form of municipal government in U.S. cities with populations between 2,500 and 250,000. As Weddington has grown, our format has changed, even morphed, as needed. A number of years ago – we were fortunate to have a single person as Administrator and Planner – this allowed us to shift some of the day-to-day government administration from the Mayor to this Administrator. We were not required to amend our Charter for this shift. This has proven to be successful and the next step, as we prepare for the future and continued growth, is to make the full transition to the council-manager form. This will help promote order and efficient administration. Under North Carolina General Statutes 160A-148, adoption of the council-manager form requires that the town manager manages and has decision making authority over the day-to-day business of the town. The Council determines and directs policy. The Manager is charged with running the Town business in a manner that complies with and furthers the Council policy choices. The Powers and Duties of the manager are derived from this law. Thus, by statute, the city council has the primary responsibility for establishing the general framework under which the government can meet the needs of the community and, as the employer of the manager, the council is the body to which the

manager is directly responsible and accountable. Most importantly for Weddington – this would not add additional employees nor additional expenses, but simply re-organize our current structure to better prepare the Town for the future. Most will not realize the change as the day-to-day operations of the town will continue as-is. North Carolina General Statutes 160A-148 outlines the Powers and Duties of the Manager.

For example:

- Council members and the mayor are not allowed to negotiate and sign contracts for the town (i.e., landscaping, building repairs, etc.) Yes, this has been an issue with past councils. The manager shall handle all municipal affairs placed in their charge by the council.
- Town Staff – Financial officer, tax collector, town planner, and admin – will report directly to the Town Manager. Town Manager will be their supervisor – not the council.
- Council will still make policies for the town.
- Council will still set guidelines, ordinances, and approve annual budgets.

I urge you to vote “YES” in November to make the change to our Charter to a Manager-Council Form of Government. If anyone has any questions, I know myself, and I think I can speak for the rest of council, will be happy to discuss.

Councilmember Perryman: Deputy Kropp, it has been a privilege to have you serve our town. I think if you look up public servant-law enforcement in the dictionary, your picture would be in there. Truly, I’ve had the privilege of knowing many people in law enforcement for many years and you are a stand out for your dedication and your genuine concern for the people that live around here and I want to add my thanks for your service and my congratulations on being able to move on to detective. I’ll quickly echo a couple things Anne said. I to am in favor of going to a Manager-Council form of government. I was convinced after listening to the folks from the school of govt discuss it. Simply put having the town staff have a single boss instead of 5 people is the way it should be. It will also help in recruiting new staff. The manager follows direction of the council. They cannot change zoning, they can’t change the budget, they can only hire in positions that exist. I will continue to advocate for it. I think it is a proactive thing that is in the best interest of our town for the future.

Mayor Horn: I have nothing further to add other than to remind the public that filing for municipal seats for the November election opened last Friday and will continue through next Friday, closing at noon on July 21<sup>st</sup>. I encourage those interested to go file their papers and set up their committees and participate in the governance of their community.

### 17. Adjournment

**Motion:** Councilmember Pruitt made a motion to adjourn the July 10, 2023 Regular Town Council Meeting at 7:36 p.m.

**Vote:** The motion passed with a unanimous vote.

Approved: August 14, 2023

Karen Dewey  
Karen Dewey, Town Administrator/Clerk

D. Craig Horn  
D. Craig Horn, Mayor



**TO:** Mayor and Town Council  
**FROM:** Kim H. Woods, Tax Collector  
**DATE:** July 10, 2023  
**SUBJECT:** Charge Off of 2012 Property Taxes

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North Carolina General Statute 105-378(a) establishes a continuing ten year statute of limitations against enforcement remedies provided by law for the collection of taxes or the enforcement of any liens. The ten year period is measured from the September 1<sup>st</sup> due date.


In accordance with General Statutes 105.378(a), I am hereby requesting authorization to charge off 2012 property taxes. The balance is as follows:

2012 \$254.18

Respectfully submitted,

Kim H. Woods  
Town of Weddington  
Tax Collector

Witness my hand and official seal this 10th day of July 2023.

  
\_\_\_\_\_  
D. Craig Horn, Mayor

Attest:

  
\_\_\_\_\_  
Karen Dewey, Town Administrator/Clerk



**TO:** Mayor and Town Council  
**FROM:** Kim H. Woods, Tax Collector  
**DATE:** July 10, 2023  
**SUBJECT:** 2023 Real Property Taxes

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In accordance with General Statutes 105.321, I am hereby requesting authorization to collect the 2023 Real Property Taxes for the Town of Weddington.

State of North Carolina  
Town of Weddington

To the Tax Collector of the Town of Weddington

You are hereby authorized, empowered, and commanded to collect the taxes set forth in the tax records filed in the Town of Weddington Collections Department and in the tax receipts herewith delivered to you, in the amounts and from the taxpayers likewise therein set forth. Such taxes are hereby declared to be a first lien upon all real property of the respective taxpayers in the Town of Weddington, and this order shall be a full and sufficient authority to direct, require, and enable you to levy on and sell any real or personal property of such taxpayers, for and on account thereof, in accordance with the law.

Witness my hand and official seal this 10th day of July 2023.

  
\_\_\_\_\_  
D. Craig Horn, Mayor

Attest:  
  
\_\_\_\_\_  
Karen Dewey, Town Administrator/Clerk