

**TOWN OF WEDDINGTON  
REGULAR TOWN COUNCIL MEETING  
MONDAY, JANUARY 12, 2015 - 7:00 P.M.  
MINUTES**

The Town Council of the Town of Weddington, North Carolina, met in a Regular Session at the Weddington Town Hall, 1924 Weddington Road, Weddington, NC 28104 on January 12, 2015, with Mayor Bill Deter presiding.

Present: Mayor Bill Deter, Mayor Pro Tem Don Titherington, Councilmembers Michael Smith, Pamela Hadley and Barbara Harrison, Attorney Anthony Fox, Finance Officer Leslie Gaylord and Town Administrator Amy McCollum

Absent: Town Planner Julian Burton

Visitors: Werner Thomisser, Bill Price, Alan Kerley, Clare Meyer, Andy Stallings, Steven McLendon, Amy S., Kenny Schott, Jack Parks, Judy Johnson, Kevin Lambeth, Caden Norford, Hayden Richards, Jeff Norford and Travis Manning.

Mayor Bill Deter offered the Invocation prior to the opening of the meeting.

**Item No. 1. Open the Meeting.** Mayor Deter opened the January 12, 2015 Regular Town Council Meeting at 7:00 p.m.

**Item No. 2. Pledge of Allegiance.** Mayor Deter led in the Pledge of Allegiance.

**Item No. 3. Determination of Quorum.** There was a quorum.

**Item No. 4. Presentation of Town and Providence VFD Audits – Tinsley and Terry.** The Town Council received the audited Financial Statements for the Town for the period ending June 30, 2014.

Ms. Clare Meyer – We issued our report on Providence VFD’s financials for June 30, 2014 and we issued an unmodified opinion which is our highest level of assurance. With respect to the Town, we also issued an unmodified opinion which is our highest level of assurance. During our audit we also did a little bit of compliance testing and there were no contractual violations. There was no statute or budgetary violations. I would like to thank Leslie, Kim and Amy because they are very diligent at keeping very good records and they make our audit much easier while we are out here.

Providence VFD gave Ms. Meyer permission to send the electronic copy of their audit to the Town.

Councilwoman Barbara Harrison moved to approve the audit for the Town for the period ending June 30, 2014. All were in favor, with votes recorded as follows:

AYES: Councilmembers Harrison, Hadley, Smith and Mayor Pro Tem Titherington  
NAYS: None

**Item No. 5. Public Comments.** Mayor Deter read into the record the following comments from Ms. Heather Perryman: On behalf of my family we want Providence Fire Department to remain Providence Fire Department for historic reasons. We want the same 24 hour coverage, 7 days a week and 365 days a year working model. People need to know that the taxes will be raised whether we have Providence or Wesley Chapel. Paying the extra tax to maintain what we have will provide a faster response time, which we know saves lives and property, along with the great 24 hour service we all need. When our daughter stopped breathing, Providence Fire

Department was in our home within a few minutes. I expect our Town Council to be here for the citizens of Weddington. Keep Providence Fire Department Providence. Keep the same 24 hour service for the safety of all.

Ms. Judy Johnson – I live in Wellington Woods. If you are truly concerned about transparency as you ran your campaign then schedule another meeting to really discuss the current fire study and the details presented in this report. What was the intent of the special meeting on Thursday? I was confused and I believe perhaps you should have retitled the meeting because there was no review of the erroneous material in the fire study. There was no review at all of the fire study. There was no mention of how the material leading to the conclusions was gathered and which parties were contacted to validate said material. This fire study is a biased report. Given the time I could point out the discrepancies and untruths here or in another special meeting to go over them but they must be publicly recorded. The public does not know that this report is flawed. Unless you provide an explanation for the wrong facts you are violating your own election platform committed to transparency. Even though Providence was the primary focus of the fire study an invitation to attend the special meeting was never sent to us. We found out about the meeting through the article in the Union County Weekly and then through public notice. Keeping the emotions out of this topic is impossible for me because lives are at stake. The word “safety” did not come out of any mouths as you discussed how to prevent raising taxes for fire services and police coverage. If you skimp on adequate funding for fire service you compromise public safety for this community. As you are looking for ways to keep from raising taxes and options for fire service consider the fact that Providence is capable of covering all of Weddington. Providence is the primary fire department for this Town and capable of covering the entire Town for fire service - a fact which I have yet to hear you acknowledge in a public forum. If you are serious about holding down taxes, then expand the district for Providence to include that area now being served by Wesley Chapel - at the very least look into this option while you are exploring the other two. On Page 67 of this report it states, “In reality the Town is facing a need to increase their tax rate or continue to see a decrease in fund balance to maintain the status quo. Operating costs are increasing and if this Town wants to maintain an extraordinary level of 24/7 public safety with four responders at the station and available to go on calls the likelihood of raising taxes is very high.” Providence is not or will not be the culprit for any future tax increases. Mayor, you stated during the Special Meeting on Thursday that even the cost of paper clips is going up. Either hold another meeting to discuss point by point all of the false statements in this fire study or myself and others will be forced to bring them out during the next few Town Council Meetings.

Mr. Werner Thomisser – The McGrath Fire Study was done to determine whether Providence VFD is the most cost effective fire department and whether they are operating at the highest level of service. The evidence shows that Stallings is operating at a 4.28 fire tax which is almost double what Weddington is operating at. Wesley Chapel started at 2.2 cents but within the last two years has had to raise their fire tax twice to 2.81 cents. Weddington is still at 2.2 cents. Providence VFD has also lost \$45,000 in funding from Mecklenburg County because they have lost territory. There was some talk Thursday about the \$915,000 for the renovation. That renovation was mandated by the Fire Marshal. You could not keep people in that fire station overnight for 24/7 coverage unless certain changes were made. A new station would have cost 3 to 5 million dollars so at \$915,000 that may seem like a big number but I think it was a bargain. Providence VFD has no debt and I believe they are operating at a very cost effective manner right now. There was some talk about consolidation. I would like the Town Council to tell me how you are going to consolidate two fire departments without raising taxes? One is operating at a 2.81 cents fire tax and the other at 2.2 cents. That is impossible. It is an automatic tax increase. You can't close the fire station and you can't cut personnel. That is what this is all about. As a matter of fact if you try to consolidate more than likely you are going to lose people. A consolidation of the fire departments is disruptive and leads to reduced service levels. The Town Council has to make some tough decisions from time to time. You have to adequately fund Providence VFD with a fire tax which is sufficient to cover operations. The last survey that was done showed that 97% of the people in Weddington felt that fire service was the Number 1 priority. The type of fire service that we get is excellent. They are the best trained firefighters available.

**Item No. 6. Additions, Deletions and/or Adoption of the Agenda.** Town Administrator Amy McCollum requested that Item 9.D. be changed to Discussion of McGrath Fire Study and Consideration of Next Steps.

Mayor Pro Tem Don Titherington moved to adopt the agenda with the one amendment. All were in favor, with votes recorded as follows:

AYES: Councilmembers Harrison, Hadley, Smith and Mayor Pro Tem Titherington  
NAYS: None

**Item No. 7. Approval of Minutes.**

**A. November 10, 2014 Continued Town Council Meeting.** Mayor Deter made one correction to the minutes. Councilwoman Pamela Hadley moved to approve the November 10, 2014 Continued Town Council Meeting minutes with the one change. All were in favor, with votes recorded as follows:

AYES: Councilmembers Harrison, Hadley, Smith and Mayor Pro Tem Titherington  
NAYS: None

**B. November 10, 2014 Regular Town Council Meeting.** Councilwoman Hadley moved to approve the November 10, 2014 Regular Town Council Meeting minutes. All were in favor, with votes recorded as follows:

AYES: Councilmembers Harrison, Hadley, Smith and Mayor Pro Tem Titherington  
NAYS: None

**Item No. 8. Consent Agenda (Public Hearings to be held February 9, 2015 at 7:00 p.m. at the Weddington Town Hall).**

**A. Call for Public Hearing to Consider Proposed Text Amendments to Section 58-4 – Definition of Thoroughfare.** The Town Council received a copy of the proposed text amendment. Mayor Pro Tem Titherington moved to call for a public hearing to review and consider proposed text amendments to Section 58-4. The public hearing is scheduled for February 9, 2015 at 7:00 p.m. at the Weddington Town Hall. All were in favor, with votes recorded as follows:

AYES: Councilmembers Harrison, Hadley, Smith and Mayor Pro Tem Titherington  
NAYS: None

**B. Call for Public Hearing to Consider Proposed Text Amendments to Section 46-76 – Revising Language to Meet the Revised Definition of Thoroughfare.** The Town Council received a copy of the proposed text amendment. Mayor Pro Tem Titherington moved to call for a public hearing to review and consider proposed text amendments to Section 46-76. The public hearing is scheduled for February 9, 2015 at 7:00 p.m. at the Weddington Town Hall. All were in favor, with votes recorded as follows:

AYES: Councilmembers Harrison, Hadley, Smith and Mayor Pro Tem Titherington  
NAYS: None

**C. Consideration of Releasing Bond Money for Lake Forest Preserve Subdivision.** The Town Council received the following memo from Town Administrator Amy McCollum and a copy of the letter from NCDOT:

The Town approved Resolution R-2014-04 on September 8, 2014 requesting that NCDOT add Twin Lakes Drive, Fir Place Court and Sugar Plum Court in the Lake Forest Preserve Subdivision to the State Maintained Secondary Road System. The Town received confirmation from NCDOT on December 11, 2014 that these roads were added on December 4, 2014.

Please authorize staff to release the bond in the amount of \$98,961.83 back to the developer for the Lake Forest Preserve Subdivision.

Mayor Pro Tem Titherington moved to release the bond money for the Lake Forest Preserve Subdivision in the amount of \$98,961.83. All were in favor, with votes recorded as follows:

AYES: Councilmembers Harrison, Hadley, Smith and Mayor Pro Tem Titherington  
NAYS: None

**D. Consideration of Approval of Resolution of Consideration Identifying Areas as Being Under Consideration for Annexation.** The Town Council received the following memo from Town Administrator McCollum and a copy of the map:

Please find attached a map showing areas that the Town has identified as areas for possible future annexation. The original Resolution and Map identifying this area was adopted in 1998. It is recommended that the Town adopt this Resolution every year. By adopting the Resolution, it allows the Town in the future to proceed with involuntary annexation of these areas without having to wait one year before the annexation would become effective. Approval of this Resolution and map only helps to facilitate future annexations.

This is further information from COG regarding Resolution of Considerations (ROC):

Adoption of an ROC does not necessitate notification to affected and/or adjacent property owners. There is no obligation for a community to actually go forward with an annexation if an ROC is adopted. If an ROC is adopted and is not renewed within the initial two-year period post adoption, the ROC is null and void. Having an ROC in place does not preclude another community from adopting a Resolution of Intent (ROI) in any portion of the ROC territory. The advantage for a community to have an ROC adopted and kept in place is that once the initial one-year waiting period is met, a community can at any time thereafter adopt an ROI and formally begin annexation proceedings. Without an active ROC in place (i.e., one that has been in place for at least one year), there will be a one year hiatus in the effective date of an adopted annexation ordinance.

Mayor Pro Tem Titherington moved to approve Resolution R-2015-01:

**RESOLUTION OF CONSIDERATION  
TOWN OF WEDDINGTON  
A RESOLUTION IDENTIFYING THE AREA DESCRIBED HEREIN AS BEING UNDER  
CONSIDERATION FOR ANNEXATION  
R-2015-01**

**BE IT RESOLVED** by the Town Council of the Town of Weddington:

Section 1. That pursuant to G.S. 160A-37 (i), the following area is hereby identified as being under consideration for future annexation by the Town of Weddington, under the provisions of Chapter 160A, Article 4A, Part 2 of the General Statutes of North Carolina.

All properties within the boundaries as shown on the attached map are incorporated by reference.

Section 2. That a copy of this resolution shall be filed with the Town Clerk.

Section 3. This resolution shall remain in effect as provided by G.S. 160A-37(i).

Section 4. Owners of agricultural land, horticultural land and forestland within the area under consideration for annexation as described in Section 1 above are hereby notified that they may have rights to a delayed effective date of annexation. G.S. § 160A-49(f1) and (f2) provide that land being taxed at present-use value qualifies for delayed annexation, and land that is eligible for present-use value taxation but which has not been in actual production for the time period required by G.S. § 105-277.3 may qualify for delayed annexation by making application to the Union County Tax Assessor for certification. For qualified tracts, the annexation will not become effective for most purposes until the last day of the month in which the tract or part thereof

becomes ineligible for present-use value classification under G.S. § 105-227.4 or no longer meets the requirements of G.S. § 160A-49(f1)(2). Until annexation of a tract becomes effective, the tract will not be taxed by the Town of Weddington and will not be entitled to services from the Town.

Adopted this 12<sup>th</sup> day of January, 2015.

Adopted: June 8, 1998  
Renewed: May 8, 2000  
Renewed: April 8, 2002  
Renewed: March 8, 2004  
Renewed: February 13, 2006  
Renewed: January 14, 2008  
Renewed: January 12, 2009  
Renewed: February 8, 2010  
Renewed: January 17, 2011  
Renewed: February 9, 2012  
Renewed: February 11, 2013  
Renewed: January 13, 2014

All were in favor, with votes recorded as follows:

AYES: Councilmembers Harrison, Hadley, Smith and Mayor Pro Tem Titherington  
NAYS: None

**E. Consideration of Amendment to Fire Suppression Agreement for Providence VFD.** Mayor Pro Tem Titherington moved to adopt the 2<sup>nd</sup> Amendment to the Fire Suppression Agreement.

## **NORTH CAROLINA**

### **UNION COUNTY**

#### **2<sup>ND</sup> AMENDMENT TO FIRE SUPPRESSION AGREEMENT**

**THIS AMENDMENT**, made and entered into this 12<sup>th</sup> day of January, 2015, between the Town of Weddington, a duly incorporated municipality under the laws of the State of North Carolina (hereinafter referred to as “Town”), and the Providence Volunteer Fire Department, Inc., a duly organized rural fire department under the laws of the State of North Carolina (hereinafter referred to as “Department”), shall modify as indicated that agreement among the parties dated October 14, 2013, hereinafter referred to as the “Agreement.”

Section 3 of the Agreement shall be modified as follows:

**COMPENSATION**. The Town shall compensate the Department in the amount of \$144,956.25 to be paid on or before the 15<sup>th</sup> day in July, October, January and ~~April~~ March for the services provided under this Agreement. This new payment arrangement will begin January 2015. For each following fiscal year of this Agreement, the Town shall compensate the Department an amount to be established during the Town’s annual budget process. The Department agrees to submit its budget request to the Town in April of the preceding fiscal year. The Town shall notify the Department of its recommended funding of the Department at least 30 days before the Town’s public hearing on the budget. The Department’s actual budgeted amount shall be set in the Town’s annual budget adopted on or before June 30<sup>th</sup>.

All funds remitted by the Town to the Department shall be used exclusively for the provision of services under this Agreement. The Department shall be solely responsible for paying its expenses. The Department shall follow standard budgeting procedures and shall ensure that appropriate checks and balances exist in the

maintenance of Department funds. The compensation is subject to adjustment on an annual basis during the Town's and the Department's normal budgeting cycle.

Annually, at the expense of the Town, the Department shall have a financial audit conducted of its revenues and expenditures for the previous fiscal year and shall provide the Town with a certified copy of the financial audit. The annual financial audit shall be performed by a certified public accountant.

Except as herein amended, the terms and provisions of the Agreement shall remain in full force and effect.

**IN WITNESS WHEREOF** Each party has caused this Amendment to be executed by its duly authorized officials as of the day and year afore agreed upon.

All were in favor, with votes recorded as follows:

AYES: Councilmembers Harrison, Hadley, Smith and Mayor Pro Tem Titherington  
NAYS: None

**Item No. 9. Old Business.**

**A. Review and Consideration of Town's Participation in Local Cost Sharing for Sidewalks for the Proposed Rea Road Extension (NCDOT STIP No. U-3467).** The Town Council received a copy of numerous emails regarding this item and the following memo from Town Planner Julian Burton:

At the December 8<sup>th</sup>, 2014 meeting, the Council discussed cost sharing for sidewalk construction along the proposed Rea Road extension. The Council concluded that they needed more information regarding the nature of a financial agreement for a project that is likely several years in the future. The packet contains new email correspondence between staff and DOT, providing clarity and responses to the concerns initiated by the Council in December. DOT's explanation of the process indicates that the Town will not have to agree to a financial commitment until the Rea Road extension is fully planned out and exact construction costs are known.

Councilwoman Harrison – I am still not in favor of this. I saw what was written and that this is just for planning purposes and does not commit us but Mayor Ed Howie wrote a letter with two sentences in 2000 that said Weddington would pay for sidewalks on Providence Road and that became the law and we had to pay for them 12 years later.

Councilwoman Harrison discussed information from the Charlotte Regional Transportation Planning Organization's Transportation Improvement Plan regarding this project. Councilwoman Harrison also gave the funding summary for this project. She stated, "We talk about connectivity but there are not associations that need to be connected. I am concerned about the safety of single family homes and now you are giving people the ability to get to that home by a sidewalk. I think there is a safety issue because no one drives the speed limit on this road. I am also concerned about taking people's right-of-way for the sidewalks."

Councilwoman Hadley - I have the same concerns as Barbara because we lived through the surprise of paying for the sidewalks on Providence Road. Maybe we should give a synopsis on the emails that Julian has received regarding this item.

Mayor Deter – My understanding is when NCDOT begins to do the engineering work that if the Town is interested in sidewalks for this road that they will design the road with a certain grade for sidewalks. If the time ever comes when the road is built, the Town would say "no, we do not want to fund sidewalks" which means you will have a grade and it will have grass on it. If the Town does want to fund sidewalks then NCDOT at that time will tell the Town how much it would cost. The converse side of that is if we say we are not interested in putting sidewalks NCDOT would design that road without a grade and then if we came back 10 years from now it is going to cost us more money and we would have to come back and redo the grade to put in sidewalks. Councilwoman Harrison - I have talked with the Propsts and their right-of-way goes to the middle of that road.

The other concern that I have is the Deal Farm house is a historic home and I have been in meetings where they have rerouted a whole road to get around a historic property.

Mayor Deter - My concern would be that we are not committing any Town dollars for sidewalks but we are saying go ahead and get a grade in there in case we do at that point in time so we are not committing ourselves. I can't imagine Providence Road like it is now without sidewalks.

Mayor Pro Tem Titherington - I think they were plenty clear in the email dated December 17, Paragraph 2 which states, "it would not be feasible for NCDOT to include sidewalk design and construction if we knew there was no interest in having it there by the Town. However, we do not have a problem putting it in the design if we know the Town desires it." In Paragraph 3 it states, "If we had to go back after the roadway plans are completed and retrofit the construction plans for sidewalks it would not be cost effective on anyone's part." It is one of those things to build it in as a budgeting process. Their statement in the last paragraph in the same memo states, "In closing you are not locked into a financial agreement at this time. Population could grow and the costs may change and we cannot predict what the final costs would be. We would give a final cost estimate before the official municipal agreement is executed."

Attorney Fox - It says that you have no liability until you execute that municipal agreement that relates to the improvements and you will have estimates of what the costs of the sidewalks are before that is required.

Mayor Deter - Can we put language in there to clarify that we are not committing to put sidewalks?

Councilwoman Hadley - That is my concern to make sure it is documented and that the documentation is accessible 10 years from now.

Councilmember Smith - A lot of questions are not being answered no matter what the costs are going to be there is still right-of-way going to be taken.

Mayor Deter - I am hearing two things – one is concern over taking right-of-way even if there are no sidewalks put in and the other concern I am hearing is how to ensure five to ten years from now that the Town is not making a future commitment. I am assuming what we pass or send to NCDOT would say that we are not committing any dollars at this time.

Attorney Fox - The issue is whether or not you are comfortable with at least communicating to NCDOT that the Town is okay with DOT including in its design of the Rea Road Extension sidewalk improvements but that in no means indicates that the Town is committing to bear the financial costs of those sidewalks and reserves the right to make that decision at the appropriate time.

Mayor Pro Tem Titherington – That would at least allow us a place at the table to have the discussion of what portions of the road if any that we would want sidewalks.

Attorney Fox - You could do a Resolution to that effect for your communication to NCDOT.

Councilmember Smith - I am also uncomfortable with how much it would cost to maintain it in the future and what we are burdening the Town with. I am not sure I want sidewalks out there period. It is still a major roadway and can be a dangerous situation. Sidewalks are seldom used anyways. There is the taking of land that I am not in favor of. If we go ahead and do this what are the future costs and what are we burdening the Town with? We do not know that and we would have to maintain it.

Mayor Deter - I think that decision is five to ten years down the road.

Councilwoman Hadley moved to direct staff to draft a Resolution expressing the Town's interest in having NCDOT include sidewalks in the design of the Rea Road Extension but expressly reserve the right and ability

for the Town not to commit to fund the sidewalks and maintenance of those sidewalks and to have the right to opt out at the appropriate time. The vote on the motion is as follows:

AYES: Councilwoman Hadley and Mayor Pro Tem Titherington  
NAYS: Councilwoman Harrison and Councilman Smith

Mayor Deter broke the tie and voted in the affirmative; the motion passed.

**B. Consideration of Quotes/Proposals for Bathroom Work to be Completed at Providence VFD.** The Town Council received a copy of the following email from Providence VFD President Jack Parks and a copy of the quotes/proposals:

At our Board meeting Sunday we approved the estimate from Clean Cut Construction for the bathroom renovations to be submitted to the Town Council. We received four quotes and the one from Jim Reichenbach, a Weddington citizen that has done work for us in the past provided us the most value and he agreed to have the work completed by the end of February. There was another quote that was \$300 lower but Clean Cut is providing wall insert mounted paper towel dispensers and waste receptacle combination units with over an \$800 value for no charge. I have attached all four quotes and the certificate of insurance for Clean Cut Construction.

Ranger Construction Company	-	\$29,580.00
Clean Cut Construction	-	\$13,000.00
H&H Homeworks, Inc.	-	\$22,573.93
Envision Contracting, Inc.	-	\$12,700.00

Mayor Deter reminded Providence VFD that the work must be done by February 28. Town Administrator McCollum will prepare the appropriate contract.

Councilwoman Hadley moved to approve the quote from Clean Cut Construction in the amount of \$13,000.00. All were in favor, with votes recorded as follows:

AYES: Councilmembers Harrison, Hadley, Smith and Mayor Pro Tem Titherington  
NAYS: None

**C. Consideration of Quotes/Proposals for Landscaping Work to be Completed at Providence VFD.** The Town Council received a copy of the following email from Providence VFD President Jack Parks and a copy of the quotes/proposals:

Attached are three itemized quotes for landscaping and grounds improvements at PVFD. The PVFD Board approved the quote from Daryl's Lawn Care to be submitted to the Town Council for approval, but we realize the funds allocated for this project may not cover the full quote with the upcoming bathrooms renovation. We request that at least the first item on Daryl's quote, delivering and spreading gravel on the parking lot, be approved. The other items on Daryl's quote are needed and we leave the approval up to the discretion of the Town Council. The Town should have a copy of the certificate of insurance for Daryl's Lawn Care on file.

Daryl's Lawn Care	-	\$5,650.00
Grasshoppers	-	\$6,765.00
Creative Carolina Landscapes, Inc.	-	\$8,350.00

Council discussed that \$1,700 would be available from the Town to help fund any landscaping items at Providence VFD. Mayor Pro Tem Titherington advised that getting the gravel done at the station was the top priority by Providence.



Mayor Pro Tem Titherington moved to approve Daryl's Landscaping for the work as outlined at a cost not to exceed \$1,700. Town Administrator McCollum will prepare the necessary contract. All were in favor, with votes recorded as follows:

AYES: Councilmembers Harrison, Hadley, Smith and Mayor Pro Tem Titherington  
NAYS: None

**D. Discussion of McGrath Fire Study and Consideration of Next Steps.** The Town Council received a copy of the fire study.

Mayor Deter - When we met last Thursday, we discussed action items at the meeting. We have a meeting set up Wednesday at 9:00 a.m. with Providence VFD and Thursday at 10:30 a.m. with Wesley Chapel VFD. Barbara and I have a meeting scheduled with the County Manager and other County employees on January 27 and are still trying to set something up with Mecklenburg. As soon as we get that set, we will communicate that to the Council.

Mayor Pro Tem Titherington – Leslie, one of the things talked about is getting three to five year projections on revenue. We know there is a tax revaluation coming up with the County and we know that several of the subdivisions that have been approved are coming up. Assumptions that you did in February at the last retreat were based off \$400,000 per home. The signs are saying that these are all \$700,000+. It would be good to update that worksheet from the last retreat.

Councilwoman Hadley - When I was reading the audit I came across that 53% of budgeted expenditures are for public safety. I ran the numbers and it is \$996,600 for fire and police and the budgeted revenue is \$1,000,885. I looked at public safety compared to total expenses in 2004 and public safety was \$1,001,363 and budgeted revenues were \$1,830,084 - so public safety was 55% of the total expenses. On Page 4 you go to public safety in total revenue being the same as \$1,001,363 and total revenue at \$2,009,239. Public safety is actually 50% of the total revenue. I took that a step further and I combined the general government and economic and physical development which is what it costs to run the Town and that number is \$816,773 divided by the total revenue so you get what it costs to run the Town was 41% and public safety was 50% based on the total revenue in 2014. I had a lot of push back and heartburn with the article in the Union County Weekly. The first paragraph was about a tax increase and I immediately had people calling and emailing that we had lied to them because obviously it was not a tax increase. The same amount of dollars were paid it was just instead of paying part to the Town and part to the County it was all paid to the Town. That is what led me to look at these numbers and going back to the fire study those numbers are based on just the ad valorem taxes which is obviously the most restrictive. Someone is going to say that they could do this and that and that the State has the authority to take some of the revenue. At the same time for clarity to have it in the minutes and to be transparent, it is not a dire situation. Are costs going up? Absolutely. Do we need to look at what we are doing? Absolutely. I am not making any judgment calls on that whatsoever. All I am saying is that the numbers that have been discussed to date have been with the ad valorem taxes and not as the total revenue. I felt like it needed to be clarified.

Councilwoman Harrison – I am a little confused with what you are trying to clarify because 53% of our total revenue is going toward public safety and that anything else this Town wants to do including sidewalks is going to be hard pressed and I think we keep talking about things are going to remain flat and we know that it will not.

Councilwoman Hadley - All the numbers that have been presented and used in the fire study were only using the ad valorem tax. The numbers that I gave - the 50% and the 41% from 2013 and if 2015 holds true - 53% is using the total revenue and not just ad valorem.

Mayor Deter – If we used the total revenue it would look better in terms in what our spending is and what that percent is.

Councilwoman Hadley – When you go back to 2014 those are actual numbers. It is not a matter of trying to make them look better or worse. I am just saying that there should be clarification that the numbers that were used here were from only the ad valorem which is less than half of our total revenue.

Mayor Deter – I agree with you. The typical person in Weddington does not pay attention to what is going on. They know if there is a fire the closest fire station will come to their house. We had some comments that we should have more than one meeting. I want to make it clear that this is our second meeting. It will be a topic of discussion at the retreat and at the February Town Council Meeting. There are going to be a series of meetings to talk about this to educate people and get input. Right now we are in the data gathering phase and getting the information and we want to have meetings so we can get clarity. If some people think there was a tax increase to me it is pretty simple there was a tax increase in the Town from 3 to 5.2 cents but you are paying less taxes some place else and so your net payout did not change. I think we can talk to people about ad valorem tax which is a tax that we know we are going to get – 99.7% collection rate. We know that is an income that we are going to get. We control that. We get some money on sales taxes. We do not know what we are going to or if we are going to get that. We get money from developer fees and as long as we are a growing Town we are going to get that money but it is money that we cannot count on. It is not money that is going to be there when the Town is built out. I focus on ad valorem tax because that is money in our pocket. We collect around \$1,000,000 in ad valorem taxes. We spend approximately \$1,000,000 on public safety. We are there. We are running the Town or other things that we need to do from sales taxes or developer fees. The Town is not going to go bankrupt tomorrow but in my mind there is a problem on the horizon and we need to gather information and start finding a solution to that.

Councilwoman Hadley - Absolutely and I could not agree more. I am trying to be as clear as I can to the people that do not understand it and have not been through three budget reviews. In addition to the discussion about the revenues we obviously were able to get a bigger piece of the pie when we went to 5.2 cents as far as franchise and sales tax.

Mayor Deter – If we increase our taxes to 7 cents we will get another bigger piece of the sales tax pie. That is kind of like my wife saying I got a great outfit and saved 40%.

Councilwoman Hadley - An additional \$290,000 was brought in with franchise and sales tax. There are different pieces of the pie that have to be considered in all this that a lot of people do not understand. It is prudent to try to explain this as clearly as possible.

Finance Officer Gaylord – The \$290,000 was total sales tax and the sales tax because of when we increased the Town tax was \$116,000.

Mayor Deter - That is why we need to continue to have meetings and talk to people.

Mayor Pro Tem Titherington - Assumptions are dangerous and things change. One thing that I do not think anybody wants to change is that the Council made the decision to go to the municipal fire district because you wanted to get the closest fire station to respond. That is a public safety issue. That was a good decision and every one on this current board supports that. The question now as we look out three to five years and shown in the fire study that in 2020/2021 is when you no longer have your rainy day fund to tap. That is zero hour to me. What are the expense curves that we need to look at and what is our revenue curve going to look like? What are those assumptions going to be? If we are looking for folks to spend money we have the fiduciary, moral and ethical responsibility to look at any and all options to make sure that we have exhausted them and that we hopefully come to an agreement to the best options to say how we provide that level of service going forward. This is not a question of quality of service or dedication of service to me at all. It is how do we look at where we are going to be as a municipal fire district three to five years out and how do we plan for the future? I view this as a positive. It will mean a lot of meetings that will be in the public venue as they should be. It is to start the dialogue of what we need to know to come up with the best solution and option.

Mayor Pro Tem Titherington moved for Council and staff to proceed on the action steps that have been outlined to gather additional information as it relates to fire service. All were in favor, with votes recorded as follows:

AYES: Councilmembers Harrison, Hadley, Smith and Mayor Pro Tem Titherington  
 NAYS: None

**Item No. 10. New Business.**

**A. Review and Consideration of Proposals for Facilitator for 2015 Council Retreat.** The Town Council received the following memo from Town Administrator McCollum:

The Town Council Retreat is scheduled for Thursday, February 12 and Friday, February 13 at the Firethorne Country Club. Chairman Dorine Sharp and Vice-Chairman Rob Dow are planning to attend on behalf of the Planning Board. Town Staff will include Attorney Fox, Finance Officer Leslie Gaylord, Town Planner Julian Burton and myself. Staff would like Council’s direction on what time you would like to meet on both days. I have only received a few agenda items. The Mayor and I will meet this week to put together a draft agenda.

Please find below quotes received for a facilitator for the retreat. If Council wants to use a facilitator this year, Staff recommends using COG as they provided these services last year and they are the lowest proposal.

COG	\$1,500.00
Walking Stick	\$2,400.00 plus meals and accommodations
NFocus	\$2,500.00

Mayor Pro Tem Titherington moved to approve the proposal from COG in the amount of \$1,500.00 to facilitate the upcoming retreat. The vote on the motion is as follows:

AYES: Councilmembers Harrison, Smith and Mayor Pro Tem Titherington  
 NAYS: Councilwoman Hadley

**Item No. 11. Update from Town Planner.** The Town Council received the following memo from Town Planner Burton:

- Staff has received a conditional zoning application for All Saints Anglican Church. The PIMs were held on November 19<sup>th</sup> and 20<sup>th</sup>, and the application will likely be on the January 26<sup>th</sup> Planning Board agenda.
- The applicant for the West property (Laurel Grove Lane/Antioch Church Rd) has submitted a revised sketch plan with access provided solely from Antioch Church Rd. PIMs will be held at the end of January or beginning of February and the preliminary plat will likely be heard at the February 23<sup>rd</sup> Planning Board meeting.
- The Planning Board will likely review the following items on January 26<sup>th</sup>, 2015:
  - Traffic Impact Analysis ordinance and Process and Procedure Guidelines
  - All Saints Anglican Church Conditional Zoning Application
  - Town Center Recommendations

**Item No. 12. Public Safety Report.**

**PROVIDENCE VFD**

Union	Mecklenburg
Fire - 20	Fire - 5
EMS - 16	EMS - 3
Total - 44	

Training Hours - 214

The Town Council also received the Income and Expense Budget Performance and Balance Sheet for December 2014.

Mayor Deter – This is the third month in a row that I have asked Providence VFD to have the reports updated and corrected showing the revised budget.

Councilwoman Hadley - I wonder if that has anything to do with the budget that is presented to the County.

Chief Schott - We were five months into the budget and we could not go and change our numbers.

Councilwoman Hadley - What you are asking for is an adjusted budgeted amount?

Mayor Deter - My concern is that the original budget was significantly higher. I would also ask that the Balance Sheet be corrected as well. I would like to get them corrected before the next meeting.

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Wesley Chapel VFD – 11 Calls in Weddington and 132 in entire district.

Stallings VFD – 7 Calls in Weddington

Weddington Deputies – 774 Calls

**Item No. 13. Update from Finance Officer and Tax Collector.**

**A. Finance Officer's Report.** The Town Council received the Revenue and Expenditures Statement by Department and Balance Sheet for 12/1/2014 to 12/31/2014.

**B. Tax Collector's Report.** Monthly Report –December 2014

<b>Transactions:</b>	
Adjustment under \$5.00	\$(.42)
Balance Adjustments (CC fees)	\$168.30
Overpayments	\$(646.56)
Penalties and Interest	\$(73.56)
Refunds	\$2,449.29
<b>Taxes Collected:</b>	
2009	\$(39.47)
2010	\$(39.47)
2011	\$(39.47)
2012	\$(68.42)
2013	\$(68.42)
2014	\$(223,699.75)
<b>As of December 31, 2014; the following taxes remain Outstanding:</b>	
2002	\$82.07
2003	\$129.05
2004	\$122.90

2005	\$252.74
2006	\$56.80
2007	\$144.42
2008	\$1,330.77
2009	\$1,281.43
2010	\$1,503.20
2011	\$2,477.78
2012	\$7,020.04
2013	\$7,645.94
2014	\$198,961.56
<b>Total Outstanding:</b>	<b>\$221,008.70</b>

\*Waiting for Auditors Instructions to Write-Off 2002-2004 taxes

**Item No. 14. Transportation Report.** There was no Transportation Report.

**Item No. 15. Council Comments.** Councilwoman Harrison advised the Council that the Easter Egg Hunt is scheduled for March 28 and that the Girl Scouts will be stuffing eggs on March 21.

**Item No. 16. Adjournment.** Councilwoman Hadley moved to adjourn the January 12, 2015 Regular Town Council Meeting. All were in favor, with votes recorded as follows:

AYES: Councilmembers Harrison, Hadley, Smith and Mayor Pro Tem Titherington  
 NAYS: None

The meeting adjourned at 8:24 p.m.

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Bill Deter, Mayor

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Amy S. McCollum, Town Clerk