



**TOWN OF WEDDINGTON
REGULAR TOWN COUNCIL MEETING
MONDAY, MARCH 11, 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. Presentation of the Fiscal Year 2022-2023 Audit by Ann Craven, CPA, LLC
10. Consent Agenda
 - A. Approval of February 12, 2024 Regular Town Council Meeting Minutes
 - B. Approval of 2025 Urban Archery Season Renewal
 - C. Authorize Tax Collector to Advertise 2023 Unpaid Real Property Taxes
 - D. Approval of Audit Response Letter to Local Government Commission
11. Old Business
 - A. Presentation and Discussion of Comprehensive Land Use Plan and Downtown Master Plan
 - B. Discussion of FY 2025 Preliminary Budget
 - C. Discussion of Return of Fire Service to County and Possible Consideration of Resolution R-2024-01
 - D. Discussion and Possible Consideration of Cost share with NCDOT for traffic light at Antioch Church Road and Forest Lawn Drive and Approval of Resolution R-2024-02 in support of the project
12. New Business
 - A. Discussion and Consideration of Planning Board Appointments
13. Updates from Town Planner and Town Administrator
14. Code Enforcement Report
15. Update from Finance Officer and Tax Collector
16. Transportation Report
17. Council Comments
18. Enter into closed session pursuant to NCGS143-318.11(a)(6) to consider personnel matters and NCGS 143-318.11(a)(3) to consult with an attorney
19. Adjournment



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WEDDINGTON TOWN HALL
MINUTES
PAGE 1 OF 6**

1. Call Meeting to Order

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

2. Pledge of Allegiance

Council led the Pledge of Allegiance.

3. Determination of Quorum

Quorum was determined with 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, Admin Assistant/Deputy Clerk Debbie Coram, Town Attorney Karen Wolter

Visitors: Bill Cathey, Bob Griswold, Darrell Parker, Melissa Emerine, Chad Emerine, Mike Morse, Bill Deter, Rusty Setzer Tracy Stone, Shelia Allen, Tom Snyder, Christopher Neve, Curtis McDonald

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

Councilmember Perryman requested to add item 12.B. Discussion of Build to Rent Neighborhoods to the agenda.

Motion: Mayor Pro Tem Smith made a motion to adopt the agenda as amended.
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. No councilmembers had a conflict of interest.

6. Mayor/Councilmember Reports

Councilmember Ladner reported that the Urban County Forester connected her with a group of Union County residents organizing a Trees Union group to preserve and grow the tree canopy. There is a meeting tomorrow from 6 to 8 in Wesley Chapel and they are looking for a few residents from each municipality. Mayor Pro Tem Smith reported on attending a workshop on conservation development in Waxhaw presented by Randall Arendt.

Councilmember Perryman reported on the traffic saturation performed by UCSO in Weddington and the February WUMA meeting. He stated the May meeting will include a CRTPO information session and they are planning to have a venue large enough to include any residents to attend.

7. Public Comments

No one signed up for public comments.

8. Public Safety Report

Ms. Dewey gave a brief update from Deputy Wrenn on the traffic saturation: Starting at 0900 they performed a traffic saturation in the Town of Weddington. Due to the town's complaints enforcement and attention was focused on speed, in the area of Providence Rd (N.C. 16) and Weddington Rd (N.C. 84). The speed enforcement in this area due to the high volume of lunch time traffic was completed at 1130. No vehicles under 55 MPH were stopped.

Union County schools were on a half day. The town has received complaints for high schoolers speeding at school dismissal. A Lidar location was set up at South Twelve Mile Creek Rd. Five traffic stops were made with all five vehicles traveling 55 MPH or over. The Weddington contract deputies will continue to work hand in hand with the town as complaints come in.

In total 39 vehicles were stopped on Providence Rd with the greatest speed at 75 in a 35 zone, on Twelve Mile Creek Rd five vehicles were stopped with the highest speed of 62 MPH, giving a combined total of 44 traffic stops.

9. Presentation of the Fiscal Year 2022-2023 Audit by Ann Craven, CPA, LLC

Ann Craven, CPA presented the FY 2022-2023 Audit. Ms. Craven reported that the town is in very good shape and has no debt.

Councilmember Perryman asked how much above the minimum required fund balance the town holds. The town holds \$4,272,000 in unassigned fund balance.

Mayor Pro Tem Smith asked if there were any material weaknesses in how the town is run. Ms. Craven responded that there were none.

10. Consent Agenda

- A. Approval of February 12, 2024 Regular Town Council Meeting Minutes**
- B. Approval of 2025 Urban Archery Season Renewal**
- C. Authorize Tax Collector to Advertise 2023 Unpaid Real Property Taxes**
- D. Approval of Audit Response Letter to Local Government Commission**

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

Vote: The motion passed with a unanimous vote.

11. Old Business

A. Presentation and Discussion of Comprehensive Land Use Plan and Downtown Master Plan

Sarah Sinatra with Inspire Placemaking Collective presented the Draft Comprehensive Land Use Plan and Downtown Master Plan.

Councilmember Perryman shared information he gathered from a statistics professor at UNC-Charlotte. He commented on the 2.6 to 3.4 percent response from unique respondents and remarked on the statistical significance and small sample size. He stated he would like the plan to include a caveat as such.

Mayor Pro Tem Smith discussed the methodology in the growth number. He stated he would like the sphere of influence covered and neighboring areas.

Council continued discussion and agreed to have staff send input and changes to Ms. Sinatra for a final draft to be discussed in April with a public hearing in May.

B. Discussion of FY 2025 Preliminary Budget

Ms. Gaylord presented the proposed FY2025 Preliminary Budget. The amounts have been updated from January and February. Fire and Deputy and county tax valuation hasn't come in yet. Mayor Pro Tem Smith asked about sales tax revenue. It is based on Weddington population percentage to the county, if lowering the tax rate and giving the fire service back to the county could have an impact on the sales tax revenue.

C. Discussion of Return of Fire Service to County and Possible Consideration of Resolution R-2024-01

Councilmember Perryman stated his support and the Council agreed unanimously.

Mayor Bell asked what should be done with the fire station. Ms. Wolter responded that once the town is going into contract with the county for fire service and it's appropriate at that time to deal with the lease. The County fee would be separate from the lease. First conversations need to be between the town staff and county staff to get the service taken care of.

Motion: Mayor Pro Tem Smith made a motion to adopt Resolution R-2024-01

Vote: The motion passed with a unanimous vote.

D. Discussion and Possible Consideration of Cost share with NCDOT for traffic light at Antioch Church Road and Forest Lawn Drive and Approval of Resolution R-2024-02 in support of the project

Council discussed the traffic on Forest Lawn and the positive impact the light would have for the Weddington residents.

Mayor Bell stated that he reached out to the Indian Trail Mayor. Mayor Cohn stated that the Indian Trail Council unanimously decided to not give financial support for this project several times as the majority of the benefit would be for Weddington residents.

Motion: Councilmember Howie made a motion to approve the cost share with NCDOT for a traffic light and adopt R-2024-02

Vote: The motion passed with a unanimous vote.

12. New Business

A. Discussion and Consideration of Planning Board Appointments

Mayor Bell commented that the town received 11 applications for the Planning Board positions. He thanked all who submitted an application.

Mayor Pro Tem Smith nominated Rusty Setzer to complete the term vacated by Gordon Howard's resignation.

Councilmembers Ladner and Smith voted in favor.

Councilmembers Howie and Perryman voted against.

Mayor Bell voted in favor of the nomination.

Rusty Setzer is appointed to complete the term of the vacant seat on the Planning Board, term from March 2022 to March 2026.

Councilmember Perryman nominated Nancy Anderson for a 4-year term on the Planning Board. The nomination passed with a unanimous vote.

Nancy Anderson is appointed to a 4-year term on the Planning Board, term expiring in March 2028

Mayor Pro Tem Smith nominated Bill Deter for a 4-year term on the Planning Board.

Mayor Pro Tem Smith, Councilmembers Perryman and Ladner voted in favor. Councilmember Howie voted against.

Bill Deter is appointed to a 4-year term on the Planning Board, term expiring in March 2028.

Ms. Wolter explained: under the Council Rules of Procedure, appointments are made by a motion which is why the mayor was able to break the tie.

B. Build to Rent Neighborhoods

Councilmember Perryman discussed: He recently read an article that discussed building trends. Experts are projecting a significant increase in homes that are built and owned by investment LLCs strictly for rent. Groups are doing this because the young adults getting the jobs aren't able to afford the starter homes. He wanted to get this out for public awareness. If a subdivision has an HOA, limitations on rental properties can be in the covenants. The town cannot target rental properties in its ordinances.

13. Updates from Town Planner and Town Administrator

- Liberty Classical Academy
CZ for Private School

Planning Board: 7/24/23 (Tabled)

Traffic PIM: 8/22/23

Planning Board: Denial

Town Council: TBD

▪ **Deal Lake Subdivision**

93-lot conservation subdivision

Site Walk/ Charette: 11/28/23

Community Wastewater Treatment Plant

Planning Board: TBD

▪ **Rea/ Providence Subdivision**

Conventional subdivision, 56 lots

Sketch Plan reviewed; Awaiting CZ submittal

14. Code Enforcement Report

Report included in packet. Council discussed options to move violations toward compliance with Ms. Wolter.

15. Update from Finance Officer and Tax Collector

Ms. Gaylord gave the financial update. Town is at 98% tax collection from the budget standpoint.

16. Transportation Report

17. Council Comments

Councilmember Ladner: Thanks to the residents for being so involved. I was shocked at all the planning board applications. I had more people contacting me after the application time closed. Ever one we got could have been a qualified person. Thx for being willing to get involved and add value to the town.

Councilmember Howie: Thank you everyone for coming out and thank you staff for everything you do for the town and for us.

Councilmember Perryman: Thank you to the staff. You guys do an outstanding job every time. Esp to Leslie, once again. I'll say this-every time this lady shows up she has nothing but compliments about how well our town finances are run. And that is a reflection on the work your doing for us. TY to the folks attending.

Mayor Pro Tem Smith: I went through the entire audit and looked for any material issues. Great job on that. Thank you to everybody that applied for the planning board. I applied 4 times and never got on. I ended up here. Don't feel bad if you didn't make it. For those that did, congratulations. Thank you for coming out.

Mayor Bell: Thank you guys also. To the new members of the planning board, thank you for giving of your time. And thank you guys for coming out tonight.

18. Enter into closed session pursuant to NCGS143-318.11(a)(6) to consider personnel matters and NCGS 143-318.11(a)(3) to consult with an attorney

Motion: Mayor Pro Tem Smith made a motion to enter into closed session pursuant to NCGS 143-318.11(a)(6) to consider personnel matters and (3) to consult with an attorney at 8:38 p.m.


Vote: The motion passed with a unanimous vote.

Mayor Bell called the meeting back to order at 9:15 p.m.

19. Adjournment

Motion: Councilmember Perryman made a motion to adjourn the March 11, 2024 Regular Town Council meeting at 9:15 p.m.

Vote: The motion passed with a unanimous vote.

Approved: April 8, 2024

Karen Dewey, Town Administrator/Clerk


Jim Bell, Mayor



TOWN OF
WEDDINGTON

1924 Weddington Road • Weddington, North Carolina 28104

TO: Mayor and Town Council
FROM: Kim H. Woods, Tax Collector
DATE: March 11, 2024
SUBJECT: 2023 Authorization to Advertise

In accordance with North Carolina General Statute 105.369(a), the following represents the total of unpaid 2023 taxes that are liens on real property to date:

\$ 65,482.20

In accordance with General Statutes 105.369(a), I am hereby requesting authorization to advertise unpaid 2023 taxes that are liens on real property.

State of North Carolina
Town of Weddington
To the Tax Collector of the Town of Weddington

The Town of Weddington Tax Collector is ordered to advertise all unpaid 2023 taxes that are liens on real property, pursuant to North Carolina General Statute 105-369(a), -369(c).

Witness my hand and official seal this 11th day of March 2024.



Jim Bell, Mayor

Attest:



Karen Dewey, Town Clerk



NORTH CAROLINA DEPARTMENT OF TREASURER
LOCAL GOVERNMENT COMMISSION

Per 20 NCAC 03.0508, this letter is the Town of Weddington's Response to the Auditor's Findings, Recommendations, and Fiscal Matters resulting from a Financial Performance Indicator of Concern (FPIC) identified as part of the Town's FY2023 audit. The Town's auditor informed the Town Council of the FPIC at their presentation of the audited financial statements at the Town Council meeting on March 11, 2024. The specific indicator identified, and the Town's response is documented below.

FINANCIAL PERFORMANCE INDICATOR OF CONCERN:

The 2023 Audit Report is expected to be submitted within five months plus one day from the fiscal year end per the auditor. (December 1st for most units)

RESPONSE:

The delay in submitting our audit was due to two singularly occurring factors which will not recur. Our auditor is a sole practitioner and during the course of fieldwork, her spouse passed away necessitating her to spend substantial time on personal issues associated with the estate. In addition, this was the implementation year of GASB Statement No. 96, Subscription-Based Information Technology Assets as well as the first year that GASB Statement No. 87, Leases has applied to the Town. The implementation of these two statements proved to be much more cumbersome than anticipated and required a great deal of time to correctly incorporate into the Town's financial statements resulting in additional delay in the submission of the financial statements to the LGC. The Town is using Debtbook to assist with the ongoing accounting for these lease and IT assets to prevent additional delays in the future.

Should there be any additional questions or documentation required, please contact the Town's finance officer, Leslie Gaylord, at 704-846-2709 or by email at lgaylord@townofweddington.com.

Respectfully,

James Bell
Mayor

Thomas Smith
Mayor Pro Tem

Jeff Perryman
Councilmember

Leslie Gaylord
Finance Officer

Darcey Ladner
Councilmember

Brannon Howie
Councilmember



**RESOLUTION BY THE TOWN OF WEDDINGTON TO CEASE PROVIDING
MUNICIPAL FIRE PROTECTION SERVICES PURSUANT TO N.C.G.S. 160A-209 AND
ARTICLE 14 OF N.C.G.S. CHAPTER 160A AND CONSENTING TO THE INCLUSION
OF ITS INCORPORATED TERRITORY WITH THE EXISTING WEDDINGTON
MUNICIPAL FIRE SERVICE LINES WITHIN THE VOLUNTEER FIRE
DEPARTMENT DISTRICTS AS CREATED BY UNION COUNTY
R-2024-01**

WHEREAS, fire protection services are currently provided by the Town of Weddington, North Carolina (the “Town”) to its citizens pursuant to N.C.G.S. §160A-209(c)(13) and Article 14 of N.C.G.S. Chapter 160A and through a fire suppression agreement between the Town and the Wesley Chapel Volunteer Fire Department (the “Fire Suppression Agreement”); and

WHEREAS, the Fire Suppression Agreement is authorized pursuant to NC General Assembly Session Law 2013-39 and Article 3 of N.C.G.S. Chapter 160A; and

WHEREAS, the Wesley Chapel Volunteer Fire Department (the “WC Fire Department”) receives partial funding through a portion of the property tax charged to residents within the Weddington municipal limits (the “Town’s Partial Funding”); and

WHEREAS, the Town hereby notifies Union County, North Carolina (the “County”) of the Town’s intent to transition certain funding and oversight of fire protection services from the Town to the County, specifically including (i) the Town’s discontinuance of the Town’s Partial Funding to the WC Fire Department, and (ii) the County’s inclusion of the incorporated territory of the Town within the Wesley Chapel Fire Tax District that preserves the fire district lines of the Town’s municipal service district; and

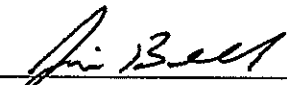
WHEREAS, during this transition period, the Town and County will work to ensure that no citizen of the Town will go without the same or similar level of fire protection service that is currently being received; and

WHEREAS, the Town intends that the ISO ratings for the incorporated territory of the Town will not be impacted in a manner that results in an increase in fire insurance rates as a result of the transition in funding and oversight of fire protection services from the Town to the County.

NOW, THEREFORE, BE IT RESOLVED THAT, pursuant to the terms of this resolution and effective as of July 1, 2024, (a) the Town will transition certain funding and oversight of fire protection services from the Town to the County, (b) the Town will no longer provide the Town’s Partial Funding to the WC Fire Department, and (c) the County shall include the incorporated territory of the Town within the Wesley Chapel Fire Tax District that preserves the fire district lines of the Town’s municipal service district.


[End of resolution]

IN WITNESS WHEREOF, this resolution has been adopted by the Town of Weddington, North Carolina, this 11th day of March, 2024.



Jim Bell, Mayor
Town of Weddington

ATTEST:



Karen Dewey, Town Administrator/Clerk
Town of Weddington



Adopted and agreed to by Union County, North Carolina, this ____ day of _____, 2024.

For Union County:

By: _____

Name: _____

Title: _____



**RESOLUTION IN SUPPORT OF
NORTH CAROLINA DEPARTMENT OF TRANSPORTATION
PROJECT FOR INTERSECTION IMPROVEMENTS AT
ANTIOCH CHURCH RD AND FOREST LAWN RD
R-2024-02**

WHEREAS, the North Carolina Department of Transportation (hereinafter "N.C.D.O.T.") is proposing to modify the Antioch Church Rd and Forest Lawn Rd intersection to install a traffic signal (hereinafter referred to as the "Project"); and

WHEREAS, High Impact/Low Cost funds will be requested for this Project; and

WHEREAS, North Carolina policy requires local municipal support of a project that uses High Impact/Low Cost funds; and

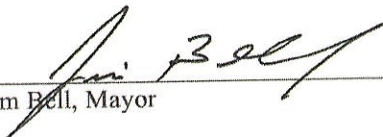
WHEREAS, N.C.D.O.T. has notified the Town of Weddington (hereinafter the 'Town') of the Project, and has requested that the Town submit a resolution expressing its views on the same; and

WHEREAS, the Town, acting through its Town Council in regular session assembled on the 11th day of March 2024, has expressed its support of the Project and has voted to adopt this Resolution evidencing the same, all in compliance with the requirements of N.C.G.S. 136-11.1;

NOW, THEREFORE, BE IT RESOLVED, that the Town of Weddington, Town Council does hereby express its support of the Project as set forth hereinabove.

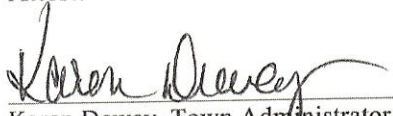
BE IT FURTHER RESOLVED that the Town of Weddington, Town Council authorizes its Mayor and the Clerk to the Council to sign this Resolution and attach the City seal thereto, and to forward a copy of the same to N.C.D.O.T.

Adopted this 11th day of March 2024, by the Town of Weddington, Town Council.



Jim Bell, Mayor

Attest:



Karen Dewey, Town Administrator/Clerk

