



**TOWN OF WEDDINGTON
REGULAR TOWN COUNCIL MEETING
MONDAY, FEBRUARY 12, 2024 – 7:00 P.M.
WEDDINGTON TOWN HALL
1924 WEDDINGTON ROAD WEDDINGTON, NC 28104
AGENDA**

1. Call Meeting to Order
2. Pledge of Allegiance
3. Determination of Quorum
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. Approval of January 8, 2024 Regular Town Council Meeting Minutes
 - B. Approval of reduction of roadway performance bond to \$57,360.50 for Weddington Acres Subdivision
 - C. Approval of reduction of performance bond to \$401,207.50 for Weddington Glen Subdivision
10. Old Business
 - A. Discussion and Consideration of Advisory Board Code of Ethics
 - B. Discussion of Amendment to UCSO Contract
 - C. Discussion RCD lot size, yield regulations, and preservation of continuous forest
 - D. Discussion of FY 2025 Preliminary Budget
11. New Business
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

Weddington

1/2024

UCR Code	Description	Date of Report	Incident ID	
11B				
11B	SEXUAL BATTERY	1/10/24	202400235	
			Total:	1
13B				
13B	SIMPLE ASSAULT	1/9/24	202400220	
13B	CHILD ABUSE - MISD	1/16/24	202400416	
			Total:	2
13C				
13C	COMMUNICATING THREATS OF MASS VIOLENCE	1/24/24	202400606	
			Total:	1
220				
220	BREAKING/ENTERING-FELONY	1/28/24	202400726	
			Total:	1
23H				
23H	LARCENY-MISDEMEANOR	1/28/24	202400736	
			Total:	1
240				
240	MOTOR VEHICLE THEFT	1/31/24	202400830	
			Total:	1
26A				
26A	OBTAINING PROPERTY BY FALSE PRETENSES	1/16/24	202400398	
			Total:	1
290				
290	INJURY TO PERSONAL PROPERTY	1/14/24	202400350	
			Total:	1
35A				
35A	POSSESS SCH VI CS	1/10/24	202400249	
			Total:	1
90D				
90D	DRIVING WHILE IMPAIRED	1/1/24	202400009	
90D	DRIVE AFTER CONSUMING < 21	1/1/24	202400009	
			Total:	2
999				
999	ACCIDENT NO VISIBLE INJURY	1/1/24	202400006	
999	ANIMAL CALL BITE	1/2/24	202400029	
999	ACCIDENT NO VISIBLE INJURY	1/2/24	202400045	

Weddington

1/2024

UCR Code	Description	Date of Report	Incident ID	
999	ACCIDENT NO VISIBLE INJURY	1/2/24	202400050	
999	ANIMAL NUISANCE	1/4/24	202400106	
999	INVESTIGATION	1/11/24	202400272	
999	ACCIDENT POSSIBLE INJURY	1/12/24	202400319	
999	INVESTIGATION	1/17/24	202400429	
999	ACCIDENT NO VISIBLE INJURY	1/17/24	202400425	
999	INVESTIGATION	1/19/24	202400490	
999	INVESTIGATION	1/22/24	202400550	
999	INVESTIGATION	1/22/24	202400567	
999	ANIMAL CALL BITE	1/24/24	202400624	
999	LOST PROPERTY	1/30/24	202400775	
999	ACCIDENT NO VISIBLE INJURY	1/30/24	202400791	
999	INVESTIGATION	1/30/24	202400796	
			Total:	16
9999				
9999	MENTAL HEALTH INVESTIGATION	1/1/24	202400016	
			Total:	1

Monthly Crime Total

29



**TOWN OF WEDDINGTON
REGULAR TOWN COUNCIL MEETING
MONDAY, JANUARY 8, 2024 – 7:00 P.M.
WEDDINGTON TOWN HALL
MINUTES
PAGE 1 OF 8**

1. Call Meeting to Order

Mayor Bell called the meeting to order at 6:59 p.m.

2. Pledge of Allegiance

Council led the Pledge of Allegiance.

3. Determination of Quorum

Quorum was determined with all Councilmembers present: Mayor Jim Bell, Mayor Pro Tem Tom Smith, Councilmembers Brannon Howie, Jeff Perryman, and Darcey Ladner.

Staff present: Town Administrator/Clerk Karen Dewey, Finance Officer Leslie Gaylord, Deputy Clerk/Admin Assistant Debbie Coram, Town Attorney Karen Wolter, Town Planner Robert Tefft (via phone), Deputy Grant Wrenn

Visitors: Dorothy Thomas, Chief Deputy Tony Underwood, Lt. Shawn Mayhew, Fire Chief Steven McLendon, Cindy Hicks, Gayle Butler, Andrew Martinson, Debby Moffat, Jay Moffat, Liz Holtey, Kristin Nicholson, Kim Topalian, Leon Topalian, Frank Turek, Spencer Turek, Robert Iorizzo, Nicol Solis-Iorizzo, Bill Deter, Robert Wetteroff, Peter Balletta, Mike Maxon, John Drazhal, Bridget O'Brien, Drew Podrebarac, Tracy Stone, Andy Stallings, Charlie Bondurant, Sandy Welfare, Brent Lee, Neil Rayson, Buntin Podrebarac, Christopher Neve, Srikanth, Melissa Emerine, Chad Emerine

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

Motion: Mayor Pro Tem Smith 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.*

Mayor Bell read the Conflict of Interest Statement. Councilmember Howie recused herself from discussion of agenda item 13.B. as a member of the church and a member of the board of the preschool.

6. Mayor/Councilmember Reports

Councilmember Perryman reported that the next Western Union Municipal Alliance meeting will be on Thursday 25 January at 4:00 p.m. at Marvin Village Hall.

7. Presentation from Fire Chief Steven McLendon, Wesley Chapel Fire Department

Chief McLendon presented the Wesley Chapel Fire Department recent ISO rating. He explained that fire departments are rated on an insurance scale 1 to 10. Wesley Chapel scored an 88, reducing the rating to Class 2 which could correlate to lower homeowners' insurance. One other non-municipal fire department in the state of North Carolina scored Class 2.

Councilmember Perryman asked if the inspectors had any recommendations to improve anything. Chief McLendon responded that they don't make recommendations and the score is based on different criteria. They can look at the score to see what areas to improve.

Mayor Pro Tem Smith asked what areas could improve. Chief McLendon responded that there are a couple of areas where there could be improvement: the infrastructure with fire hydrants. Roughly only 70% of the area is covered by hydrants; maximize training for all members; there are no full-time employees, all are part-time, in the four stations covering 46 square miles and about 62 to 65,000 people.

8. Presentation from Chief Deputy Tony Underwood, UCSO

Chief Deputy Tony Underwood presented the end of year report with the Union County Sheriff's Office Business Manager Dottie Thomas.

Councilmember Perryman commented that Weddington currently pays for 3 deputies, Marvin pays for 2 deputies, he asked how often those deputies respond to calls in Wesley Chapel.

Chief Deputy Underwood responded that Wesley Chapel has been strongly encouraged to increase the deputy contract.

Mayor Bell asked about having a conversation about speeding in Weddington.

Council member Howie asked if there was a cost difference in contracting an overnight deputy as opposed to during the day. Chief Deputy Underwood responded that there is no cost differential.

9. Public Comments

Drew Podrebarac-700 Eagle Road. Mr. Podrebarac commented on his concerns regarding a proposed development off Highway 84 and the less than 1 acre lots. He asked the Council to consider development proposed sewer. Love Weddington-less than one acre lots. Asked council to consider 1-acre lots.

Charlie Bonderant-646 Brandy Courts: Mr. Bonderant commented on the proposed development off Highway 84 and his expectation of due diligence on the impact of the development to conservation areas in Aero Plantation.

Spenser Turek: 535 Cottonfield Circle: Mr. Turek commented on his concern with lot sizes less than 1-acre minimum lots.

Brett Lee – 1000 Clover Crest Lane: Mr. Lee commented on overnight drag racing and stated his support for large lots and smart planning for future development.

Frank Turek – 665 Baron Road: Mr. Turek echoed previous comments regarding maintaining a 1-acre minimum lot size. He commented on the conservation land in Lake Forest Preserve.

10. Public Safety Report

Deputy Wrenn gave the Public Safety Report. He reminded residents to lock their cars as a deterrent to car break ins. He stated that the sheriff's office has resources to help with seasonal depression. He thanked the community for the offers of help after the house fires in the community.

Deputy Wrenn reported that the radar trailer is currently collecting traffic data on Providence Road and if any communities would like to post the trailer in their neighborhood, contact information is online.

11. Consent Agenda

- A. Approval of December 11, 2023 Regular Town Council Meeting Minutes
- B. Approval of FY 2024 Budget Amendment

Motion: Councilmember Howie made a motion to approve the Consent Agenda as presented.

Vote: The motion passed with a unanimous vote.

12. Old Business

13. New Business

- A. Discussion of Text Amendments
 - i. RCD minimum lot size

Mayor Bell began the discussion stating that he feels like Weddington is losing character and he is of the opinion that RCD minimum lot size needs to be raised to 20,000 sq. ft.

Councilmember Perryman commented that when the town was first incorporated, one-acre lot size was due to the need for septic systems to perk.

Councilmember Howie echoed Councilmember Perryman's comments. She would like to invite professionals like the County Urban Forester and Bjorn Hansen from the county planning office to talk about lot sizes and the effect on the tree canopy.

Mayor Pro Tem Smith commented that the character and size of houses have changed and there are several RCD developments with ½ acre lots. He stated that the vision of RCD didn't plan on the houses being built today. He believes the minimum lot size needs to be increased and more environmentally friendly things steps need to be taken.

Councilmember Ladner stated that her platform was conservation and green space and the best ways to conserve those. Council continued discussion of residential conservation subdivisions and lot sizes.

Mr. Tefft commented that with 50% of the land being conserved, a smaller lot size gets the yield that would be developed conventionally. To encourage RCD development, developers need incentive.

Council agreed to discuss further and directed staff to check availability of Randall Arendt, Bjorn Hansen, and Keith O'Herrin to present information on lot sizes and conservation.

i. Stormwater

Mayor Bell stated that there are parts of the UDO that need to be updated to the 100-year stormwater standards.

Councilmember Howie reiterated that Council should hear from professionals.
Mayor Pro Tem Smith commented that some of the standards need to be beefed up.

Mr. Tefft added that there aren't a lot of sections in the UDO that allow 10-year over 100-year standards. He will confer with the town engineer and get all locations in the UDO.

B. Discussion of Amendment to UCSO Contract

Mayor Bell gave the background: He met with Dr. Moore from Weddington Methodist Church (WMC) and Chief Deputy Neil Underwood and the previous mayor and mayor pro tem in late November to discuss amending the town UCSO contract to add a deputy and sharing that deputy with the Weddington Christian Academy at WMC as a school resource officer (SRO).

Councilmember Perryman stated his support for the idea and continuing to look in to working out the details.

Councilmember Ladner asked what the SRO would work. Deputy Underwood responded it would be an 8-hour day and 4-40-hour work weeks 12 months a year. Councilmember Ladner asked how this would be a fair split between the Town and school. Deputy Underwood and Ms. Hicks with the Weddington Christian Academy responded that the percentage split would be an approximation and the shift would be about 8 hours a day at the school and the deputy would be trained as an SRO. The town and church would enter into an agreement for a 70-30 time and cost split with the 70% for the church.

Ms. Thomas with the UCSO explained that the total cost of the deputy to be split would be \$115,000 annually.

Council agreed that this is worth pursuing with some questions to be worked out: the schedule of the church vs. town time, church agreement on paying 70%, how the length of the contract with the church would work.

C. Discussion of Amendment to Annexation agreement with Village of Marvin

Ms. Dewey presented the staff report: The Town of Weddington entered into an annexation agreement with the Village of Marvin in December 2000 and amended the agreement May 14, 2001. The agreement was renewed in December 31, 2020 with some changes to the annexation areas. Marvin Staff has requested an amendment to the current agreement to change 8 parcels in the Weddington annexation area to be designated in the Marvin annexation area. A developer approached Village of Marvin Staff regarding annexing those properties for a mixed use, higher density development. The parcels are located at the New Town Road and Providence Road Intersection and on Crane Road. Marvin Staff has requested an amendment to the annexation agreement and Marvin Village Council has called for a public hearing to discuss a possibility of amending the annexation agreement to be held on Tuesday, January 9, 2024.

Councilmember Perryman stated when the agreement first came together, municipalities were able to involuntarily annex property. Now municipalities do not have annexation power at all. The biggest threat to municipalities is unincorporated county property on the borders. He would rather see property annexed into a municipality rather than stay unincorporated. There is all commercial on the corner anyway. Weddington should work with Marvin. See where that conversation goes.

Mayor Pro Tem Smith stated that the Village of Marvin staff should have directed the developer to come to Weddington first for a conversation. Marvin assumed Weddington didn't want the properties and Marvin wants Weddington to give them something without giving anything back in return. He would like to have a conversation with the developer and wants to understand the request first.

Councilmember Ladner stated her agreement with Mayor Pro Tem Smith. The town needs to start talking to developers. She doesn't want to give away land that could be future tax earnings and things that could benefit Weddington. She wants to understand what the developer wants to build there.

Councilmember Howie stated her agreement with Councilmember Perryman. There is all commercial around that area and the town cannot force annexation. With the UDO and Land Use Plan, it would be difficult to allow commercial down there outside of the downtown center. Weddington doesn't own this property and Marvin doesn't own it. The landowner shouldn't be punished.

Mayor Bell stated that he hates to see the loss of tax revenue but understands the issue with commercial there too.

Councilmember Perryman asked why new property owners went to Marvin. Ms. Dewey responded that the project being considered fits Marvin's zoning and land use plan and the developer is already working in Marvin on residential development.

Mayor Bell asked for a rough idea of the tax revenue possible. Ms Gaylord responded that if the land is valued at \$10 million at 4.2 cents.

Mayor Pro Tem Smith asked if Marvin can annex that property anyway. Ms. Wolter responded that the annexation agreement is a legal document so Marvin would not be able to annex anyway.

Councilmember Ladner asked if there was an advantage to agreeing to amend the agreement. Ms. Wolter responded that it could be better to have a municipality zoning on the property than the county's looser rules.

Council agreed to continue the discussion. Staff will reach out to developer to ask for an informal presentation.

D. Discussion of Ethics Agreement and Code of Conduct for all appointed Board Members

Mayor Bell stated that he requested Ms. Wolter to draft a code of conduct for all the advisory boards for Council to discuss. He stated that he believes if a person is representing the town on a volunteer board they should be held to a higher standard.

Ms. Wolter stated that Weddington has an ethics code included in the code of ordinances and she will incorporate this into the ethics agreement from the advisory boards.

Councilmembers agreed to implement an ethics agreement for the advisory boards.

Council asked Ms. Wolter to complete the code of ethics agreement and present for approval at the February 12 Town Council meeting.

E. Discussion of dates for Council Retreat

Council discussed availability for a work session retreat. Council agreed to meet on Monday, January 29th at 9 a.m. at a place to be determined.

14. Updates from Town Planner and Town Administrator

Mr. Tefft gave an update:

- **Liberty Classical Academy**

CZ for Private School

Planning Board: 7/24/23 (Tabled)

Traffic PIM: 8/22/23

Planning Board: Denial

Town Council: 2/12/24

- **Deal Lake**

189-acre conservation subdivision

06129109, 06126001, 06126017, 06126017B,

06126017C

Site Walk/ Charette: 11/28/23

- **Eagles Landing**

25-acre conservation subdivision

7400/7402 New Town Road

Site Walk/Charette: 12/14/23

- **Rea/ Providence**

Conventional subdivision, 56 lots

Sketch Plan submitted

- **Comprehensive Land Use Plan and Town Center Plan**

Planning Board: 11/27/23; 12/18/23

Town Council: 2/12/24

Ms. Dewey presented the Administrator's report:

- Completed repair and painting of town hall exterior.
- Filed the quarterly report for the capital infrastructure fund grant.
- As far as the SCIF grant money goes. I am working on getting inside set up for streaming meetings and working on the park area
- Orientation Meeting with NCDOT Division on the 24th – an overview of the division, contacts and an update on all projects in Weddington.
- Urban archery season starts on the 13th and runs through February 18th. The intention of the Urban Archery Season is to reduce urban deer populations through increased hunter opportunity. The Urban Archery Season does not obligate private landowners to allow hunting on their property, nor does it eliminate the requirement for hunters to obtain permission from the landowner before hunting.
- Renewed the job posting for the planner position on LinkedIn, UNCCCharlotte job board and waiting for approval for the App State job board.
- Will schedule Sarah Sinatra, with Inspire Placemaking Collective, to present the draft comp plan and downtown master plan at the retreat or the February meeting.
- Town Hall will be closed on Monday the 15th in observance of the Martin Luther King Jr. holiday.

15. Code Enforcement Report

Report is in the packets.

16. Update from Finance Officer and Tax Collector

Ms. Gaylord presented the financial reports. The audit was submitted this week. The auditor will probably present to the Council in March.

17. Transportation Report

18. Council Comments

Councilmember Howie: Thank you everyone for coming out and thank you for your comments, your input and your careful consideration of the comments you make and thank you very much to town staff for your hard work, for answering our phone calls and for your conversation.

Councilmember Ladner: Thank you to the town staff for a pretty amazing smooth transition. I'm looking forward to the Essentials of Municipal Government Conference in Greensboro on Thursday and Friday.

Mayor Pro Tem Smith: Same thing. All three of us will be in Greensboro on Thursday and Friday learning all about the government. Thank you everybody for coming out. We love to hear your opinion. If you do not speak, we don't mind read. We enjoy hearing from the people and all of us are accessible for conversation at any time. Thank you.

Councilmember Perryman: Well it sounds like a broken record. Thank you to the folks out here this evening. It's always good to see a room full because the more residents are involved the more informed everybody is going to be. Thank you town staff for doing an outstanding job. Robert, thank you for help. Day in and day out, you all do a great job for this town and this council. To the new members - this meeting you're going to, you'll enjoy and you're going to be surprised. You're going to have a good time. The last thing I want to say-not to end on a downer. When I hear somebody say, "tell them to move", there are so many levels where that is wrong. This town is big enough with 14,000 people and still growing, that there is a corner to find what you want and what makes you happy. I hope the people living in this town understand that and are not of the opinion that people can just move as needs change. We aren't that kind of town to just tell folks to move.

Mayor Bell: Thank you for coming out tonight. As you heard from earlier, I want to start streaming the meetings. If you can't be here, you can tune in. I'm all about public involvement. You can watch it. We are getting bids and we're going to fix that monitor so everybody can see. It's coming. Thanks again for coming out tonight. Your input, we need it. So, see you next time

19. Adjournment

Motion: Councilmember Perryman made a motion to adjourn the January 8, 2024 Regular Town Council Meeting at 9:01 p.m.

Vote: The motion passed with a unanimous vote.

Jim Bell, Mayor

Karen Dewey, Town Administrator/Clerk

DRAFT

Agenda Item 9.B. Consent agenda Bond reduction for Weddington Acres



January 9, 2024

Mr. Robert Tefft
Zoning Administrator/Town Planner
Town of Weddington
1924 Weddington Road
Weddington, NC 28104

SUBJECT: Weddington Acres
Reduction of Roadway Performance Bond

Dear Robert:

LaBella has verified the satisfactory completion of construction activities shown in the attached performance bond estimate provided by the Engineer dated November 28, 2023. Costs for maintenance of erosion control measures are included in the Engineer's estimate, to be held until the site is stabilized and all erosion control measures are removed. Therefore, the current performance bond may be reduced to the amount of \$57,360.50 as shown on the estimate.

Sincerely,

LaBella Associates

Bonnie A. Fisher, PE
Project Manager

Attachment

cc: Connor Horn, W.K. Dickson

WEDDINGTON ACRES SUBDIVISION
Bond Cost Estimate Reduction
August 7, 2023



Item No.	Description	Quantity	Unit	Unit Price	Extended Total	Percent Complete	Percent Remaining	Reduced Total
1	Clearing and Grubbing	13	AC	\$5,000.00	\$65,000.00	100%	0%	\$0.00
2	Topsoiling (On-Site stripping and final placement, assume 6" depth)	7,506	CY	\$2.00	\$15,012.00	100%	0%	\$0.00
3	Basin Stockpile to Fill	8,036	CY	\$1.60	\$12,857.60	100%	0%	\$0.00
4	Cut to Fill	18,766	CY	\$2.00	\$37,532.00	100%	0%	\$0.00
5	On-Site Borrow/Swap	7,506	CY	\$3.60	\$27,021.60	100%	0%	\$0.00
6	Respread Topsoil	7,506	CY	\$2.00	\$15,012.00	100%	0%	\$0.00
7	Fine Grading Road Subgrade	24,638	SY	\$1.70	\$41,884.60	100%	0%	\$0.00
8	Dress Shoulders & Ditchlines	39,003	SY	\$0.80	\$31,202.40	100%	0%	\$0.00
9	15" RCP (Class III)	1,019	LF	\$35.90	\$36,582.10	100%	0%	\$0.00
10	15" RCP (Class V)	181	LF	\$44.70	\$8,090.70	100%	0%	\$0.00
11	18" RCP	359	LF	\$40.60	\$14,575.40	100%	0%	\$0.00
12	24" RCP	1,188	LF	\$47.20	\$56,073.60	100%	0%	\$0.00
13	30" RCP	564	LF	\$61.80	\$34,855.20	100%	0%	\$0.00
14	36" RCP	167	LF	\$79.30	\$13,243.10	100%	0%	\$0.00
15	42" RCP	144	LF	\$96.80	\$13,939.20	100%	0%	\$0.00
16	Drop Inlet	25	EA	\$3,210.00	\$80,250.00	100%	0%	\$0.00
17	Junction Box	5	EA	\$2,580.00	\$12,900.00	100%	0%	\$0.00
18	15" FES w/ Rip Rap	5	EA	\$1,900.00	\$9,500.00	100%	0%	\$0.00
19	18" FES w/ Rip Rap	1	EA	\$1,990.00	\$1,990.00	100%	0%	\$0.00
20	30" FES w/ Rip Rap	1	EA	\$3,000.00	\$3,000.00	100%	0%	\$0.00
21	36" FES w/ Rip Rap	1	EA	\$4,030.00	\$4,030.00	100%	0%	\$0.00
22	42" FES w/ Rip Rap	2	EA	\$4,670.00	\$9,340.00	100%	0%	\$0.00
23	Temporary Diversion Ditch	3,800	LF	\$3.00	\$11,400.00	100%	0%	\$0.00
24	Silt Fence	5,820	LF	\$2.00	\$11,640.00	80%	20%	\$2,328.00
25	Silt Fence Outlet	10	EA	\$350.00	\$3,500.00	80%	20%	\$700.00
26	Tree Protection Fence	850	LF	\$1.80	\$1,530.00	80%	20%	\$306.00
27	Straw Wattle	74	EA	\$33.00	\$2,442.00	80%	20%	\$488.40
28	Sediment Basin 1	1	LS	\$66,905.00	\$66,905.00	100%	0%	\$0.00
29	Sediment Basin 2	1	LS	\$76,605.00	\$76,605.00	100%	0%	\$0.00
30	Temporary Seeding	8	AC	\$1,400.00	\$11,200.00	80%	20%	\$2,240.00
31	Erosion Control Maintenance	1	LS	\$6,700.00	\$6,700.00	0%	100%	\$6,700.00
32	Temporary Inlet Protection	25	EA	\$350.00	\$8,750.00	80%	20%	\$1,750.00
33	Temporary Construction Entrance	2	EA	\$4,000.00	\$8,000.00	80%	20%	\$1,600.00
34	8" PVC Gravity Sewer	2,158	LF	\$35.70	\$77,040.60	100%	0%	\$0.00
35	8" DIP Gravity Sewer	151	LF	\$47.60	\$7,187.60	100%	0%	\$0.00
36	Bedding	3,619	LF	\$5.00	\$18,095.00	100%	0%	\$0.00
37	Manhole	15	EA	\$4,540.00	\$68,100.00	100%	0%	\$0.00
38	4" Gravity Sewer Lateral	25	EA	\$500.00	\$12,500.00	100%	0%	\$0.00
39	Bedding for Laterals	680	LF	\$5.00	\$3,400.00	100%	0%	\$0.00
40	Test for Laterals	680	LF	\$1.00	\$680.00	100%	0%	\$0.00
41	6" PVC Water Distribution	1,905	LF	\$22.30	\$42,481.50	100%	0%	\$0.00
42	6" Restrained Joint PVC Water Distribution	298	LF	\$36.60	\$10,906.80	100%	0%	\$0.00
43	2" PVC Water Distribution	292	LF	\$17.30	\$5,051.60	100%	0%	\$0.00
44	4" DIP Water Line	54	EA	\$38.80	\$2,095.20	100%	0%	\$0.00
45	Bore and Jack 12" Steel Casing	58	LF	\$400.00	\$23,200.00	100%	0%	\$0.00
46	6" Gate Valve	4	EA	\$1,200.00	\$4,800.00	100%	0%	\$0.00
47	16"x16" Tap	2	EA	\$18,370.00	\$36,740.00	100%	0%	\$0.00
48	16"x16" Backside Tap	1	EA	\$10,880.00	\$10,880.00	100%	0%	\$0.00
49	UCPW Jumper	2	EA	\$7,390.00	\$14,780.00	100%	0%	\$0.00
50	16" Line Stop	2	EA	\$8,500.00	\$17,000.00	100%	0%	\$0.00
51	16" Anchors	2	EA	\$1,500.00	\$3,000.00	100%	0%	\$0.00
52	16" DIP	341	LF	\$81.50	\$27,791.50	100%	0%	\$0.00
53	2"x2" Blowoff	2	EA	\$620.00	\$1,240.00	100%	0%	\$0.00
54	Fire Hydrant	4	EA	\$6,875.00	\$27,500.00	100%	0%	\$0.00
55	Ductile Iron Fittings	1	LS	\$9,330.00	\$9,330.00	100%	0%	\$0.00

WEDDINGTON ACRES SUBDIVISION
Bond Cost Estimate Reduction
August 7, 2023



56	Water Service	25	EA	\$1,000.00	\$25,000.00	100%	0%	\$0.00
57	Irrigation Services	2	EA	\$900.00	\$1,800.00	100%	0%	\$0.00
58	3/4" Inline RPZ	2	EA	\$2,240.00	\$4,480.00	100%	0%	\$0.00
59	10" Graded Aggregate Base Course	6,036	SY	\$19.20	\$115,891.20	100%	0%	\$0.00
60	1.5" Asphalt Surface Course	5,512	SY	\$8.30	\$45,749.60	100%	0%	\$0.00
61	1.5" Asphalt Surface Course + Tack	5,512	SY	\$9.30	\$51,261.60	100%	0%	\$0.00
62	2'-0" Curb and Gutter	380	LF	\$16.00	\$6,080.00	100%	0%	\$0.00
63	Median	250	SF	\$10.00	\$2,500.00	100%	0%	\$0.00
64	Proposed Pond Access (6" ABC)	880	SY	\$12.00	\$10,560.00	0%	100%	\$10,560.00
65	Pavement Markings & Stop Signs	1	LS	\$1,170.00	\$1,170.00	0%	100%	\$1,170.00
66	Stop Sign	1	EA	\$3,000.00	\$3,000.00	0%	100%	\$3,000.00
				Total	\$1,443,855.70			\$30,842.40

Offsite Gravity Sewer

Item No.	Description	Quantity	Unit	Unit Price	Extended Total	Percent Complete	Percent Remaining	Reduced Total
1	8" PVC Gravity Sewer	1,056	LF	\$35.70	\$37,699.20	100%	0%	\$0.00
2	8" DI Gravity Sewer	254	LF	\$47.60	\$12,090.40	100%	0%	\$0.00
3	Manhole	8	EA	\$4,540.00	\$36,320.00	100%	0%	\$0.00
4	Bore and Jack 18" Steel Casing	174.00	LF	\$400.00	\$69,600.00	100%	0%	\$0.00
5	Tie Into Existing Manhole	1.00	EA	\$1,500.00	\$1,500.00	100%	0%	\$0.00
6	Clearing and Grubbing	1.29	AC	\$10,000.00	\$12,900.00	100%	0%	\$0.00
7	Silt Fence	2,740	LF	\$2.00	\$5,480.00	80%	20%	\$1,096.00
8	Silt Fence Outlet	8	EA	\$350.00	\$2,800.00	80%	20%	\$560.00
				Total	\$178,389.60		Total	\$1,656.00

Miscellaneous Items

Item No.	Description	Quantity	Unit	Unit Price	Extended Total	Percent Complete	Percent Remaining	Reduced Total
1	Mobilization and General Conditions	1	LS	\$22,560.00	\$22,560.00	80%	20%	\$4,512.00
2	Staking and As-builts	1	LS	\$44,390.00	\$44,390.00	80%	20%	\$8,878.00
3	Sanitary Sewer Test	3,619	LF	\$1.00	\$3,619.00	100%	0%	\$0.00
4	Water Test & Chlorinate	2,890	LF	\$3.00	\$8,670.00	100%	0%	\$0.00
5	Saw Cut	510	EA	\$3.00	\$1,530.00	100%	0%	\$0.00
				Total	\$80,769.00		Total	\$13,390.00

Project Subtotal	\$1,703,014.30	Project Subtotal	\$45,888.40
25% Contingency	\$425,753.58	25% Contingency	\$11,472.10
Project Total	\$2,128,767.88	Project Total	\$57,360.50



January 3, 2024

Mr. Robert Tefft, Zoning Administrator/Town Planner
Town of Weddington
1924 Weddington Road
Weddington, NC 28104

SUBJECT: Weddington Glen
Reduction of Roadway and Utility Performance Bond

Dear Robert:

LaBella has verified the satisfactory completion of construction activities shown by the attached estimate provided by the Engineer dated October 9, 2023. Costs for the final layer of asphalt, remaining sidewalk, and the permanent storm water management facilities are to remain bonded until completed. Therefore, the current performance bond may be reduced to the amount of \$401,207.50 as shown on the estimate.

LaBella Associates

Bonnie A. Fisher, PE
Project Manager

Attachment: Engineer's Estimate

cc: Anthony B. Cowan, PE

Agenda Item 9.C. Consent Agenda Bond Reduction for Weddington Glen



October 9, 2023

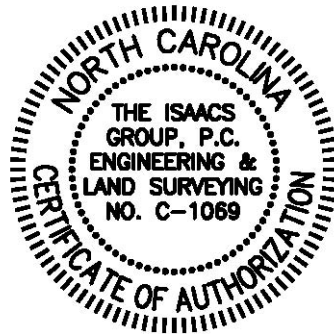
Tow of Weddington
Attn: Mr. Robert Teft and Mrs. Bonnie Sisher
1924 Weddington Road
Weddington, NC 28104

Re: **Weddington Glen Subdivision
Performance Bond Reduction**
Weddington-Matthews Road, Union County, North Carolina

On behalf of Beechwood Weddington, LLC, The Isaacs Group has prepared the following Performance Guarantee Estimate reduction for the Weddington Glen Subdivision (Phases 1 and 2 Final Plats) located along Weddington Matthews Road in Union County, N.C., which has removed from the original bond estimate items that have been completed in the field.

Sincerely,

Anthony Brent Cowan, P.E.,
Vice President



Project: Weddington Glen
Location: Town of Weddington

Date: 10/03/2023

Engineer's Estimate of Cost to Complete Construction for Performance Bond

Phase 1 and 2 Final Plat (All lots)

Roads Included: (All roads)

(bond reduction to reflect items completed as of date above)

Bond Estimate				
General	Quantity	unit	unit rate	Total (\$)
Mobilization	1	EA	\$ 10,000.00	\$ 10,000.00
Storm				
18" RCP Class 3		lf	\$ 50.00	\$ -
24" RCP Class 3		lf	\$ 81.00	\$ -
30" RCP Class 3		lf	\$ 105.00	\$ -
36" RCP Class 3		lf	\$ 147.00	\$ -
36" RCP Class 3 in concrete cradle		lf	\$ 265.00	\$ -
42" RCP Class 3 in concrete cradle		lf	\$ 165.00	\$ -
15" FES		ea	\$ 265.00	\$ -
18" FES		ea	\$ 300.00	\$ -
24" FES		ea	\$ 1,100.00	\$ -
30" FES		ea	\$ 950.00	\$ -
36" FES		ea	\$ 1,100.00	\$ -
30" Headwall		ea	\$ 2,500.00	\$ -
36" Headwall		ea	\$ 2,950.00	\$ -
42" Headwall		ea	\$ 3,500.00	\$ -
Catch Basin		ea	\$ 3,700.00	\$ -
Junction Box / Drop Inlet		ea	\$ 3,700.00	\$ -
OCS		ea	\$ 11,500.00	\$ -
Anti seep collar		ea	\$ 2,500.00	\$ -
Stream Crossing		ea	\$ 18,500.00	\$ -
TOTAL COST (STORM)				\$ -
Paving				
*Heavy duty asphalt 10" ABC/1.5"9.5C		SY	\$ 30.00	\$ -
1.5" final lift (S9.5B)	8,670	SY	\$ 12.00	\$ 104,040.00
6" ABC under curb		TN	\$ 38.00	\$ -
24" Valley curb		LF	\$ 18.00	\$ -
30" Curb and gutter		LF	\$ 21.50	\$ -
Concrete driveway for existing drive		EA	\$ 6,500.00	\$ -
ABC for existing driveway		TN	\$ 38.00	\$ -
TOTAL COST (PAVING)				\$ 104,040.00
Site				
Street Signs		EA	\$ 650.00	\$ -
Sidewalk	962	LF	\$ 28.00	\$ 26,936.00
HC Ramps with detectable warnings	5	EA	\$ 1,900.00	\$ 9,500.00
Lighting		EA	\$ 6,000.00	\$ -
TOTAL COST (SITE)				\$ 36,436.00

Sanitary Sewer				
Tie into existing manhole		LS	\$ 5,500.00	\$ -
8" SDR 35 5'-7'		LF	\$ 58.00	\$ -
8" SDR 35 7'-9'		LF	\$ 63.00	\$ -
8" SDR 35 9'-11'		LF	\$ 73.00	\$ -
8" SDR 26 11'-13'		LF	\$ 88.00	\$ -
8" SDR 26 13'-15'		LF	\$ 108.00	\$ -
8" SDR 26 17'-19'		LF	\$ 133.00	\$ -
8" DIP 0'-5'		LF	\$ 83.00	\$ -
8" DIP 5'-7'		LF	\$ 88.00	\$ -
8" DIP 7'-9'		LF	\$ 98.00	\$ -
8" DIP 9'-11'		LF	\$ 113.00	\$ -
8" DIP 11'-13'		LF	\$ 133.00	\$ -
8" DIP 13'-15'		LF	\$ 158.00	\$ -
4" PVC Laterals with cleanouts		LF	\$ 28.50	\$ -
Jack and bore with 16" casing and 8" RJ DIP		LF	\$ 945.00	\$ -
SS Manhole		EA	\$ 5,300.00	\$ -
Testing		LS	\$ 10,200.00	\$ -
TOTAL COST (SEWER)				\$ -
Water				
2" PVC waterline		LF	\$ 19.00	\$ -
8" PVC waterline		LF	\$ 45.20	\$ -
8" DIP waterline		LF	\$ 55.50	\$ -
16"x8" Tap		EA	\$ 24,500.00	\$ -
1" meter		EA	\$ 2,600.00	\$ -
1" RP assembly		EA	\$ 1,785.00	\$ -
Service meter and irrigation meter setters		EA	\$ 2,130.00	\$ -
2" Jumper		EA	\$ 2,200.00	\$ -
2" Blowoff		EA	\$ 2,700.00	\$ -
2" Gate valve		EA	\$ 785.00	\$ -
6" Gate valve		EA	\$ 1,365.00	\$ -
8" Gate valve		EA	\$ 2,850.00	\$ -
8" Fittings		LS	\$ 3,500.00	\$ -
8" Dead end thrust blocking		EA	\$ 8,500.00	\$ -
Fire hydrant assembly		EA	\$ 6,950.00	\$ -
Testing		LS	\$ 10,500.00	\$ -
TOTAL COST (SEWER)				\$ -
BMP #1 Sand Filter				
Grade for sandfilter	1	LS	\$ 30,000.00	\$ 30,000.00
Underdrains	1	LS	\$ 11,785.00	\$ 11,785.00
Riprap	195	TN	\$ 71.00	\$ 13,845.00
#57 Stone	70	TN	\$ 51.00	\$ 3,570.00
C-33 concrete sand	105	TN	\$ 46.00	\$ 4,830.00
Matting	1	LS	\$ 8,500.00	\$ 8,500.00
Fabric	1	LS	\$ 3,500.00	\$ 3,500.00
TOTAL COST (BMP 1)				\$ 76,030.00

The Isaacs Group, PC
 8720 Red Oak Blvd., Ste. 420
 Charlotte, NC 28217

BMP #2 Wet Pond				
Grade for WetPond	1	LS	\$ 41,200.00	\$ 41,200.00
Wetland Plantings	1	LS	\$ 13,500.00	\$ 13,500.00
RipRap	560	TN	\$ 71.00	\$ 39,760.00
TOTAL COST (BMP 2)				\$ 94,460.00
TOTAL COST			SUBTOTAL	\$ 320,966.00
			CONTINGENCY: 25%	\$ 80,241.50
			TOTAL	\$ 401,207.50

Agenda Item 10.A. Advisory Board Code of Ethics

CODE OF ETHICS FOR TOWN OF WEDDINGTON ADVISORY BOARD MEMBERS

A. Conflict of Interest

1. During advisory board meetings, a member shall immediately disclose any potential conflict of interest and request to be excused from voting when he or she has a conflict of interest as may be required by State law, Town Ordinance, Town Policy or Advisory Board by-laws.

2. In determining from existing facts and circumstances whether a conflict of interest exists the determining party shall consider the facts and circumstances as would an ordinary and reasonable person exercising prudence, discretion, intelligence, and due care.

B. Gifts

1. An advisory board member shall not directly or indirectly ask, accept, demand, exact, solicit, seek, assign, receive, or agree to receive any gift or honorarium for the advisory board member, or for another person, in return for being influenced in the discharge of the advisory board member's official responsibilities.

2. This section shall not apply to gifts or awards authorized by Town of Weddington Policies, Resolutions, or Ordinances.

C. Code of Ethics

Advisory board members are hereby subject to the Code Of Ethics set forth in the Weddington Code of Ordinances Article VI as setforth below:

TOWN OF WEDDINGTON CODE OF ORDINANCES ARTICLE VI. - CODE OF ETHICS

Sec. 2-179. - General principles underlying the code of ethics.

- (a) The stability and proper operation of democratic representative government depend upon public confidence in the integrity of the government and upon responsible exercise of the trust conferred by the people upon their elected officials.
- (b) Governmental decisions and policy must be made and implemented through proper channels and processes of the governmental structure.
- (c) Board members must be able to act in a manner that maintains their integrity and independence, yet is responsive to the interests and needs of those they represent.
- (d) Board members must always remain aware that at various times they play different roles:
 - (1) As advocates, who strive to advance the legitimate needs of their citizens;
 - (2) As legislators, who balance the public interest and private rights in considering and enacting ordinances, orders, and resolutions;

- (3) As decision-makers, who arrive at fair and impartial quasi-judicial and administrative determinations.
- (e) Board members must know how to distinguish among these roles, to determine when each role is appropriate, and to act accordingly.
- (f) Board members must be aware of their obligation to conform their behavior to standards of ethical conduct that warrant the trust of their constituents. Each official must find within his or her own conscience the touchstone by which to determine what conduct is appropriate.

Sec. 2-181. - Official actions.

Board members should obey all laws applicable to their official actions as members of the board. Board members should be guided by the spirit as well as the letter of the law in whatever they do. At the same time, board members should feel free to assert policy positions and opinions without fear of reprisal from fellow board members or citizens. To declare that a board member is behaving unethically because one disagrees with that board member on a question of policy (and not because of the board member's behavior) is unfair, dishonest, irresponsible, and itself unethical.

Sec. 2-182. - Integrity and independence.

Board members should act with integrity and independence from improper influence as they exercise the duties of their offices. Characteristics and behaviors consistent with this standard include the following:

- (1) Adhering firmly to a code of sound values.
- (2) Behaving consistently and with respect toward everyone with whom they interact.
- (3) Exhibiting trustworthiness.
- (4) Living as if they are on duty as elected officials regardless of where they are or what they doing.
- (5) Using their best independent judgment to pursue the common good as they see it, presenting their opinions to all in a reasonable, forthright, consistent manner.
- (6) Remaining incorruptible, self-governing, and unaffected by improper influence, while at the same time being able to consider the opinions and ideas of others.
- (7) Disclosing contacts and information about issues that they receive outside of public meetings and refraining from giving, seeking or receiving information about quasi-judicial matters outside of the quasi-judicial proceedings themselves.
- (8) Treating other board members and the public with respect and honoring the opinions of others even when the board members disagree with those opinions.
- (9) Not reaching conclusions on issues until all sides have been heard.
- (10) Showing respect for their offices and not behaving in ways that reflect badly on those offices.
- (11) Recognizing that they are part of a larger group and acting accordingly.

- (12) Recognizing that individual board members are not generally allowed to act on behalf of the board but may only do so if the board specifically authorizes it, and that the board must take official action as a body.

Sec. 2-183. - Avoiding impropriety.

- (a) Board members should avoid impropriety in the exercise of their official duties. Their official actions should be above reproach. Although opinions may vary about what behavior is inappropriate, this board will consider impropriety in terms of whether a reasonable person who is aware of all of the relevant facts and circumstances surrounding the board member's action would conclude that the action was inappropriate.
- (b) If a board member believes that his or her actions, while legal and ethical, may be misunderstood, the member should seek the advice of the town attorney and should consider publicly disclosing the facts of the situation and the steps taken to resolve it (such as consulting with the attorney).

Sec. 2-184. - Performance of duties.

- (a) Board members should faithfully perform the duties of their offices. They should act as the especially responsible citizens whom others can trust and respect. They should set a good example for others in the community, keeping in mind that trust and respect must continually be earned. Board members should faithfully attend and prepare for meetings. They should carefully analyze all credible information properly submitted to them, mindful of the need not to engage in communications outside the meeting in quasi-judicial matters. They should demand full accountability from those over whom the board has authority.
- (b) Board members should be willing to bear their fair share of the board's workload. To the extent appropriate, they should be willing to put the board's interests ahead of their own.

Sec. 2-185. - Openness and transparency.

- (a) Board members should conduct the affairs of the board in an open and public manner. They should comply with all applicable laws governing open meetings and public records, recognizing that doing so is an important way to be worthy of the public's trust. They should remember when they meet that they are conducting the public's business. They should also remember that local government records belong to the public and not to board members or their employees.
- (b) In order to ensure strict compliance with the laws concerning openness, board members should make clear that an environment of transparency and candor is to be maintained at all times in the governmental unit. They should prohibit unjustified delay in fulfilling public records requests. They should take deliberate steps to make certain that any closed sessions held by the board are lawfully conducted and that such sessions do not stray from the purposes for which they are called.

Sec. 2-186. - Guidelines for ethical behavior.

The following guidelines are designed to translate current legal requirements into specific behaviors board members should avoid. While statutory provisions should be viewed as a

minimum standard, board members should always consider whether there are ethical problems with other behaviors, even if such behavior does not violate criminal or other statutes dealing with conflicts of interest or other subjects:

- (1) Avoid deriving a direct benefit from contracts in which you are involved in making or administering on behalf of the public agency; G.S. 14-234(a)(1).
- (2) Avoid attempting to influence others involved in making or administering a contract on behalf of the public agency, even if you aren't involved, if you will derive a direct benefit from the contract; G.S. 14-234 (a)(2).
- (3) Avoid soliciting or receiving any gift or reward in exchange for recommending, influencing, or attempting to influence the award of a contract by the public agency you serve; G.S. 14-234(a)(3).
- (4) Consider the ethical and practical consequences of deriving a direct benefit from a contract authorized under any exception to the statute and weigh these considerations against the potential advantage to the public agency and to yourself. Follow reporting requirements to ensure transparency; G.S. 14-234(b); G.S. 14-234(d1).
- (5) Avoid participating in deliberations about or voting on a contract in which you have a direct benefit, when the contract is undertaken as allowed under any exception to the statute; G.S. 14-234(b1); criminal penalty.
- (6) Avoid using your knowledge of contemplated action by you or your unit, or information known to you in your official capacity and not made public, to acquire a financial interest in any property, transaction, or enterprise, or to gain a financial benefit that may be affected by the information or contemplated action. Avoid intentionally aiding another to do any of these things; G.S. 14-234.1.
- (7) Avoid receiving any gift or favor from a current, past, or potential contractor; G.S. 133-32(a).
- (8) Consider the ethical and practical consequences of accepting a gift or favor under any exception to the statutory prohibition, and follow reporting requirements to ensure transparency; G.S. 133-32(d).
- (9) Avoid voting on matters involving your own financial interest or official conduct; G.S. 160A-75; G.S. 153A-44. Identify and disclose these matters in advance so your board can determine whether you have a conflict allowing you to be excused by the board from voting. When in doubt, obtain an opinion from the town attorney about whether you must vote or may be excused.
- (10) Avoid voting on any zoning map or text amendment where the outcome of the vote is reasonably likely to have a direct, substantial, and readily identifiable financial impact on you; G.S. 153A-340(g); G.S. 160A-381(d).
- (11) Do not participate in or vote on any quasi-judicial matter, including matters that come before the board when the board is acting in a quasi-judicial capacity under G.S. 153A-345 or G.S. 160A-388, if participation would violate affected persons' constitutional right to an impartial decision-maker. Impermissible conflicts under this statutory standard include "having a fixed opinion prior to hearing the matter that is not susceptible to change"; "undisclosed ex parte communications [communications between a board

member and someone involved in the matter that occur outside the official quasi-judicial proceeding]"; "a close familial, business, or other associational relationship with an affected person"; or "a financial interest in the outcome of the matter"; G.S. 153A-345(e1); G.S. 160A-388(e1).

- (12) Fulfill your statutory obligation to vote on all matters that come before you even when there are appearances of conflict, and only refrain from voting when there is a legal basis for being or a requirement to be excused from voting; G.S. 153A-44; G.S. 160A-75.

D. Enforcement

A violation of this Code of Ethics by an appointed member of a Town Advisory Board may subject a member to discipline by the Town Council up to and including removal from the advisory board.

Effective _____, 2024.

Mayor, Town of Weddington

Attest:

Clerk, Town of Weddington

ACKNOWLEDGMENT

By signing this document, I acknowledge that I have received a copy of the **Code of Ethics For Town of Weddington Advisory Board Members** and that I have read and agree to comply with this Code of Ethics. I further understand that should I violate this Code of Ethics; I may be subject to discipline up to and including being removed from the Board by Town Council.

Signature of Advisory Board Member Date

Printed Name of Advisory Board Member



TO: Town Council

FROM: Karen Dewey, Town Administrator/Clerk

DATE: February 12, 2024

SUBJECT: UCSO Contract Amendment Discussion

At the retreat work session on January 29, Council had questions regarding amending the contract between the Town and the Union County Sheriff's Office to add a deputy position as a School Resource Officer to contract out to the Weddington Methodist Church part-time. After speaking with the Weddington Admin Deputy, some questions were answered:

- The school doesn't need a deputy full-time, only during the school year and school events.
- A part-time deputy for the town would provide additional coverage in summer months when traffic and crime in the area usually increase. Normally, the Town of Weddington is not considered a hot-spot for nighttime issues.
- A part-time deputy can also provide personnel for an overnight shift during the summer without shifting positions for the current deputies or losing overlapping dual coverage.
- The part-time deputy would be a resource officer for Weddington Christian Academy, but still be committed to the town. Currently SROs cover other county departments in the summer. This would be available for extra patrols, traffic, other duties dedicated to Weddington.

Agenda Item 10.D. Discussion of FY2025 Preliminary Budget

FY2025 PRELIMINARY BUDGET

PREPARATION PROCESS:

- 1) PREPARED SPREADSHEET CONTAINING PRIOR YEAR (FY2023) ACTUAL, CURRENT YEAR (FY2024) AMENDED BUDGET, CURRENT YEAR TO DATE ACTUAL (FY2024) & FORECASTED CURRENT YEAR BALANCES
- 2) BASED ON THE ABOVE INFORMATION, CALCULATED ESTIMATED OPERATING REVENUES & EXPENDITURES THAT THE TOWN WILL RECEIVE OR INCUR IN FY2025. TAX RATE IS UNCHANGED.
- 3) DETERMINED NET OPERATING REVENUE TO DETERMINE AMOUNT TOWN CAN SPEND AT ITS DISCRETION
- 4) NET OPERATING REVENUE WAS THEN ALLOCATED TO POTENTIAL ONE TIME OR DISCRETIONARY SPENDING ITEMS BASED ON HISTORICAL, KNOWN OR POTENTIAL SPENDING ITEMS TO BE DISCUSSED BY COUNCIL. BUDGET MUST BE A BALANCED BUDGET PER STATE STATUTES.

OPERATING BUDGET COMMENTS:

- 1) ESTIMATED AD VALOREM REVENUE WAS CALCULATED BASED ON CURRENT YEAR APPRAISED TAX VALUE PLUS ESTIMATED VALUE OF HOMES ADDED IN CALENDAR YEAR 2023. ESTIMATE BASED ON CERTIFICATES OF OCCUPANCY ISSUED.
- 2) ACTUAL ESTIMATED TAX VALUES ARE NOT RECEIVED FROM THE COUNTY UNTIL APRIL
- 3) REVENUES & EXPENDITURES ARE BUDGETED CONSERVATIVELY (I.E. REVENUES ARE BUDGETED AT LOWEST EXPECTED AMOUNTS & EXPENDITURES AT HIGHEST EXPECTED AMOUNTS)
- 4) FIRE, POLICE, SALARIES ARE ALL BUDGETED AT CURRENT CONTRACT/SALARY AMOUNTS. PROPOSED INCREASES ARE INCLUDED AS PROPOSED NONOPERATING ITEMS. PROPOSED INCREASES ARE CURRENTLY ESTIMATES ONLY

CHIEF MCLENDON USUALLY SUBMITS HIS BUDGET REQUEST SOMETIME IN MARCH OR EARLY APRIL

THE SHERIFF'S DEPARTMENT USUALLY SUBMITS THEIR REVISED CONTRACT AMOUNT IN APRIL

- 5) ZONING ADMINISTRATOR (PLANNER) SALARY IS BUDGETED AS A FULL-TIME POSITION TO BE FILLED THE ENTIRE YEAR

FUTURE ACTIONS:

BUDGET WILL BE DISCUSSED AGAIN AT MARCH & APRIL COUNCIL MEETINGS. A FINAL BUDGET WILL BE PRESENTED IN MAY AND A PUBLIC HEARING WILL BE CALLED FOR JUNE. BUDGET MUST BE APPROVED PRIOR TO JULY 1.

**TOWN OF WEDDINGTON
FY2025 PRELIMINARY OPERATING BUDGET
TAX RATE 4.5 CENTS**

Account Id	Account Description	FY2023 Actual	Amended FY24 Budget	Actual YTD FY2024 as of 1.31.24	Estimated Final Actual FY2024	Estimated Operating Budget FY2025
10-3101-110	AD VALOREM TAX - CURRENT	1,459,814.41	1,395,000.00	1,372,640.22	1,380,000.00	1,382,500.00
10-3102-110	AD VALOREM TAX - 1ST PRIOR YR	16,411.11	9,500.00	10,583.06	11,000.00	10,000.00
10-3103-110	AD VALOREM TAX - NEXT 8 YRS PRIOR	770.67	575.00	303.29	350.00	200.00
10-3110-121	AD VALOREM TAX - MOTOR VEH CURRENT	133,881.64	123,750.00	68,471.07	135,000.00	132,000.00
10-3115-180	TAX INTEREST	3,960.69	2,250.00	1,618.39	1,750.00	2,000.00
10-3120-000	SOLID WASTE FEE REVENUES	530,175.96	1,125,000.00	1,140,961.85	1,145,000.00	1,150,000.00
10-3231-220	LOCAL OPTION SALES TAX REV - ART 39	741,555.57	615,000.00	298,053.38	650,000.00	650,000.00
10-3322-220	BEER & WINE TAX	61,059.58	50,000.00	-	50,000.00	50,000.00
10-3324-220	UTILITY FRANCHISE TAX	495,510.71	475,000.00	238,736.90	475,000.00	475,000.00
10-3340-400	ZONING & PERMIT FEES	34,967.50	10,000.00	21,207.50	21,500.00	2,500.00
10-3350-400	SUBDIVISION FEES	33,732.50	10,000.00	9,690.00	10,000.00	2,500.00
10-3360-400	STORMWATER EROSION CONTROL FEES	2,030.00	5,000.00	1,200.00	1,200.00	500.00
10-3830-891	MISCELLANEOUS REVENUES	7,467.85	5,000.00	15,369.25	15,500.00	2,500.00
10-3831-491	INVESTMENT INCOME	93,058.31	85,000.00	141,476.66	235,000.00	150,000.00
General Fund Revenue Totals		3,614,396.50	3,911,075.00	3,320,311.57	4,131,300.00	4,009,700.00
10-4110-000	GENERAL GOVERNMENT	0	-	-	-	-
10-4110-110	SOLID WASTE	0	-	-	-	-
10-4110-115	SOLID WASTE	513,083.43	1,065,000.00	600,552.52	1,030,000.00	1,040,000.00
10-4110-120	FIRE	0	-	-	-	-
10-4110-126	FIRE DEPT SUBSIDIES	817,452.96	841,975.00	491,152.69	841,975.00	841,975.00
10-4110-127	FIRE DEPARTMENT BLDG/MAINTENANCE	100.00	10,000.00	-	500.00	10,000.00
10-4110-150	POLICE	0	-	-	-	-
10-4110-155	POLICE PROTECTION	335,844.92	347,750.00	264,415.41	347,750.00	347,750.00
10-4110-160	EVENT PUBLIC SAFETY	94.50	2,500.00	-	2,500.00	-
10-4110-180	GOVERNING BOARD	0	-	-	-	-
10-4110-190	LEGAL	0	-	-	-	-
10-4110-192	ATTORNEY FEES - GENERAL	67,962.50	67,500.00	26,560.00	65,000.00	65,000.00
10-4110-193	ATTORNEY FEES - LITIGATION	0	755,000.00	750,000.00	750,000.00	5,000.00
10-4110-320	OTHER GENERAL GOVERNMENT	0	-	-	-	-
10-4110-330	ELECTION EXPENSE	0	15,000.00	14,769.48	15,000.00	-
10-4110-340	PUBLICATIONS	6,465.75	10,000.00	-	-	-

Account Id	Account Description	FY2023 Actual	Amended FY24		Actual YTD FY2024 as of 1.31.24	Estimated Final Actual FY2024	Estimated
			Budget				Operating Budget FY2025
10-4110-342	HOLIDAY/TREE LIGHTING	8,266.17	7,587.50		6,810.47	7,000.00	-
10-4110-343	SPRING EVENT	4,798.56	7,087.50		-	7,250.00	-
10-4110-344	OTHER COMMUNITY EVENTS	0	51,500.00		2,028.18	2,500.00	-
10-4110-499	OTHER	0	500,000.00		-	-	-
	4110 GENERAL GOVERNMENT	1,754,068.79	3,680,900.00		2,156,288.75	3,069,475.00	2,309,725.00
10-4120-000	ADMINISTRATIVE	0	-		-	-	-
10-4120-120	SALARIES & EMPLOYEE BENEFITS		-		-	-	-
10-4120-121	SALARIES - ADMINISTRATOR/CLERK	53,214.67	66,325.00		39,246.99	66,325.00	65,000.00
10-4120-123	SALARIES - TAX COLLECTOR	52,102.46	56,625.00		33,198.23	57,100.00	56,850.00
10-4120-124	SALARIES - FINANCE OFFICER	21,774.39	19,225.00		11,759.16	20,275.00	18,425.00
10-4120-125	SALARIES - MAYOR & TOWN COUNCIL	25,200.00	25,200.00		16,000.00	26,500.00	25,200.00
10-4120-181	FICA EXPENSE	11,650.26	15,000.00		7,665.66	13,550.00	13,250.00
10-4120-182	EMPLOYEE RETIREMENT	21,274.04	23,000.00		15,213.54	26,400.00	25,600.00
10-4120-183	EMPLOYEE INSURANCE	14,579.00	15,250.00		9,044.00	15,500.00	15,600.00
10-4120-184	EMPLOYEE LIFE INSURANCE	199.68	200.00		116.48	200.00	200.00
10-4120-185	EMPLOYEE S-T DISABILITY	162.00	175.00		98.00	175.00	175.00
10-4120-190	PROFESSIONAL SERVICES	0	-		-	-	-
10-4120-191	AUDIT FEES	8,500.00	9,000.00		-	9,000.00	9,000.00
10-4120-193	CONTRACT LABOR	55,736.43	143,800.00		53,428.51	57,625.00	5,000.00
10-4120-200	OTHER ADMINISTRATIVE	0	-		-	-	-
10-4120-205	OFFICE SUPPLIES - ADMIN	6,853.73	9,500.00		2,884.78	5,780.00	7,500.00
10-4120-210	PLANNING CONFERENCE	2,406.19	3,500.00		175.00	325.00	500.00
10-4120-321	TELEPHONE - ADMIN	1,362.97	2,000.00		843.33	1,700.00	2,000.00
10-4120-325	POSTAGE - ADMIN	2,145.71	2,500.00		1,239.86	2,475.00	2,500.00
10-4120-331	UTILITIES - ADMIN	3,046.04	5,000.00		1,560.19	3,275.00	5,000.00
10-4120-351	REPAIRS & MAINTENANCE - BUILDING	4,350.00	29,500.00		57,481.20	62,500.00	5,000.00
10-4120-352	REPAIRS & MAINTENANCE - EQUIPMENT	89,666.19	75,000.00		26,672.97	58,350.00	65,000.00
10-4120-354	REPAIRS & MAINTENANCE - GROUNDS	82,162.67	72,250.00		36,744.00	68,775.00	50,000.00
10-4120-355	REPAIRS & MAINTENANCE - PEST CONTRL	473.36	1,500.00		1,013.36	1,500.00	1,500.00
10-4120-356	REPAIRS & MAINTENANCE - CUSTODIAL	5,415.17	7,000.00		2,600.00	5,120.00	6,500.00
10-4120-370	ADVERTISING - ADMIN	166.60	500.00		297.37	500.00	500.00
10-4120-397	TAX LISTING & TAX COLLECTION FEES	2,093.24	500.00		-	500.00	500.00
10-4120-400	ADMINISTRATIVE:TRAINING	6,479.38	8,000.00		2,430.22	6,500.00	6,500.00
10-4120-410	ADMINISTRATIVE:TRAVEL	4,696.33	4,500.00		2,520.43	4,500.00	4,500.00
10-4120-450	INSURANCE	16,886.45	20,000.00		19,740.17	20,000.00	20,000.00
10-4120-491	DUES & SUBSCRIPTIONS	20,551.04	23,500.00		16,331.04	20,000.00	23,500.00
10-4120-498	GIFTS & AWARDS	1,496.82	2,000.00		758.92	1,500.00	1,500.00

Account Id	Account Description	FY2023 Actual	Amended FY24 Budget	Actual YTD FY2024 as of 1.31.24	Estimated Final Actual FY2024	Estimated Operating Budget FY2025
10-4120-499	MISCELLANEOUS	17,508.23	80,000.00	34,850.37	40,000.00	12,500.00
	4120 ADMINISTRATIVE	532,153.05	720,550.00	393,913.78	595,950.00	449,300.00
10-4130-000	ECONOMIC & PHYSICAL DEVELOPMENT		-	-	-	-
10-4130-120	SALARIES & EMPLOYEE BENEFITS		-	-	-	-
10-4130-121	SALARIES - ZONING ADMINISTRATOR	82,089.59	88,625.00	26,078.52	62,300.00	85,000.00
10-4130-123	SALARIES - ADMINISTRATIVE ASSISTANT	18,864.32	26,975.00	11,989.60	21,450.00	20,850.00
10-4130-124	SALARIES - PLANNING BOARD	2,550.00	5,150.00	1,550.00	2,650.00	5,150.00
10-4130-125	SALARIES - SIGN REMOVAL	3,303.00	6,575.00	2,088.45	3,575.00	3,800.00
10-4130-181	FICA EXPENSE - P&Z	6,624.59	11,000.00	3,190.78	8,100.00	9,200.00
10-4130-182	EMPLOYEE RETIREMENT - P&Z	12,653.14	18,000.00	4,172.57	6,925.00	18,000.00
10-4130-183	EMPLOYEE INSURANCE	11,187.00	15,250.00	(212.00)	3,000.00	15,600.00
10-4130-184	EMPLOYEE LIFE INSURANCE	318.72	375.00	9.92	50.00	375.00
10-4130-185	EMPLOYEE S-T DISABILITY	148.50	175.00	-	50.00	200.00
10-4130-190	CONTRACTED SERVICES	0	-	-	-	-
10-4130-192	CONSULTING STORMWATER CONTROL	57,027.33	95,000.00	30,817.65	90,000.00	60,000.00
10-4130-193	CONSULTING	74,319.55	50,000.00	31,755.75	63,500.00	65,000.00
10-4130-194	CONSULTING - COG	2,464.00	7,500.00	-	2,500.00	-
10-4130-195	STORMWATER EROSION CONTROL	2,041.32	-	-	-	-
10-4130-200	OTHER PLANNING	0	-	-	-	-
10-4130-201	OFFICE SUPPLIES - PLANNING & ZONING	6,697.06	7,500.00	2,742.79	5,000.00	7,500.00
10-4130-202	ZONING SPECIFIC OFFICE SUPPLIES	0	2,500.00	-	-	-
10-4130-215	HISTORIC PRESERVATION	0	250.00	-	-	250.00
10-4130-220	INFRASTRUCTURE	95,000.00	281,000.00	102,000.00	102,000.00	-
10-4130-321	TELEPHONE - PLANNING & ZONING	1,635.54	2,000.00	843.35	1,700.00	2,000.00
10-4130-325	POSTAGE - PLANNING & ZONING	1,677.37	2,500.00	1,239.85	2,475.00	2,500.00
10-4130-331	UTILITIES - PLANNING & ZONING	4,300.89	5,000.00	2,069.66	4,450.00	5,000.00
10-4130-370	ADVERTISING - PLANNING & ZONING	51.00	500.00	273.57	550.00	500.00
	4130 ECONOMIC & PHYSICAL DEVELOPMENT	382,952.92	625,875.00	220,610.46	380,275.00	300,925.00
	General Fund Expenditure Totals	2,669,174.76	5,027,325.00	2,770,812.99	4,045,700.00	3,059,950.00
	NET REVENUES OVER/(UNDER) EXPENDITURES	945,221.74	(1,116,250.00)	549,498.58	85,600.00	949,750.00

**TOWN OF WEDDINGTON
POTENTIAL NON-OPERATING REVENUES & EXPENDITURES**

 Changes in yellow

		PROPOSED	
		FY2025	FY2024
ESTIMATED OPERATING REVENUES		949,750.00	
Ad Valorem adjustment to County estimate			
Zoning & Permit Fees		5,000.00	
Subdivision Fees			
Future unidentified		5,000.00	
Driveway easement (to be collected in FY25)		25,000.00	
TOTAL ADJUSTED NET OPERATING REVENUES		984,750.00	0.00
<u>Proposed non-operating expenditures to be funded</u>			
WCVFD	Fire service contract increase (estimated at 2% ask)	16,850.00	24,301.00
	Building maintenance		
Police	Increase in contract price (estimated at approx 7.5%)	26,100.00	12,964.24
	Additional overnight deputy	125,000.00	
	Cost share deputy with WUMC	37,500.00	
Public Safety	New radar trailer	12,500.00	
Solid Waste	Billing differential (new homes added but not billed by Town)	1,775.00	
Attorney	Board of Adjustment; miscellaneous	5,000.00	
Publications	Resident wide mailings	10,000.00	10,000.00
Parks & Rec	Spring Event (Shredding)	0.00	0.00
	Bunny Hop/Movie Nights/Back to School Drive	1,500.00	1,500.00
	Tree lighting/Christmas cards & decorations	4,500.00	4,500.00
	Litter sweeps	0.00	0.00
	Deputies/EMTs (Food Truck Fridays/Tree Lighting)	2,500.00	2,500.00
	Contract labor (i.e. patriotic banner installation, photographer, etc.)	4,000.00	4,000.00
	Food trucks	4,000.00	4,000.00
	Activities	6,175.00	6,175.00
	WCWAA public private partnership		50,000.00
Office supplies	Ipads/laptops/etc (replacement upgrade)	2,000.00	2,000.00
	Cellphones for council/administrator		
Grounds maintenance	Landscape upgrades/medians/roundabout	35,000.00	20,000.00
	Town Hall park landscaping/mowing	5,000.00	5,000.00
Building Maintenance	Town Hall	15,000.00	15,000.00
	Electrical repairs		
	Streaming		7,000.00

Consulting/	Code Enforcement contract	7,500.00	7,500.00
Contract Labor	Code Enforcement (funds for remedies; Ambassador Ct)	5,000.00	
	Planning Conferences (mediator/rental/etc)	3,500.00	3,500.00
	Transportation consulting (i.e. Kimley Horn intersection studies)	22,500.00	22,500.00
	Misc projects	10,000.00	
	Urban Forester	7,500.00	7,300.00
	Land Use Plan		100,000.00
	Archivist		5,000.00
Salary adj	Merit/Bonus/Taxes/Benefits	10,350.00	22,175.00
	Retirement benefits increase due to increase in rates		
Infrastructure	Deal Road intersection improvement		
	12 Mile @ Beulah Church cost participation	104,000.00	104,000.00
	Tilley-Morris roundabout (FY23 budgets for 20% construction cost overrun)		
	Municipal participation in critical intersection funding		
	Town participation in stoplights at Antioch Church/Forest Lawn & 12 Mile	35,000.00	
	Roundabout at Potter & Forest Lawn		177,000.00
Park	Site improvements	200,000.00	
	Capital Grant to WCWAA		500,000.00
Library	Donation to Library Foundation for reading nook	75,000.00	
Contingency		190,000.00	
Total cost of non-operating expenditures		984,750.00	1,117,915.24
Fund Balance Appropriation/Transfer from ARPA Funds		(0.00)	



Agenda Item 13. Code Enforcement Report

Town of Weddington
Code Enforcement Report
February 2, 2024

4416 GLEN OAKS DR, MATTHEWS, NORTH CAROLINA 28104

Accumulation of debris and conducting business on residential property

Code Section:

Status: Open

Property Visit Date: 09/14/2022

Warning Letter Date: 09/15/2022

Notes:

01/25/2024 - Contacted complaintive no answer. "Debris" looks more like landscape to prevent erosion down hill.

01/08/2024 - Updated complaint from Portal

10/20/2023 - Updated Complaint

8308 POTTERS RD S, MONROE, NORTH CAROLINA 28112

utility building in front yard without a permit

Code Section:

Status: Closed - Archived

Property Visit Date: 04/28/2022

Warning Letter Date:

Notes:

01/08/2024 - Updated complaint from Portal

10/20/2023 - Updated Complaint

7200 FOREST RIDGE RD, WEDDINGTON, NORTH CAROLINA 28104

non-residential activity (sawing) in residential district

Code Section:

Status: Open-under inspection

Property Visit Date: 09/30/2022

Warning Letter Date: 09/15/2022

Notes:

116 MAPLE GROVE CHURCH RD, MATTHEWS, NORTH CAROLINA 28104

Uninhabitable structure and not meeting minimal structure standards

Code Section: Article 7 D-703 I. F.3.

Status: Open-working with property owner

Property Visit Date: 01/18/2023

Warning Letter Date:

Notes:

04/11/2023 - Sec. 14-45. - Minimum standards for structural condition



Town of Weddington
Code Enforcement Report
February 2, 2024

04/11/2023 - New Complaint Submitted

4008 N TWELVE MILE CREEK RD, MATTHEWS, NORTH CAROLINA 28104

uninhabitable structure

Code Section:

Status: Open-working with property owner

Property Visit Date: 04/11/2023

Warning Letter Date:

Notes:

04/11/2023 - Updated Complaint

04/11/2023 - New Complaint Submitted

704 VINTAGE CREEK DR, MATTHEWS, NORTH CAROLINA 28104

Playset in conservation easement

Code Section:

Status: Open

Property Visit Date: 04/20/2023

Warning Letter Date:

Notes:

05/18/2023 - Visited on 5/18/23 to confirm location of Playset

05/18/2023 - Updated Complaint

05/18/2023 - Updated Complaint

04/20/2023 - New Complaint Submitted

6939 TREE HILL ROAD MATTHEWS, NC 28104

Equine Issues, animal waste within 150' of property line

Code Section:

Status: Open-working with HOA

Property Visit Date: 04/13/2023

Warning Letter Date: 04/28/2023

Notes:

01/25/2024 - Setting up meeting with property owner and The City for resolution

04/28/2023 - Updated Complaint

04/25/2023 - Updated Complaint

04/20/2023 - New Complaint Submitted

4709 BEULAH CHURCH RD, MATTHEWS, NORTH CAROLINA 28104

Property owner has tall weeds and, along with junk pile in property

Code Section:

Status: Closed - Resolved (without penalty)



Property Visit Date: 10/04/2023

Warning Letter Date:

Notes:

01/08/2024 - Updated complaint from Portal

12/11/2023 - Grass has been mowed, and trash removed from street line. Closing case

10/05/2023 - Will issue warning letter to property owner.

10/04/2023 - Inspected property Trash still appears to be by the road. Added photo.

10/04/2023 - Updated Complaint

10/04/2023 - New Complaint Submitted

3505 ANTIOCH WOODS LANE MATTHEWS NC 28105

Property has wood chipping and cutting truck coming in and out of property off of the Main Street.

Code Section:

Status: Closed - Resolved (without penalty)

Property Visit Date: 11/15/2023

Warning Letter Date:

Notes:

01/25/2024 - Home business is no violation, spoke with complaintive and advised no violation for having the business or AirBnB.

12/19/2023 - Updated complaint from Portal

12/19/2023 - Updated Complaint

12/08/2023 - New Complaint Submitted

2533 GREENBROOK PKWY, MATTHEWS, NORTH CAROLINA 28104

Junk vehicles in driveway

Code Section:

Status: Open

Property Visit Date: 01/10/2024

Warning Letter Date:

Notes:

01/25/2024 - Will need to send letter to property owner.

01/17/2024 - New Complaint Submitted

5816 CAMDEN DR, WEDDINGTON, NORTH CAROLINA 28104

* Attached structure to house containing tropical birds. Birds chirping at night. Red light for birds kept on all night, attracting animals into yard. 4+ dogs on deck during multiple cold days. *Deck structure, porch extension, and pool deck currently being built. *Removal of 35+ trees has caused erosion problems that leech onto Camden Drive during rains. *X-Large mulch pile in front yard with particle board sign spray painted with "Don't take mulch." Mulch contribution to wash out problems. Mulch is also in woods near right away on Deal Road. *Chickens without a fence behind Weddington Schools



Town of Weddington
Code Enforcement Report
February 2, 2024

campus. *Front porch constructed with no railing. *Consistent sewer smell that can be smelt from Deal Road located at property. *Damage on Camden Drive during repair/demolition of 5816 Camden Drive driveway

Code Section:

Status: Open

Property Visit Date: 01/24/2024

Warning Letter Date:

Notes:

01/25/2024 - New Complaint Submitted

Agenda Item 14. Finance Report

2024

2023

Assets

10-1120-000	SOUTH STATE CHECKING ACCOUNT	414,637.27	520,440.38
10-1120-001	TRINITY MONEY MARKET	0.00	0.00
10-1120-002	CITIZENS SOUTH CD'S	0.00	0.00
10-1130-000	BB&T/TRUIST CHECKING	1,750,788.15	653,198.99
10-1130-001	BB&T/TRUIST MONEY MARKET	777,573.26	1,255,891.35
10-1140-000	WACHOVIA	0.00	0.00
10-1170-000	NC CASH MGMT TRUST	3,908,399.94	3,790,285.88
10-1205-000	A/R OTHER	0.00	0.00
10-1210-000	A/R SOLID WASTE FEES	110,229.58	61,871.47
10-1211-001	A/R PROPERTY TAX	58,606.95	23,888.25
10-1212-001	A/R PROPERTY TAX - 1ST YEAR PRIOR	13,282.87	4,455.90
10-1212-002	A/R PROPERTY TAX - NEXT 8 PRIOR YRS	9,209.15	5,291.01
10-1213-000	A/R PROPERTY TAX INTEREST RECEIVABL	21.20-	1,486.54
10-1214-000	PREPAID ASSETS	0.00	23,907.81
10-1215-000	A/R INTERGOVT-LOCAL OPTION SALES TX	0.00	111,908.26
10-1216-000	A/R INTERGOVT - MOTOR VEHICLE TAXES	0.00	11,618.53
10-1217-000	A/R INTERGOVT	0.00	0.00
10-1232-000	SALES TAX RECEIVABLE	670.89	670.89
10-1240-000	INVESTMENT INCOME RECEIVABLE	0.00	0.00
10-1610-001	FIXED ASSETS - LAND & BUILDINGS	2,513,697.44	2,513,697.44
10-1610-002	FIXED ASSETS - FURNITURE & FIXTURES	9,651.96	9,651.96
10-1610-003	FIXED ASSETS - EQUIPMENT	17,747.14	17,747.14
10-1610-004	FIXED ASSETS - INFRASTRUCTURE	26,851.00	26,851.00
10-1610-005	FIXED ASSETS - COMPUTERS	9,539.00	9,539.00
10-1610-006	FIXED ASSETS - COMPUTER SOFTWARE	182,994.00	182,994.00
	Total Assets	<u>9,803,857.40</u>	<u>9,225,395.80</u>

Liabilities & Fund Balance

10-2110-000	ACCOUNTS PAYABLE	0.00	29,438.46
10-2115-000	ACCOUNTS PAYABLE ACCRUAL	0.00	22,806.00
10-2116-000	CUSTOMER REFUNDS	10,287.94-	1,470.45
10-2120-000	BOND DEPOSIT PAYABLE	75,002.25	75,002.25
10-2151-000	FICA TAXES PAYABLE	0.00	0.00
10-2152-000	FEDERAL TAXES PAYABLE	0.00	0.00
10-2153-000	STATE W/H TAXES PAYABLE	315.00-	0.00
10-2154-001	NC RETIREMENT PAYABLE	0.00	0.00
10-2155-000	HEALTH INSURANCE PAYABLE	1,306.00-	0.00
10-2156-000	LIFE INSURANCE PAYABLE	16.64-	0.00
10-2157-000	401K PAYABLE	540.10	0.00
10-2200-000	ENCUMBRANCES	0.00	0.00
10-2210-000	RESERVE FOR ENCUMBRANCES	0.00	0.00
10-2605-000	DEFERRED REVENUES- TAX INTEREST	21.20-	1,486.54
10-2610-000	DEFERRED REVENUE SOLID WASTE FEES	110,229.58	61,871.47
10-2620-000	DEFERRED REVENUE - DELQ TAXES	13,282.87	4,455.90
10-2625-000	DEFERRED REVENUE - CURR YR TAX	58,606.95	23,888.25
10-2630-000	DEFERRED REVENUE-NEXT 8	9,209.15	5,291.01
	Total Liabilities	<u>254,924.12</u>	<u>225,710.33</u>
10-2640-001	FUND BALANCE - UNASSIGNED	3,830,524.96	3,830,524.96
10-2640-002	FUND BALANCE - RESERVE WATER/SEWER	0.00	0.00
10-2640-003	FUND BALANCE-ASSIGNED	820,000.00	820,000.00
10-2640-004	FUND BALANCE-INVEST IN FIXED ASSETS	2,760,480.54	2,760,480.54
10-2640-005	CURRENT YEAR EQUITY YTD	0.00	0.00
	Total	<u>7,411,005.50</u>	<u>7,411,005.50</u>

WEDDINGTON
General Fund
BALANCE SHEET
AS OF: 01/31/24

	2024	2023
Revenue	3,320,311.57	4,247,854.73
Less Expenses	2,771,063.76	2,659,174.76
Net	<u>549,247.81</u>	<u>1,588,679.97</u>
Total Fund Balance	<u>7,960,253.31</u>	<u>8,999,685.47</u>
Total Liabilities & Fund Balance	<u>8,215,177.43</u>	<u>9,225,395.80</u>

Agenda Item 14. Finance Report

Revenue Account Range: First to Last
Expend Account Range: First to Last
Print Zero YTD Activity: No

Include Non-Anticipated: Yes
Include Non-Budget: No

Year To Date As Of: 01/31/24
Current Period: 01/01/24 to 01/31/24
Prior Year: 01/01/23 to 01/31/23

<u>Revenue Account</u>	<u>Description</u>	<u>Prior Yr Rev</u>	<u>Anticipated</u>	<u>Curr Rev</u>	<u>YTD Rev</u>	<u>Excess/Deficit</u>	<u>% Real</u>
10-3101-110	AD VALOREM TAX - CURRENT	140,615.15	1,395,000.00	226,512.12	1,372,640.22	22,359.78 -	98
10-3102-110	AD VALOREM TAX - 1ST PRIOR YR	2,522.38	9,500.00	1,731.96	10,583.06	1,083.06	111
10-3103-110	AD VALOREM TAX - NEXT 8 YRS PRIOR	1.01	575.00	110.83	303.29	271.71 -	53
10-3110-121	AD VALOREM TAX - MOTOR VEH CURRENT	9,396.13	123,750.00	19,968.16	68,471.07	55,278.93 -	55
10-3115-180	TAX INTEREST	239.16	2,250.00	421.48	1,618.39	631.61 -	72
10-3120-000	SOLID WASTE FEE REVENUES	355,891.56	1,125,000.00	175,582.68	1,140,961.85	15,961.85	101
10-3231-220	LOCAL OPTION SALES TAX REV - ART 39	56,751.15	615,000.00	57,807.77	298,053.38	316,946.62 -	48
10-3322-220	BEER & WINE TAX	0.00	50,000.00	0.00	0.00	50,000.00 -	0
10-3324-220	UTILITY FRANCHISE TAX	0.00	475,000.00	0.00	238,736.90	236,263.10 -	50
10-3340-400	ZONING & PERMIT FEES	2,562.50	10,000.00	3,072.50	21,207.50	11,207.50	212
10-3350-400	SUBDIVISION FEES	0.00	10,000.00	3,242.50	9,690.00	310.00 -	97
10-3360-400	STORMWATER EROSION CONTROL FEES	0.00	5,000.00	800.00	1,200.00	3,800.00 -	24
10-3830-891	MISCELLANEOUS REVENUES	12.00	5,000.00	3,133.82	15,369.25	10,369.25	307
10-3831-491	INVESTMENT INCOME	7,472.91	85,000.00	19,758.24	141,476.66	56,476.66	166
General Fund Revenue Totals		575,463.95	3,911,075.00	512,142.06	3,320,311.57	590,763.43 -	84

<u>Expenditure Account</u>	<u>Description</u>	<u>Prior Yr Expd</u>	<u>Budgeted</u>	<u>Current Expd</u>	<u>YTD Expended</u>	<u>Unexpended</u>	<u>% Expd</u>
10-4110-000	GENERAL GOVERNMENT	0.00	0.00	0.00	0.00	0.00	0
10-4110-110	SOLID WASTE	0.00	0.00	0.00	0.00	0.00	0
10-4110-115	SOLID WASTE	87,832.01	1,065,000.00	85,762.10	600,552.52	464,447.48	56
10-4110-120	FIRE	0.00	0.00	0.00	0.00	0.00	0
10-4110-126	FIRE DEPT SUBSIDIES	68,121.08	841,975.00	70,164.67	491,152.69	350,822.31	58
10-4110-127	FIRE DEPARTMENT BLDG/MAINTENANCE	0.00	10,000.00	0.00	0.00	10,000.00	0
10-4110-150	POLICE	0.00	0.00	0.00	0.00	0.00	0
10-4110-155	POLICE PROTECTION	83,961.23	347,750.00	88,138.47	264,415.41	83,334.59	76

WEDDINGTON
Statement of Revenue and Expenditures

02/07/2024
04:07 PM

<i>Expenditure Account</i>	<i>Description</i>	<i>Prior Yr Expd</i>	<i>Budgeted</i>	<i>Current Expd</i>	<i>YTD Expended</i>	<i>Unexpended</i>	<i>% Expd</i>
10-4110-160	EVENT PUBLIC SAFETY	0.00	2,500.00	0.00	0.00	2,500.00	0
10-4110-180	GOVERNING BOARD	0.00	0.00	0.00	0.00	0.00	0
10-4110-190	LEGAL	0.00	0.00	0.00	0.00	0.00	0
10-4110-192	ATTORNEY FEES - GENERAL	10,000.00	67,500.00	5,780.00	26,560.00	40,940.00	39
10-4110-193	ATTORNEY FEES - LITIGATION	0.00	755,000.00	0.00	750,000.00	5,000.00	99
10-4110-320	OTHER GENERAL GOVERNMENT	0.00	0.00	0.00	0.00	0.00	0
10-4110-330	ELECTION EXPENSE	0.00	15,000.00	14,769.48	14,769.48	230.52	98
10-4110-340	PUBLICATIONS	0.00	10,000.00	0.00	0.00	10,000.00	0
10-4110-342	HOLIDAY/TREE LIGHTING	2,504.60	7,587.50	2,425.00	6,810.47	777.03	90
10-4110-343	SPRING EVENT	0.00	7,087.50	0.00	0.00	7,087.50	0
10-4110-344	OTHER COMMUNITY EVENTS	0.00	51,500.00	0.00	2,028.18	49,471.82	4
10-4110-499	OTHER	0.00	500,000.00	0.00	0.00	500,000.00	0
	4110 GENERAL GOVERNMENT	252,418.92	3,680,900.00	267,039.72	2,156,288.75	1,524,611.25	59
10-4120-000	ADMINISTRATIVE	0.00	0.00	0.00	0.00	0.00	0
10-4120-120	SALARIES & EMPLOYEE BENEFITS	0.00	0.00	0.00	0.00	0.00	0
10-4120-121	SALARIES - ADMINISTRATOR/CLERK	4,380.75	66,325.00	5,416.66	39,246.99	27,078.01	59
10-4120-123	SALARIES - TAX COLLECTOR	4,577.30	56,625.00	4,659.92	33,198.23	23,426.77	59
10-4120-124	SALARIES - FINANCE OFFICER	2,252.34	19,225.00	1,828.50	11,759.16	7,465.84	61
10-4120-125	SALARIES - MAYOR & TOWN COUNCIL	2,100.00	25,200.00	3,400.00	16,000.00	9,200.00	63
10-4120-181	FICA EXPENSE	1,018.24	15,000.00	1,170.84	7,665.66	7,334.34	51
10-4120-182	EMPLOYEE RETIREMENT	1,809.52	23,000.00	2,116.12	15,213.54	7,786.46	66
10-4120-183	EMPLOYEE INSURANCE	1,215.00	15,250.00	1,292.00	9,044.00	6,206.00	59
10-4120-184	EMPLOYEE LIFE INSURANCE	16.64	200.00	16.64	116.48	83.52	58
10-4120-185	EMPLOYEE S-T DISABILITY	13.50	175.00	14.00	98.00	77.00	56
10-4120-190	PROFESSIONAL SERVICES	0.00	0.00	0.00	0.00	0.00	0
10-4120-191	AUDIT FEES	0.00	9,000.00	0.00	0.00	9,000.00	0
10-4120-193	CONTRACT LABOR	2,696.68	143,800.00	2,230.73	53,428.51	90,371.49	37

WEDDINGTON
Statement of Revenue and Expenditures

02/07/2024
04:07 PM

<i>Expenditure Account</i>	<i>Description</i>	<i>Prior Yr Expd</i>	<i>Budgeted</i>	<i>Current Expd</i>	<i>YTD Expended</i>	<i>Unexpended</i>	<i>% Expd</i>
10-4120-200	OTHER ADMINISTRATIVE	0.00	0.00	0.00	0.00	0.00	0
10-4120-205	OFFICE SUPPLIES - ADMIN	240.74	9,500.00	479.06	2,884.78	6,615.22	30
10-4120-210	PLANNING CONFERENCE	0.00	3,500.00	175.00	175.00	3,325.00	5
10-4120-321	TELEPHONE - ADMIN	136.27	2,000.00	161.31	843.33	1,156.67	42
10-4120-325	POSTAGE - ADMIN	0.00	2,500.00	0.00	1,239.86	1,260.14	50
10-4120-331	UTILITIES - ADMIN	619.09	5,000.00	211.37	1,660.07	3,339.93	33
10-4120-351	REPAIRS & MAINTENANCE - BUILDING	0.00	29,500.00	0.00	57,481.20	27,981.20 -	195
10-4120-352	REPAIRS & MAINTENANCE - EQUIPMENT	4,637.61	75,000.00	6,101.41	26,672.97	48,327.03	36
10-4120-354	REPAIRS & MAINTENANCE - GROUNDS	5,730.00	72,250.00	9,168.00	36,744.00	35,506.00	51
10-4120-355	REPAIRS & MAINTENANCE - PEST CONTRL	0.00	1,500.00	0.00	1,013.36	486.64	68
10-4120-356	REPAIRS & MAINTENANCE - CUSTODIAL	400.00	7,000.00	400.00	2,600.00	4,400.00	37
10-4120-370	ADVERTISING - ADMIN	0.00	500.00	0.00	297.37	202.63	59
10-4120-397	TAX LISTING & TAX COLLECTION FEES	0.00	500.00	0.00	0.00	500.00	0
10-4120-400	ADMINISTRATIVE:TRAINING	372.00	8,000.00	50.00	2,430.22	5,569.78	30
10-4120-410	ADMINISTRATIVE:TRAVEL	287.50	4,500.00	168.47	2,520.43	1,979.57	56
10-4120-450	INSURANCE	0.00	20,000.00	0.00	19,740.17	259.83	99
10-4120-491	DUES & SUBSCRIPTIONS	0.00	23,500.00	0.00	16,331.04	7,168.96	69
10-4120-498	GIFTS & AWARDS	273.30	2,000.00	259.58	758.92	1,241.08	38
10-4120-499	MISCELLANEOUS	1,749.43	80,000.00	780.36	34,850.37	45,149.63	44
	4120 ADMINISTRATIVE	34,525.91	720,550.00	40,099.97	394,013.66	326,536.34	55
10-4130-000	ECONOMIC & PHYSICAL DEVELOPMENT	0.00	0.00	0.00	0.00	0.00	0
10-4130-120	SALARIES & EMPLOYEE BENEFITS	0.00	0.00	0.00	0.00	0.00	0
10-4130-121	SALARIES - ZONING ADMINISTRATOR	6,875.00	88,625.00	3,914.16	26,078.52	62,546.48	29
10-4130-123	SALARIES - ADMINISTRATIVE ASSISTANT	1,597.05	26,975.00	1,821.24	11,989.60	14,985.40	44
10-4130-124	SALARIES - PLANNING BOARD	100.00	5,150.00	250.00	1,550.00	3,600.00	30
10-4130-125	SALARIES - SIGN REMOVAL	315.00	6,575.00	264.60	2,088.45	4,486.55	32
10-4130-181	FICA EXPENSE - P&Z	525.26	11,000.00	478.17	3,190.78	7,809.22	29

WEDDINGTON
Statement of Revenue and Expenditures

<u>Expenditure Account</u>	<u>Description</u>	<u>Prior Yr Expd</u>	<u>Budgeted</u>	<u>Current Expd</u>	<u>YTD Expended</u>	<u>Unexpended</u>	<u>% Expd</u>
10-4130-182	EMPLOYEE RETIREMENT - P&Z	1,045.00	18,000.00	626.26	4,172.57	13,827.43	23
10-4130-183	EMPLOYEE INSURANCE	1,017.00	15,250.00	0.00	212.00 -	15,462.00	1 -
10-4130-184	EMPLOYEE LIFE INSURANCE	26.56	375.00	0.00	9.92	365.08	3
10-4130-185	EMPLOYEE S-T DISABILITY	13.50	175.00	0.00	0.00	175.00	0
10-4130-190	CONTRACTED SERVICES	0.00	0.00	0.00	0.00	0.00	0
10-4130-192	CONSULTING STORMWATER CONTROL	0.00	95,000.00	10,204.34	30,817.65	64,182.35	32
10-4130-193	CONSULTING	2,239.25	50,000.00	5,181.25	31,755.75	18,244.25	64
10-4130-194	CONSULTING - COG	0.00	7,500.00	0.00	0.00	7,500.00	0
10-4130-195	STORMWATER EROSION CONTROL	2,827.64	0.00	0.00	0.00	0.00	0
10-4130-200	OTHER PLANNING	0.00	0.00	0.00	0.00	0.00	0
10-4130-201	OFFICE SUPPLIES - PLANNING & ZONING	0.00	7,500.00	414.71	2,742.79	4,757.21	37
10-4130-202	ZONING SPECIFIC OFFICE SUPPLIES	0.00	2,500.00	0.00	0.00	2,500.00	0
10-4130-215	HISTORIC PRESERVATION	0.00	250.00	0.00	0.00	250.00	0
10-4130-220	INFRASTRUCTURE	0.00	281,000.00	0.00	102,000.00	179,000.00	36
10-4130-321	TELEPHONE - PLANNING & ZONING	136.26	2,000.00	161.32	843.35	1,156.65	42
10-4130-325	POSTAGE - PLANNING & ZONING	0.00	2,500.00	0.00	1,239.85	1,260.15	50
10-4130-331	UTILITIES - PLANNING & ZONING	749.97	5,000.00	336.93	2,220.55	2,779.45	44
10-4130-370	ADVERTISING - PLANNING & ZONING	0.00	500.00	28.90	273.57	226.43	55
	4130 ECONOMIC & PHYSICAL DEVELOPMEN	17,467.49	625,875.00	23,681.88	220,761.35	405,113.65	35
	General Fund Expenditure Totals	304,412.32	5,027,325.00	330,821.57	2,771,063.76	2,256,261.24	55

10 General Fund	Prior	Current	YTD
Revenues:	575,463.95	512,142.06	3,320,311.57
Expenditures:	304,412.32	330,821.57	2,771,063.76
Net Income:	271,051.63	181,320.49	549,247.81

WEDDINGTON
Statement of Revenue and Expenditures

Grand Totals	Prior	Current	YTD
Revenues:	575,463.95	512,142.06	3,320,311.57
Expenditures:	304,412.32	330,821.57	2,771,063.76
Net Income:	271,051.63	181,320.49	549,247.81

Agenda Item 14. Tax Report

**TOWN OF
W E D D I N G T O N
MEMORANDUM**

TO: Mayor and Town Council
FROM: Kim Woods, Tax Collector
DATE: February 12, 2024
SUBJECT: Tax Report–January 2024

Transactions:	
Refunds	\$6482.13
Releases	\$(96.34)
Interest Charges	\$3130.56
Balance Adjustments (NSF)	\$1635.19
Overpayments	\$(2457.54)
Taxes Collected:	
2018	\$(38.85)
2019	\$(78.69)
2021	\$(5.89)
2022	\$(1806.34)
2023	\$(400,526.15)
As of January 31, 2024; the following taxes remain Outstanding:	
2013	\$214.81
2014	\$192.50
2015	\$601.73
2016	\$421.78
2017	\$670.94
2018	\$513.16
2019	\$1211.94
2020	\$1107.44
2021	\$3951.02
2022	\$13,814.92
2023	\$142,995.12
Total Outstanding:	\$165,695.36