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**TOWN OF WEDDINGTON
REGULAR TOWN COUNCIL MEETING
MONDAY, MARCH 9, 2015 – 7:00 P.M.
WEDDINGTON TOWN HALL
1924 WEDDINGTON ROAD
WEDDINGTON, NC 28104
AGENDA**

Prayer – Mayor Bill Deter

1. Open the Meeting
2. Pledge of Allegiance
3. Determination of Quorum
4. Special Presentations
 - A. School Board Member John Collins

PUBLIC ADDRESS TO THE COUNCIL

Any individual or group who wishes to address the Council may do so at this time. Each speaker will have three (3) minutes to make their remarks and shall obey reasonable standards of courtesy in their remarks. Typically, this is a time for the Mayor and Council to hear from the public and not respond. If questions are raised, a member of the Town Council or Staff may contact the individual after the meeting to help address issues raised. If the item you wish to speak about is a Public Hearing item, address your concerns during that time and not under the Public Comment period.

5. Public Comments
6. Additions, Deletions and/or Adoption of the Agenda
7. Approval of Minutes
 - A. December 8, 2014 Regular Town Council Meeting

Consent Agenda. The Council may designate a part of the agenda as the "Consent Agenda." Items placed on the consent agenda are judged to be non-controversial and routine. Any member of the Council may remove an item from the consent agenda and place it on the regular agenda while the agenda is being discussed and revised prior to its adoption at the beginning of the meeting. All items on the consent agenda shall be voted on and adopted by a single motion, with the minutes reflecting the motion and vote on each item.

8. Consent Agenda
 - A. Call for Public Hearing – Review and Consideration of Text Amendment to Section 58-13 – Revision to Height Exemption (Public Hearing to be held April 13, 2015 at 7:00 p.m. at the Weddington Town Hall)

PUBLIC HEARINGS

The Public must sign up before the beginning of the meeting to speak on an item under Public Hearings. The Mayor will recognize speakers in the order in which their names appear on the sign-up sheet. The

Council sets the rules for the Public Hearing. The rules may include, but are not limited to, rules fixing the maximum time allotted to each speaker; providing for the designation of spokespersons for groups of persons supporting or opposing the same positions; providing for the selection of delegates from groups of persons supporting or opposing the same positions when the number of persons wishing to attend the hearing exceeds the capacity of the Town Hall; and for providing for the maintenance of order and decorum in the conduct of the hearing.

Each speaker must address the Council from the lectern and begin their remarks by giving their name and address. Each speaker will have three (3) minutes to make remarks. A speaker may not yield any of his or her time to another speaker. Speakers must be courteous in their language and presentation. Personal attacks on the Council or members of the public will not be tolerated.

The Mayor may determine whether a speaker has gone beyond reasonable standards of courtesy in his or her remarks and shall rule on objections from other members of the Council on discourteous behavior. A majority vote of the Council may overrule the Mayor's ruling on standards of courtesy. Speakers may leave written comments and/or supporting documents, if any, with the Town Clerk to the Council.

9. Public Hearing and Consideration of Public Hearing

- A. Public Hearing – Conditional Zoning Application for All Saints Anglican Church
- B. Consideration of Conditional Zoning Application for All Saints Anglican Church

10. Old Business

- A. Discussion of Fire Service and Consideration of Action Items

11. New Business

- A. Review and Consideration of Major Subdivision Preliminary Plat – West Property
- B. Review and Consideration of Landscaping Proposal for Medians and Town Hall – Councilwoman Barbara Harrison
- C. Review and Consideration of HVAC Recommendations – Councilwoman Pamela Hadley
- D. Review and Consideration of Proposals for Town Website
- E. Review and Consideration of COG Proposal for Clerk Assistance
- F. Review and Discussion of Preliminary Budget for Fiscal Year 2015-2016 – Finance Officer Gaylord

12. Update from Town Planner

13. Public Safety Report

14. Update from Finance Officer and Tax Collector

15. Transportation Report

16. Council Comments

17. Closed Session – Approval of August and September Closed Session Minutes

18. Adjournment

**TOWN OF WEDDINGTON
REGULAR TOWN COUNCIL MEETING
MONDAY, DECEMBER 8, 2014 - 7:00 P.M.
MINUTES**

The Town Council of the Town of Weddington, North Carolina, met in a Regular Session at the Weddington Town Hall, 1924 Weddington Road, Weddington, NC 28104 on December 8, 2014, with Mayor Bill Deter presiding.

Present: Mayor Bill Deter, Mayor Pro Tem Don Titherington, Councilmembers Michael Smith and Barbara Harrison, Attorney Bobby Sullivan, Finance Officer Leslie Gaylord, Town Planner Julian Burton and Town Administrator Amy McCollum

Absent: Councilwoman Pamela Hadley

Visitors: Jay Stikeleather, Bill Price, Bill Snider, Monica Snider, Dean K., Sarah Hunt, Mike Carver, Beverly Carver, Melissa Christiansen, Jeff Sherrie, Gary Romaine, Sherri McGirt, Rocky Caponigro, Gene Melchior, Dale Stewart, John Roberts, Chris Martin, Jonathan K., Heather Gaddy, Bill Carter and Tracy Stone

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

Item No. 1. Open the Meeting. Mayor Bill Deter called the December 8, 2014 Regular Town Council Meeting to order at 7:05 p.m.

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

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

Item No. 4. Public Comments. There were no Public Comments.

Item No. 5. Additions, Deletions and/or Adoption of the Agenda. Mayor Pro Tem Don Titherington moved to approve the agenda as presented. All were in favor, with votes recorded as follows:

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

Item No. 6. Consent Agenda.

A. Consideration of 2015 Holiday Schedule. Councilwoman Barbara Harrison moved to approve the 2015 Holiday Schedule.

New Year's Day	Thursday, January 1
Birthday of Martin Luther King, Jr.	Monday, January 19
Good Friday	Friday, April 3
Memorial Day	Monday, May 25
Independence Day	Friday, July 3
Labor Day	Monday, September 7
Veteran's Day	Wednesday, November 11
Thanksgiving	Thursday, November 26 and Friday, November 27
Christmas	Thursday, December 24 and Friday, December 25

All were in favor, with votes recorded as follows:

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

B. Consideration of 2015 Meeting Schedule. Councilwoman Harrison moved to approve the 2015 Meeting Schedule.

DATE	TIME	LOCATION
January 12, 2015	7:00 p.m.	Town Hall Council Chambers
February 9, 2015	7:00 p.m.	Town Hall Council Chambers
March 9, 2015	7:00 p.m.	Town Hall Council Chambers
April 13, 2015	7:00 p.m.	Town Hall Council Chambers
May 11, 2015	7:00 p.m.	Town Hall Council Chambers
June 8, 2015	7:00 p.m.	Town Hall Council Chambers
July 13, 2015	7:00 p.m.	Town Hall Council Chambers
August 10, 2015	7:00 p.m.	Town Hall Council Chambers
September 14, 2015	7:00 p.m.	Town Hall Council Chambers
October 12, 2015	7:00 p.m.	Town Hall Council Chambers
November 9, 2015	7:00 p.m.	Town Hall Council Chambers
December 14, 2015	7:00 p.m.	Town Hall Council Chambers

All were in favor, with votes recorded as follows:

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

C. Consideration of 2014 Revised Union County Emergency Operations Plan (EOP). The Town Council received an electronic copy of the 2014 revised Union County Emergency Operations Plan (EOP), annexes and checklists. The EOP, annexes and checklists were last revised and adopted in 2005. During the last few years, the State of NC (2012) revised portions of the Emergency Management Act 166A and also Union County government underwent an organizational transition in 2013. Thus, the current EOP changes reflect these updates.

Councilwoman Harrison moved to approve the 2014 Revised Union County Emergency Operations Plan (EOP). All were in favor, with votes recorded as follows:

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

Item No. 7. Public Hearings and Consideration of Public Hearings.

A. Public Hearing - Review of Proposed Text Amendments to Section 46-45 – Revising the Duration of Financial Guarantees (Performance Bonds). The Town Council received a copy of the proposed text amendments. Mayor Deter opened the public hearing.

Town Planner Julian Burton - This was proposed by Bonnie Fisher with US Infrastructure as we started updating a lot of our ordinances dealing with infrastructure improvements and road improvements. This puts a more specific time frame on a financial guarantee, specifically a performance bond, and limits it to 24 months unless otherwise specified by the Town Council. There was a question brought up about the word “responsible” in the first sentence and whether that should be reasonable.

Attorney Sullivan felt that it probably should be reasonable.

Mayor Deter closed the public hearing.

B. Consideration of Ordinance – Text Amendments to Section 46-45 – Revising the Duration of Financial Guarantees (Performance Bonds). Mayor Pro Tem Titherington moved to adopt Ordinance O-2014-15 and to change the word responsible to reasonable.

**AN ORDINANCE TO AMEND SECTION 46-45
OF THE CODE OF ORDINANCES
OF THE TOWN OF WEDDINGTON
O-2014-15**

BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF WEDDINGTON THAT SECTION 46-45 OF THE CODE OF ORDINANCES BE AMENDED AS FOLLOWS:

Sec. 46-45. Final major subdivision plat submission and review.

(a) *Preparation of final plat and installation of improvements.* Upon approval of the preliminary plat by the town council, the subdivider may proceed with the preparation of the final plat and the installation of or arrangement for required improvements in accordance with the approved preliminary plat and the requirements of this chapter. Prior to initiation of the construction of utility and street improvements, plans shall have all necessary approvals from state agencies and appropriate county. Prior to approval of a final plat, the subdivider shall have installed the improvements specified in this chapter or guaranteed their installation as provided herein. No final plat will be accepted for review by the town council unless accompanied by written notice by the subdivision administrator acknowledging compliance with the improvement and guarantee standards of this chapter. If the street improvements are completed prior to preparation of the final plat, subsection 46-49(b) shall be complied with before submission of the final plat to the town council for approval. The final plat shall constitute only that portion of the preliminary plat which the subdivider proposes to record and develop at that time; such portion shall conform to all requirements of this chapter.

(b) *Improvement and guarantee standards.*

(1)*Optional agreement.* In lieu of requiring the completion, installation and, if applicable, dedication of all improvements prior to final plat approval, the town may enter into an agreement with the subdivider whereby the subdivider shall guarantee completion of all required improvements as specified on the approved preliminary plat for that portion of the subdivision to be shown on the final plat within two years from the date of final plat approval, unless otherwise specified in the written agreement. Once said agreement is signed by both parties and the security required herein is provided, the final plat may be approved by the town council; provided, however, that all other requirements of this article are met. To secure this agreement, the subdivider shall provide either one or a combination of the following guarantees in an amount equal to 1.5 times the costs, as estimated by the subdivider and approved by the town planner or engineer, of installing all required improvements on the approved preliminary plat for that portion of the subdivision to be shown on the final plat. The amount shall be subject to the approval of the town council or the planning board; provided, however, that the planning board shall have no authority to approve bonds in excess of \$1,000,000.00.

a. *Surety performance bond.* The subdivider shall obtain a performance bond from a surety bonding company satisfactory to the town council or planning board, as applicable. A surety bonding company must at minimum be: (1) registered to do business with the North Carolina Secretary of State; (2) licensed to issue surety bonds in the State of North Carolina by the North Carolina Department of Insurance; (3) rated at least "B+" by a reputable bond rating agency; and (4) possess a minimum of \$50,000,000.00 in assets. The town council or planning board may, within its sole discretion, insist upon alternative standards based upon the particular project, the estimated cost of completion of the improvements, and/or other factors indicating higher standards are warranted. The bond(s) must contain the following provisions: (1) the bond(s) shall remain in effect until such time as all improvements are installed and approved by the town council or planning board; (2) the surety bonding company, within 15 days of the town providing notice of default, shall take over and complete all improvements or pay the town in cash the estimated costs of installing the improvements as determined by the town's planner or engineer; and (3) the town shall be able to draw upon the bond(s) in the event that the subdivider defaults upon its agreement with the town in accordance with subsection (2) of this section. Any charges associated with cost calculation or verification shall be borne entirely by the subdivider.

b. *Letter(s) of credit.* The subdivider shall obtain an irrevocable letter(s) of credit issued by a commercial bank satisfactory to the town council or planning board. The commercial bank issuing the letter of credit must be: (1) organized under the laws of the United States of America or any state of the United States, or the District of Columbia; (2) authorized to do business in the State of North Carolina; (3) subject to regulation by the State of North Carolina or federal banking regulatory authorities; and (4) possess combined capital stock, surplus and undivided profits aggregating at least \$100,000,000.00. The town council or planning board may, within its sole discretion, insist upon alternative standards based upon the particular project, the estimated cost of completion of the improvements, and/or other factors indicating higher standards are warranted. The letter(s) of credit must contain the following provisions: (1) the letter(s) of credit shall be evergreen and shall not be subject to expiration until such time as all improvements are installed and approved by the town council or planning board, and shall require the issuing commercial bank to give at least 60 days' notice of its intent to terminate the letter(s) of credit, upon which the town can draw upon the letter(s) of credit; (2) the town shall be able to draw upon the letter(s) of credit at any time on or before its expiration; (3) the commercial bank shall, upon written notification by the town council or planning board stating that the subdivider is in default, immediately pay to the town the full amount, or any lesser amount if requested by the town council or planning board, of the letter(s) of credit; (4) the town shall be able to draw upon the letter(s) of credit in the event that the subdivider defaults upon its agreement with the town in accordance with subsection (2) of this section; and (5) the letter(s) of credit shall allow for presentment and collection at a location within a 30-mile radius of the town.

c. *Cash or equivalent surety.* The subdivider shall deposit cash, or other instrument readily convertible into cash at face value, such as a certificate of deposit or treasury-issued security, either with the town or in escrow with a financial institution designated as an official depository of the town. The use of any instrument other than cash shall be subject to the approval of the town council or planning board. If cash or other instrument is deposited in escrow with a financial institution as provided above, then the subdivider shall file with the town council or planning board an agreement between the financial institution and the subdivider guaranteeing the following:

1. That said escrow account shall be held in trust for the town until released by the town council or planning board and may not be used or pledged by the subdivider in any other matter during the term of the escrow;
2. That the financial institution shall, upon written notification by the town council or planning board stating that the subdivider is in default, immediately pay to the town all funds in said account, excluding any interest earned; and
3. That the duration of said escrow account(s) shall be until such time as all improvements are installed and approved by the town council or planning board, or until the subdivider provides the town with an acceptable, alternative guarantee for the completion of installing all remaining required improvements on the approved preliminary plat for that portion of the subdivision to be shown on the final plat. Any charges associated with cost calculation or verification shall be borne entirely by the subdivider.

(2) Duration of Financial Guarantees. The duration of a financial guarantee shall be of a reasonable period to allow for completion and acceptance of improvements. In no case shall the duration of the financial guarantee for improvements exceed twenty four (24) months, unless otherwise specified in the written agreement as described in subsection 46-45 (b)(1). All Subdivisions whose public improvements are not completed and accepted at least thirty (30) days prior to the expiration of the financial guarantee shall be considered to be in default, unless said guarantee is extended with the consent of the Town Council to a future date not to exceed six months, or to a date determined by Council.

(3)*Default.* Upon default by the subdivider, the town council or planning board, as applicable, may require the surety, the letter of credit issuer or the financial institution holding the escrow account to pay all or a portion of the bond, letter of credit or escrow account to the town. Upon payment, the town shall expend said funds to complete all or any portion of the required improvements as it deems necessary. For purposes of this section, default shall constitute any of the following: (1) failure on the part of the subdivider to complete, within the time period specified in the agreement in subsection (b)(1)c.1. of this section, the required improvements as specified on the approved preliminary plat for that portion of the subdivision to be shown on the final plat; (2) failure on the part of the subdivider to install any improvement in accordance with the specifications or the regulations in the town's ordinances; or (3) transfer of ownership of any portion of the property or lots located within the subdivision to another person or entity under no legal obligation to install the required improvements (e.g., foreclosure). If one of the above events occurs, nothing herein shall prevent the town from declaring default prior to the expiration of the time period specified in subsection (b)(1)c.1. of this section.

(4)*Release of guarantee surety.* In its sole discretion, the town council or planning board may release a portion of any security posted as the improvements are completed and recommended for approval by the town planner, so long as the town maintains the posted security in an amount equal to at least 1.5 times the estimated costs of installation of the remaining improvements. However, notwithstanding the above, nothing shall require the town council or planning board to release any portion of security posted until such time as all improvements are installed and approved by the town council or planning board. Within 30 days after receiving the town planner's recommendation, the town council or planning board shall approve or not approve said improvements. Once all required improvements on the preliminary plat for that portion of the subdivision to be shown on the final plat have been installed and approved, then all security posted for said improvements shall be released by the town council or planning board.

Adopted this 8th day of December, 2014.

All were in favor, with votes recorded as follows:

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

C. Public Hearing - Review of Proposed Text Amendments to Section 46-49 – Revising the Duration of Financial Guarantees (Maintenance Bonds). The Town Council received a copy of the proposed text amendments. Mayor Deter opened the public hearing.

Town Planner Burton – This is a similar text amendment except it deals with the maintenance bond. It is a slightly less time period – 12 months instead of 24 months because it is a time period where NCDOT would be taking over the roads and the developer or whoever constructed the roads would be responsible for that maintenance bond during that 12 month period. The word responsible is also in this text amendment so I would recommend that Town Council approve this with the same change from responsible to reasonable.

Mayor Deter closed the public hearing.

D. Consideration of Ordinance - Text Amendments to Section 46-49 – Revising the Duration of Financial Guarantees (Maintenance Bonds). Mayor Pro Tem Titherington moved to adopt Ordinance O-2014-16 and to change the word responsible to reasonable.

**AN ORDINANCE TO AMEND SECTION 46-49
OF THE CODE OF ORDINANCES
OF THE TOWN OF WEDDINGTON
O-2014-16**

BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF WEDDINGTON THAT SECTION 46-49 OF THE CODE OF ORDINANCES BE AMENDED AS FOLLOWS:

Sec. 46-49. Maintenance of dedicated areas until acceptance.

- (a) Subject to subsection (c) of this section, all facilities and improvements with respect to which the owner makes an offer of dedication to public use shall be maintained by the owner until such offer of dedication is accepted by the appropriate public authority.
- (b) The owner of any development containing streets intended for public dedication shall post a performance bond or other sufficient surety to guarantee that such streets will be properly maintained until the offer of dedication is accepted by the state department of transportation or by formal acceptance by resolution of the town. The owner of any planned residential development (PRD) also shall post a performance bond or other sufficient surety to guarantee that any private streets in the PRD will be properly maintained until a homeowners' association has assumed full responsibility for maintaining such streets in accordance with section 58-23. In either case, the amount of the security shall constitute 15 percent of the cost of the improvements (road base and pavement). The owner shall provide information sufficient for the town subdivision administrator to determine the actual cost of improvements. If the surety/bond described in this subsection is not provided, the town may not issue zoning permits to any properties on the said streets.
- (c) The town council may relieve the owner of the requirements of this section if it determines that a property owners' association has been established for the development, and that this association has ~~requested~~ **accepted** responsibility for the subject improvements, and is capable of performing the obligations set forth in subsection (a) of this section. The council may require the property owners association post the bond referred to in subsection (b) of this section.

- (d) The bond/surety referred to in subsection (b) of this section shall be posted with the town prior to the release of any guarantee surety referred to in subsection 46-45(b)(3).
- (e) **The duration of the financial guarantee referred to in subsection (b) of this section shall be of a reasonable period no less than twelve (12) months to allow for acceptance of improvements by the state department of transportation or by a homeowners' association. In no case shall the duration of the financial guarantee for maintenance exceed twenty four (24) months. All Subdivisions whose streets are not accepted at least thirty (30) days prior to the expiration of the financial guarantee shall be required to extend or replace the financial guarantee for an additional twenty four (24) months, or to a date determined by Town Council.** ~~Whenever a surety bond or letter of credit has been submitted,~~ The subdivision administrator shall notify the owner/property owners association at least 90 days prior to the time said guarantee is about to expire. If the owner/property owners' association does not extend or replace said guarantee within 60 days of said notification, the subdivision administrator shall through the town attorney's office, and after notifying the town clerk's office, begin proceedings for calling upon the guarantee.

Adopted this 8th day of December, 2014.

All were in favor, with votes recorded as follows:

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

E. Public Hearing - Review of Proposed Text Amendments to Section 46-75 and 46-76 – Updating Street Design Requirements to Match NCDOT Standards and Town of Weddington Road Standards. The Town Council received a copy of the proposed text amendments. Mayor Deter opened the public hearing.

Town Planner Burton – This is the second text amendment dealing with this specific section. There was a Section in 46-75 that we approved recently. This is the rest of it. It aligns all of the road construction requirements with our new Weddington Roadway Standards which we are also reviewing tonight. If you look through the text it basically updates everything to meet the new requirements both from NCDOT and the requirements within the Town of Weddington Roadway Standards.

Mayor Deter closed the public hearing.

F. Consideration of Ordinance - Text Amendments to Section 46-75 and 46-76 – Updating Street Design Requirements to Match NCDOT Standards and Town of Weddington Road Standards. Mayor Pro Tem Titherington moved to adopt Ordinance O-2014-17:

**AN ORDINANCE TO AMEND SECTIONS 46-75 AND 46-76
 OF THE CODE OF ORDINANCES
 OF THE TOWN OF WEDDINGTON
 O-2014-17**

BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF WEDDINGTON THAT SECTIONS 46-75 AND 46-76 OF THE CODE OF ORDINANCES BE AMENDED AS FOLLOWS:

46-72. General adherence to article provisions.

Each subdivision shall contain the improvements specified in this article, which shall be installed in accordance with the requirements of this chapter and paid for by the subdivider. Land shall be dedicated and reserved in each subdivision as specified in this article. Each subdivision shall adhere to the minimum standards of design established by this article.

Sec. 46-73. Suitability of land.

- (a) Land which has been determined by the town council on the basis of engineering or other expert surveys to pose an ascertainable danger to life or property by reason of its unsuitability for the use proposed shall not be platted for that purpose, unless and until the subdivider has taken the necessary measures to correct said conditions and to eliminate said dangers.
- (b) Areas that have been used for disposal of solid waste shall not be subdivided unless tests by a structural engineer and a soils expert determine that the land is suitable for the proposed development.
- (c) All subdivision proposals shall be consistent with the need to minimize flood damage.
- (d) All subdivision proposals shall have public utilities and facilities such as sewer, gas, electrical and water systems, if available, located and constructed to minimize flood damage.

Sec. 46-74. Subdivision and street naming.

The name of the subdivision and the names of the streets within the subdivision shall not duplicate or closely approximate the name of an existing subdivision or any existing streets within the county.

Sec. 46-75. Subdivision design.

- (a) *Blocks.*
 - (1) The lengths, widths, and shapes of blocks shall be determined with due regard to provision of adequate building sites suitable to the special needs of the type of use contemplated, zoning requirements, needs for vehicular and pedestrian circulation, control and safety of street traffic, limitations and opportunities of topography, and convenient access to water areas.
 - (2) Blocks shall not be less than 400 feet or more than 1,500 feet in length. Where a longer block will reduce the number of railroad grade crossings, major stream crossings, or where blocks will result in less traffic through residential subdivisions from adjoining business areas, the town council may authorize block lengths in excess of 1,500 feet.
 - (3) Blocks shall have sufficient width to allow two rows of lots of minimum depth except where single row lots are required to separate residential development from through vehicular traffic or another type of use, in nonresidential subdivisions, or where abutting a water area.
- (b) *Lot dimensions.*
 - (1) All lots in new subdivisions shall conform to the zoning requirements of the district in which the subdivision is located. Conformance to zoning requirements means, among other things, that the smallest lot in the subdivision must meet all area and dimensional requirements of chapter 58
 - (2) Orientation of residential lot lines.
 - a. Side lot lines shall be substantially at right angles or radial to street lines.
 - b. Double frontage lots shall be avoided wherever possible.
 - (3) Panhandle lots and other irregular shaped lots may be approved in cases where such lots would not be contrary to the purpose of this chapter, heighten the desirability of the subdivision, and, where necessary, enable a lot to be served by water and/or a waste disposal system. All panhandle lots shall have a minimum road frontage width of 35 feet thereby providing an access strip to the lot. The length of said strip shall not exceed 200 feet. Said strip shall not be used to determine lot area or width or setback lines.
 - (4) All minimum lot dimensions may be increased in order to meet any applicable requirements of the appropriate county health department.
 - (5) Lots within floodplains shall not be approved for recordation unless the following provisions are met:
 - a. *Lots wholly subject to flooding.* No proposed residential building lot that is wholly subject to flooding, as defined herein, shall be approved.
 - b. *Lots partially subject to flooding.*

1. No proposed residential building lot that is partially subject to flooding as defined herein shall be approved unless there is established on the lot plan a contour line representing an elevation no lower than two feet above the base flood line as defined in section 58-229. All buildings or structures designed or intended for residential purposes shall be located on such a lot such that the lowest useable and functional part of the structure shall not be below the elevation of the base flood line, plus two feet.
2. For the purpose of this subsection, the term "useable and functional part of structure" shall be defined as being inclusive of living areas, basements, sunken dens, basement, utility rooms, crawl spaces, attached carports, garages and mechanical appurtenances such as furnaces, air conditioners, water pumps, electrical conduits, and wiring, but shall not include water lines or sanitary sewer traps, piping and cleanouts; provided that openings for same serving the structure are above the base flood line.
3. Where only a portion of the proposed lot is subject to flooding as defined herein, such lot may be approved only if there will be available for building a usable lot area of not less than 5,000 square feet. The useable lot area shall be determined by deducting from the total lot area, the area of all yard setbacks required by the applicable zoning regulations and any remaining area of the lot lying within the area of the base flood (100-year flood) as shown on the Flood Boundary and Floodway Map described in section 58-229.

(c) *Easements.* Easements shall be provided as follows:

- (1) *Utility easements.* A utility easement of not less than five feet in width shall be provided to the side and rear of each lot and in other locations where deemed necessary. This requirement may be waived by the subdivision administrator if the subdivider can certify on the final record plat where accommodations for such utilities are to be located. Lots in minor subdivisions are exempt from this requirement upon certification that they may be serviced by existing utilities along the public rights-of-way. Wider easement widths may be required if determined necessary by the utility company involved.
- (2) *Drainage easements.* Where a subdivision is traversed by a stream or drainageway, an easement shall be provided conforming with the lines of such a stream and shall be of sufficient width as will be adequate for the purpose **and in accordance with section 58-520.** Other drainage easements may be required for the proper drainage of all lots.
- (3) *Access easements.* Private and recorded easements created according to subsection **46-76(a)** that provide access from an easement lot to a public road.

Sec. 46-76. Road standards and buffering along thoroughfares.

... (subsections a-d not included because they have been recently amended)...

- (e) *Access to adjacent properties.* Where it is deemed desirable by the town council, proposed streets shall be extended by dedication to the boundary of such property and a temporary turnaround provided.
- (f) *Street design and standards.* Minimum street right-of-way and pavement widths, as well as other engineering design standards shall be in accordance with the minimum design criteria for subdivision roads as established from time to time, by the division of highways, state department of transportation publication entitled "Subdivision Roads: Minimum Construction Standards", **except where modified by the Town of Weddington Roadway Standards.**
- (g) *Culs-de-sac.*
 - (1) Permanent dead-end streets shall not exceed 600 feet in length in conventional subdivisions unless necessitated by topography or property accessibility and if the town

council grants a modification per section 46-15. In conservation subdivisions, culs-de-sac may be greater than 600 feet in length in order to prevent the degradation and development of primary and secondary lands within the subdivision, thereby conserving the integrity of the conservation subdivision by preserving open space in an unaltered state. Cul-de-sac in conservation subdivisions shall not inhibit emergency vehicular access. The planning board shall review the sketch plan and existing resource and site analysis plan for a conservation subdivision that proposes culs-de-sac greater than 600 feet in length. Measurement shall be from the point where the centerline of the dead-end street intersects with the center of a through street to the center of the turnaround of the cul-de-sac. The distance from the edge of pavement on the vehicular turnaround to the right-of-way line shall not be less than the distance from the edge of pavement to right-of-way line on the street approaching the turnaround. ~~Culs-de-sac must be terminated with a circular right-of-way not less than 90 feet in diameter for curb and gutter section with not less than 37 feet of pavement from center to face of curb, and not less than 100 feet in diameter for shoulder section with not less than 40 feet of pavement from center to outer edge of pavement.~~ Cul-de-sac **pavement and right-of-way diameters shall be in accordance with NCDOT design standards.** ~~Designs~~ other than the "bulb" end design with a circular right-of-way will be subject to the approval of the Division Engineer of the Division of Highways, North Carolina Department of Transportation and the town council after review on an individual basis. Cul-de-sac in conventional subdivisions shall not be allowed where connection with an existing street is possible.

- (2) In certain cases where connectivity is either not possible or not recommended, the town may require the installation of one or more emergency access gates. The homeowner's association is responsible for the maintenance, testing and repairs of all functions of emergency access gates. An annual inspection and test of the gate shall be performed and the results submitted to town hall. Any homeowner's association that is found to be in violation shall be required to maintain a service agreement with a qualified contractor to ensure year round maintenance and to submit a copy of the service agreement to town hall.
- (h) *Improvements within the town limits.*
 - (1) Approval of the final plat shall be subject to the subdivider having installed the improvements hereinafter designated or having guaranteed, to the satisfaction of the town council, the installation of said improvements.
 - (2) The following requirements shall apply to all streets within the corporate town limits of the town, or if annexation of the subdivision to the town is desired or required by the subdivider:
 - a. *Grading.* All streets shall be graded to their full right-of-way width. Finished grade, cross-section and profile shall be **in accordance with the Town of Weddington Standards and** ~~approved by~~ the state department of transportation standards, as established herein.
 - b. *Paving.* Road base and paving shall be installed in accordance with the **Town of Weddington Standards and the** state department of transportation standards, as established herein.
- (i) *Street signs.* Appropriate street name signs which meet the standards of town/county specifications shall be placed at all street intersections at the subdivider's expense.
- (j) *Street layout.*
 - (1) *Conformity to existing maps or plans.* Streets shall be designed and located in proper relation to existing and proposed streets, to the topography, to such natural features as streams and tree growth, to public convenience and safety, and to the proposed use of land to be served by such streets.

- (2) *Continuation of adjoining streets.* The proposed street layout shall be coordinated with the street system of the surrounding area. Where possible, existing principal streets shall be extended.
- (3) *Large tracts or parcels.* Where land is subdivided into parcels larger than ordinary building lots, such parcels shall be arranged so as to allow for the opening of future streets and logical further resubdivision.
- (4) *Through traffic discouraged on residential collector and local streets.* Residential collector and local streets shall be laid out in such a way that their use by through traffic will be discouraged. Streets shall be designed or walkways offered for dedication to assure convenient access to parks, playgrounds, schools, or other places of public assembly.
- (5) *Permits for connection to state roads.* An approved permit is required for connection to any existing state system road. This permit is required prior to any construction on the street or road. The application is available at both the Charlotte and Monroe Offices of the Division of Highways.
- (6) *Reservation of future right-of-way.* Whenever a tract of land to be subdivided includes any part of a major or minor thoroughfare shown on the Mecklenburg-Union Thoroughfare Plan adopted by the town, and whenever such right-of-way has been further defined by acceptable locational procedures sufficient to identify properties to be affected, a right-of-way for the major or minor thoroughfare must be platted in the location and to the width specified in the plan. The subdivider is responsible for the reservation of the right-of-way. All measurements involving minimum lot standards under this chapter will be made at the edge of the full/future right-of-way.
- (k) *Utilities.* All utility lines (electric, water, sewer, telephone, gas, etc.,) shall be located underground in all subdivisions.

Sec. 46-77. Placement of monuments.

Unless otherwise specified by this chapter, the Standards of Practice for Land Surveying, as adopted by the state board of registration for professional engineers and land surveyors, under the provisions of 21 N.C. Admin. Code 56, shall apply when conducting surveys for subdivisions, to determine the accuracy for surveys and placement of monuments, control corners, markers, and property corner ties, to determine the location, design and material of monuments, markers, control corners, and property corner ties, and to determine other standards and procedures governing the practice of land surveying for subdivisions.

Sec. 46-78. Connection to public water lines.

- (a) If county or municipal water lines are located within one-half mile of a subdivision of ten to 39 lots, or one mile of a subdivision of 40 lots or more, where the distances are measured along the roadway to the nearest edge of the property, then the developer must connect to these lines to provide water service and fire protection for the subdivision. Extensions to the county water system shall be made in conformance with the policies and procedures set forth in the current Union County Water and Sewer Extension Policy as approved by the board of county commissioners and Town of Weddington.
- (b) There may be times when the county cannot issue new water permits due to lack of available capacity. If a developer is denied permits for this reason, the town may allow the use of individual domestic wells to serve a proposed development provided that the developer still installs water lines to county specifications as initially approved for fire flow only. The developer shall be responsible for proving to the town that capacity is not available. A determination of what capacity is available and whether to allow the use of individual domestic wells shall lie within the sole discretion of the town.
- (c) The proposed water lines must still meet all the requirements of the Union County Water and Sewer Extension Policy, including providing fire flow protection to the development and taps and meter boxes for each developable lot. If the county and town approve these plans then the

use of wells may be approved as an interim measure until such time as water capacity becomes available. The developer will be required to provide written proof that Union County will charge the lines for fire hydrant use.

- (d) As a condition of approval of the proposed development, the developer or property owner shall require these lots with domestic use wells connect to the county system at such time as the county indicates water capacity is available. Individual wells may be converted to irrigation use at the property owners expense provided such conversion is in conformance with the Union County Building Code and Union County Water and Sewer Specifications. The developer and/or property owner shall be responsible for any fees and charges from the county as a condition of connection to the county water system.
- (e) The use of community wells for domestic needs is discouraged and will only be allowed if the water system is built to Union County Water and Sewer Specifications. The system must be capable of meeting the water needs of the community including domestic, irrigation and fire flow requirements and an agreement exists with the county for: 1) the conditions under which the system becomes part of the county system; and 2) an arrangement is made with the county to tap into the county system for working fire hydrants according to the county specifications.

Adopted this 8th day of December, 2014.

All were in favor, with votes recorded as follows:

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

G. Public Hearing - Review of Proposed Weddington Roadway Standards. The Town Council received a copy of the proposed Weddington Roadway Standards. Mayor Deter opened the public hearing.

Town Planner Burton - This is referencing what was in the last text amendment. This is not an actual policy within our ordinance. It is a supplementary document that our ordinance will reference. Anthony Fox recommended that we still hold a public hearing to get this formally approved by the Town Council. It lays out all the new street design and storm drainage design standards and this was proposed by Bonnie Fisher with USI.

Mayor Deter closed the public hearing.

H. Consideration of Weddington Roadway Standards. A copy of the Weddington Roadway Standards is attached to the minutes as Exhibit A. Councilwoman Harrison moved to approve the Weddington Roadway Standards. All were in favor, with votes recorded as follows:

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

I. Public Hearing - Review of Proposed Construction Plan Guidelines. The Town Council received the following memo from Town Planner Julian Burton and a copy of the proposed Construction Plan Guidelines. Mayor Deter opened the public hearing.

Town Planner Burton - When the Town Council first called for the public hearing there were some concerns regarding the Appendix in the Construction Plan Guidelines. This is similar to the Weddington Roadway Standards and it is a supplementary document that is referenced in our ordinance. It basically lays out requirements for developers to submit construction plans to myself and US Infrastructure for review to make them consistent and to streamline the process. Anthony Fox and the Planning Board reviewed the document again. Anthony Fox recommended that the example of a draft declaration of covenants in the appendix be removed and replaced with a statement describing the need for a Declaration of Covenants. This change is

highlighted within the document. The Planning Board unanimously recommended approval of the revised document on November 24th.

Mayor Deter closed the public hearing.

J. Consideration of Construction Plan Guidelines. A copy of the Construction Plan Guidelines is attached to the minutes as Exhibit B. Councilmember Michael Smith moved to approve the Construction Plan Guidelines. All were in favor, with votes recorded as follows:

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

K. Public Hearing - Review of Proposed Text Amendments to Section 58-52, 58-53, 58-54 and 58-58 – Updating List of Permitted Conditional Uses in Residential Zoning Districts. The Town Council received a copy of the proposed text amendments. Mayor Deter opened the public hearing.

Town Planner Burton - The packet includes text amendments to four sections regulating residential zoning districts (58-52; 58-53; 58-54; 58-58). The revisions update the list of conditional uses for all four sections and were unanimously recommended by the Planning Board. Upon further review, staff noticed that Sections 58-54 and 58-58 reference a 50 foot buffer requirement, which was recently changed to a 100 foot buffer requirement (Section 46-76). In addition to approving all of the changes already included in the packet, staff recommends that Council consider changing the language so it reads “100-foot buffers along thoroughfares” or “required buffers along thoroughfares” within Sections 58-54 and 58-58.

Mayor Deter closed the public hearing.

L. Consideration of Ordinance - Text Amendments to Section 58-52, 58-53, 58-54 and 58-58 – Updating List of Permitted Conditional Uses in Residential Zoning Districts. Mayor Pro Tem Titherington moved to adopt Ordinance O-2014-20 and to change the language to required buffers along thoroughfares.

**AN ORDINANCE TO AMEND SECTIONS 58-52, 58-53, 58-54 AND 58-58
OF THE CODE OF ORDINANCES
OF THE TOWN OF WEDDINGTON
O-2014-20**

BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF WEDDINGTON THAT SECTIONS 58-52, 58-53, 58-54 AND 58-58 OF THE CODE OF ORDINANCES BE AMENDED AS FOLLOWS:

Sec. 58-52. R-80 single-family district.

The R-80 single-family district is established for areas of very low density residential development which is compatible with the land development plan's concept of retaining the rural character of the community. Densities need to be low due to the suitability of land, lack of public water and sewer, and the compatibility of surrounding development.

- (1) *Permitted uses.*
 - a. Single-family dwellings.
 - b. Mobile homes, classes A and B.
 - c. Agricultural uses. Structures housing poultry or livestock and waste removed from any structure shall be located no closer than 150 feet from any property line except that structures housing horses shall be located no closer than 60 feet from any property line. Corrals for bovine and equine animals are exempt from these setbacks.

- d. Horse farm or academy. Structures housing horses shall be located no closer than 60 feet from any property line. Waste removed from any such structure shall be located no closer than 150 feet from any property line.
 - e. Family care home for up to six clients, provided that such home is not located within a one-half mile radius from an existing family care home.
 - f. Essential services, classes I and IV.
 - g. Customary home occupations in accordance with section 58-7
 - h. Day care centers, small group.
- (2) *Conditional uses.* The following uses may be permitted by the town council in accordance with section 58-271. The council shall address review criteria for each use which is contained in section 58-271
- a. Churches, synagogues and other places of worship, ~~and their customary related uses.~~
 - b. Public and private schools serving all grades, including preschool facilities.
 - c. Golf courses, parks, playgrounds and community recreational centers (both public and private).
 - d. Country clubs, ~~fraternal, social and other civic organizations.~~
 - e. Emergency governmental service facilities, including police, fire and rescue.
 - f. Cemeteries.
 - g. Essential services, classes II and III.
 - ~~h. Clubs.~~
 - ~~i. Community centers.~~
 - ~~j. Public parks and recreational facilities.~~
 - kh.** Private airstrips, provided that:
 1. The airstrips may be used only by the owners of the land on which the same is located; provided, however, if the airstrip is located on a bona fide farm, any airplanes engaged in crop dusting may use such airstrip in connection therewith;
 2. No flying lessons shall be conducted in airplanes flying from or to the airstrip;
 3. No commercial sales of airplanes, parts or fuel shall be conducted at the airstrip;
 4. The airstrip shall have been approved by the appropriate state and federal agencies.
 - ~~il.~~ Telecommunication towers.
 - ~~mj.~~ **Public** Libraries.
 - ~~nk.~~ Planned residential developments, subject to the requirements of section 58-23
 - ~~ol.~~ Amateur radio towers. An amateur radio tower may also be located on a lot that contains another principal use or structure. In no instance, however, shall the amateur radio tower be located in the front yard of a lot containing another principal structure.
 - ~~pm.~~ Government or town facility.
 - ~~qn.~~ Land application of biosolids.
 - ~~ro.~~ Agritourism.

Sec. 58-53. R-60 single-family district.

The R-60 single-family district is established to provide for areas of very low density residential development which is compatible with the land development plan's concept of retaining the rural character of the community. Densities need to be low due to the suitability of the land, lack of public water and sewer, and the compatibility of surrounding development.

- (1) *Permitted uses.* Permitted uses within the R-60 district shall be the same as those permitted in the R-80 district.
- (2) *Conditional uses.* The following uses may be permitted by the town council in accordance with section 58-271. The council shall address review criteria for each use which is contained in section 58-271
 - a. Churches, synagogues and other places of worship, ~~and their customary related uses.~~
 - b. Public and private schools serving all grades, including preschool facilities.
 - c. Golf courses, parks, playgrounds and community recreational centers (both public and private).
 - d. Country clubs, ~~fraternal, social and other civic organizations.~~
 - e. Emergency governmental service facilities, including police, fire and rescue.

- f. Cemeteries.
- g. Essential services, classes II and III.
- ~~h. Clubs.~~
- ~~i. Community centers.~~
- ~~j. Public parks and recreational facilities.~~
- kh.** Private airstrips, provided that:
 1. The airstrips may be used only by the owners of the land on which the same is located; provided, however, if the airstrip is located on a bona fide farm, any airplanes engaged in crop dusting may use such airstrip in connection therewith;
 2. No flying lessons shall be conducted in airplanes flying from or to the airstrip;
 3. No commercial sales of airplanes, parts or fuel shall be conducted at the airstrip;
 4. The airstrip shall have been approved by the appropriate state and federal agencies.
- il.** Telecommunication towers.
- mj.** **Public** Libraries.
- nk.** Planned residential developments, subject to the requirements of section 58-23
- ol.** Amateur radio towers. An amateur radio tower may also be located on a lot that contains another principal use or structure. In no instance, however, shall the amateur radio tower be located in the front yard of a lot containing another principal structure.
- pm.** Government or town facility.
- qn.** Land application of biosolids.
- ro.** Agritourism.

Sec. 58-54. R-40 single-family district.

The R-40 single-family district is established to provide for residential development at low densities consistent with suitability of the land and the rural character of the town.

- (1) *Permitted uses.* Permitted uses within the R-40 district shall be as follows:
 - a. All permitted uses in the R-60 zoning district.
 - b. Open space. Any subdivision that is six acres or more in aggregate shall be required to provide that a minimum of ten percent of the gross area of the subdivision, exclusive of any required ~~minimum 50 foot~~ buffers along thoroughfares, consists of common open space.
- (2) *Conditional uses.* The following uses may be permitted by the town council in accordance with section 58-271. The council shall address review criteria for each use which is contained in section 58-271
 - a. Churches, synagogues and other places of worship, ~~and their customary related uses.~~
 - b. Public and private schools serving all grades, including preschool facilities.
 - c. Golf courses, parks, playgrounds and community recreational centers (both public and private).
 - d. Country clubs, ~~fraternal, social and other civic organizations.~~
 - e. Emergency governmental service facilities, including police, fire and rescue.
 - f. Cemeteries.
 - g. Essential services, classes II and III.
 - ~~h. Clubs.~~
 - ~~i. Community centers.~~
 - ~~j. Public parks and recreational facilities.~~
 - kh.** Private airstrips, provided that:
 1. The airstrips may be used only by the owners of the land on which the same is located; provided, however, if the airstrip is located on a bona fide farm, any airplanes engaged in crop dusting may use such airstrip in connection therewith;
 2. No flying lessons shall be conducted in airplanes flying from or to the airstrip;
 3. No commercial sales of airplanes, parts or fuel shall be conducted at the airstrip;
 4. The airstrip shall have been approved by the appropriate state and federal agencies.
 - il.** Telecommunication towers.
 - mj.** **Public** Libraries.

- ~~Nk.~~ Planned residential developments, subject to the requirements of section 58-23
- ol. Amateur radio towers. An amateur radio tower may also be located on a lot that contains another principal use or structure. In no instance, however, shall the amateur radio tower be located in the front yard of a lot containing another principal structure.
- ~~pm.~~ Government or town facility.
- qn. Land application of biosolids.
- ro. Agritourism.

Sec. 58-58. R-CD residential conservation district

The R-CD residential conservation district is established to allow uses that are similar in nature to other residential (R) districts in the town. The R-CD district provides a means of protecting conservation lands, especially those areas that contain primary and secondary conservation lands. Following are the regulations for conservation subdivisions and other land uses in the R-CD district:

- (1) *Permitted uses.*
 - a. Single-family dwellings.
 - b. Agricultural uses. Structures housing poultry or livestock (other than horses) and waste removed from any structure shall be located no closer than 150 feet from any property line except that structures housing horses shall be located no closer than 60 feet from any property line. Corrals for bovine and equine animals are exempt from these setbacks.
 - c. Horse farm and academy. Structures housing horses shall be located no closer than 60 feet from any property line. Waste removed from any such structure shall be located no closer than 150 feet from any property line.
 - d. Family care home for up to six clients, provided such home is not located within a one-half-mile radius from an existing family care home.
 - e. Essential services, classes I and IV.
 - f. Customary home occupations in accordance with section 58-7
 - g. Day care centers, small group.
 - h. Habitat preserve or other similar conservation use.
 - i. Conventional subdivisions, provided that a minimum of ten percent of the gross area, exclusive of any required ~~minimum 50-foot~~ buffers along thoroughfares, of the subdivision consists of common open space. The ten percent open space requirement shall not apply in conventional subdivisions where each of the resultant lots has an area that equals or exceeds five acres. Any further subdivision of the tract into lots less than five acres in size shall require ten percent open space. Any such open space areas as herein provided, shall consist of principally viewsheds from the road, where applicable. Where a viewshed is not appropriate, open space shall consist of primary and/or secondary conservation lands, to the extent that they are found on the tract in question and shall be subject to the provisions of subsections (3)g—i and (4)h. of this section.
- (2) *Conditional uses.* The following uses may be permitted by the town council in accordance with section 58-271; provided, however, that no such uses shall be allowed within a conservation subdivision. The council shall address review criteria for each use which is contained in section 58-271. The council shall address any additional review criteria for these land uses as may be contained in section 58-88
 - a. Churches, synagogues and other places of worship, ~~and their customary related uses.~~
 - b. Public and private schools serving all grades, including preschool facilities.
 - c. Golf courses (except on conservation lands), parks, playgrounds and community recreational centers (both public and private).
 - d. Country clubs, ~~fraternal, social and other civic organizations.~~
 - e. Emergency governmental service facilities, including police, fire and rescue.
 - f. Cemeteries.
 - g. Essential services, classes II and III.
 - ~~h. Clubs.~~
 - ~~i. Community centers.~~

- h. Telecommunication towers.
- mi. Public Libraries.
- ej. Amateur radio towers. An amateur radio tower may also be located on a lot that contains another principal use or structure. In no instance, however, shall the amateur radio tower be located in the front yard of a lot containing another principal structure.
- pk. Government or town facility.
- ql. Land application of biosolids.
- om. Conservation subdivisions.
- rn. Agritourism.

Adopted this 8th day of December, 2014.

All were in favor, with votes recorded as follows:

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

M. Public Hearing - Review of Proposed Text Amendments to Section 58-271 – Implementing a “Statement of Readiness” on Any Development Requiring Conditional Zoning. The Town Council received a copy of the proposed text amendments. Mayor Deter opened the public hearing.

Town Planner Burton - This amendment was proposed by the Planning Board. The intent is for a conditional zoning like a church would have a certain time limit with which they would have to begin construction. The original text is from the Planning Board and then the revisions to that were made by Attorney Fox. You can see both of those in your packet. This would be for anything that required conditional zoning approval.

Mayor Deter closed the public hearing.

N. Consideration of Ordinance - Text Amendments to Section 58-271 – Implementing a “Statement of Readiness” on Any Development Requiring Conditional Zoning. Mayor Pro Tem Titherington moved to adopt O-2014-21:

**AN ORDINANCE TO AMEND SECTION 58-271
 OF THE CODE OF ORDINANCES
 OF THE TOWN OF WEDDINGTON
 O-2014-21**

BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF WEDDINGTON THAT SECTION 58-271 OF THE CODE OF ORDINANCES BE AMENDED AS FOLLOWS:

Sec. 58-271. - Conditional zoning district amendment procedure.

(a) *Application.*

- (1) Petitioning for a conditional zoning district can be initiated only by the owner of the property or by his authorized agent or the Town of Weddington. All applications must include a site plan, drawn to scale, and supporting text, all of which will, if approved, become a part of the amendment. The site plan, drawn by an architect, landscape architect, or engineer licensed to practice in the state, shall include any supporting information and text that specifies the actual use or uses intended for the property and any rules, regulations and conditions that, in addition to all predetermined requirements of this chapter, will govern the development and use of the property. The applicant shall, at a minimum, include as part of the application each of the items listed below:

- a. A boundary survey showing the total acreage, present zoning classifications, date, and north arrow.
 - b. The names, addresses and the tax parcel numbers of the owners of all adjoining properties.
 - c. All existing easements, reservations, and rights-of-way on the property to be rezoned.
 - d. Proposed principal uses. For residential uses this shall include the number of units and an outline of the areas where the structures will be located. For nonresidential uses, designation of the areas within the development where particular types of uses will occur, with reference made to the list of uses found in subsection 58-60(1).
 - e. Traffic impact analysis/study for the proposed service area, as determined by the town engineer, shall be required. In addition, traffic, parking and circulation plans, showing the proposed locations and arrangement of parking spaces and access points to adjacent streets including typical parking space dimensions and locations (for all parking facilities along with typical street cross-sections).
 - f. Lot sizes for residential and nonresidential uses and proposed outparcels, as applicable.
 - g. Detailed information on the number, height, size and location of structures.
 - h. All proposed setbacks, buffers, screening and landscaping required by this chapter or otherwise proposed by the applicant.
 - i. All existing and proposed points of access to public streets from the development.
 - j. A detailed description of all proposed phasing of development for the project.
 - k. Number, location, type and size of all signs proposed to be erected by the developer at entrances to the site. Additionally, a general description of other proposed signs including number, location, type and size of all commercial signs. Actual approval of signs shall be a part of the design review provided for in subsection (h)(8) of this section.
 - l. Exterior treatments of all principal structures including proposed materials and general architectural design.
 - m. Delineation of areas within the regulatory floodplain as shown on official flood hazard boundary maps for county.
 - n. Existing and proposed topography at five-foot contour intervals or less.
 - o. Scale and physical relationship of buildings relative to abutting properties. This may be accomplished by providing existing and proposed topographic elevation cross-sections of the site showing proposed structures relative to existing adjacent properties.
 - p. Lighting plan and proof of conformity to the article IV of chapter 14
- (2) Said site plan, including all additional information shown on it, shall constitute part of the application for rezoning to a conditional zoning district. The zoning administrator, on a case-by-case basis and at his sole discretion, may specify how many copies of the application the applicant must submit in order to have enough copies for review. No application shall be deemed complete unless accompanied by a fee in accordance with the most recently adopted fee schedule adopted by the town council. Furthermore, the applicant acknowledges that he/she will reimburse the town for all engineering and consulting services associated with the review of the conditional zoning request prior to any zoning permits being issued by the town for such project.
 - (3) It is further acknowledged that the town reserves the right to approve a rezoning to a B-1(CD), B-2(CD) or MX conditional district simultaneously with the approval of a sketch plan for a major subdivision, providing that all applicable provisions of this section and article II, chapter 46 are followed. Furthermore, an application to rezone property to a conditional zoning district will also require the applicant to submit all construction plans for infrastructure improvements, individual buildings, and signs as provided in subsection (h)(8) of this section.
- (b) *Additional requirements.* When reviewing an application to rezone property to a conditional zoning district, the planning board and/or town council may request additional information in addition to that required in subsection (a) of this section, as they deem necessary.
 - (c) *Public involvement meeting.* Once the requisite copies of the application have been submitted to the town and the requisite fees have been paid, a public involvement meeting (PIM) shall be scheduled and held. Such meetings shall occur prior to any recommendation by the planning staff and approval by the town

council. The PIM is designed to provide an opportunity for community involvement in accordance with the following requirements:

- (1) The applicant shall provide an agenda, schedule, location and list of participants such as landscape architects, engineers, etc., to answer questions from citizens and service providers for the project in cooperation with the planning staff.
 - (2) The PIM shall be a minimum of four hours. Two hours shall be scheduled during normal business hours to allow service providers (such as the state department of transportation, utilities, or the state department of environment and natural resources) to participate as needed and to allow citizens to appear at a convenient time throughout the period. It is strongly recommended that this portion of the PIM take place at the proposed development site. In addition, a two-hour evening period shall be scheduled at the town hall or other nearby location agreed upon by the applicant and planning staff.
 - (3) Notice of public involvement meetings shall, at a minimum, be given as follows:
 - a. A public notice shall be sent by the town to a newspaper having general circulation in the town not less than ten days or more than 25 days prior to the date of the PIM.
 - b. A notice shall be sent by first class mail by the town to the owners of all properties that lie within 1,300 feet of the exterior boundaries of the proposed development. The applicant shall furnish the town with mailing labels that depict the names and addresses of all such owners. Such notice shall be mailed to said property owners not less than ten days prior to the date of the PIM. The notification shall contain information regarding the PIM time and location, as well as a general description of the proposal.
 - c. A PIM notification sign shall be posted by the town in a conspicuous place at the property not less than ten days prior to the PIM. The sign shall indicate the date, time and location of the PIM.
 - d. The applicant shall reimburse the town for all expenses incurred to provide the notifications required by this subsection.
 - (4) Town staff will keep notes of citizen comments received during the PIM. In addition, all service provider comments shall be recorded by the town, including, but not limited to, all correspondence, reports and oral comments by service providers. After town review, this information will be available at the town hall and at subsequent meetings concerning the project. When practical, comments, ideas and suggestions presented during the PIM should be incorporated by the developer into the proposed development.
 - (5) Following the PIM, the applicant shall have the opportunity to make changes to the application to take into account information and comments received. One or more revised copies of the application shall be submitted to the zoning administrator for review. No additional fee shall be required to be paid for making such changes provided the zoning administrator receives the revised application within 30 days following the PIM. If a revised application is not received during said 30-day period, or if the applicant otherwise notifies the zoning administrator in writing that no revised application will be submitted, the zoning administrator shall review the original application.
- (d) *Zoning administrator approval.* The zoning administrator shall have up to 30 days following any revision of the application (or up to 60 days following the PIM, if no revision is submitted) to make comments. If the administrator forwards no comments to the applicant by the end of said period, the application shall be submitted to the planning board for their review without any further comment. If the zoning administrator provides the applicant with comments on the application, the applicant shall have ten days after receiving the comments to inform the zoning administrator whether the application will be further revised. If the applicant informs the zoning administrator that the application will not be further revised, the zoning administrator shall submit the application to the planning board for their review at the next regularly scheduled meeting. If the applicant informs the zoning administrator that the application will be further revised, the zoning administrator shall not submit the current application to the planning board. Once the applicant submits a revised application, it shall be subject to review in accordance with this section.

- (e) *Planning board review.* The applicant shall submit at least ten copies of the application to the zoning administrator for transmittal to the planning board and other appropriate agencies. The zoning administrator shall present any properly completed application to the planning board at its next regularly scheduled meeting occurring at least 15 days after the application has been deemed complete and ready for submission to the planning board in accordance with subsection 58-271(c)(4) of this section. The planning board may, by majority vote, shorten or waive the 15-day time period provided in this section for receipt of a completed application. The planning board shall have 30 days from the date that the application is presented to it to review the application and to take action. If such period expires without action taken by the planning board, the application shall then be transferred to the town council without a planning board recommendation.
- (1) A planning board member shall not vote on any conditional zoning amendment where the outcome of the matter being considered is reasonably likely to have a direct, substantial, and readily identifiable financial impact on the member.
 - (2) Upon making a recommendation, the planning board shall advise and comment on whether the proposed amendment is consistent with any comprehensive plan that has been adopted and with any other officially adopted plan that is applicable. The planning board shall provide a written recommendation to the town council that addresses plan consistency and other matters as deemed appropriate by the planning board, but a comment by the planning board that a proposed amendment is inconsistent with the comprehensive plan shall not preclude consideration or approval of the proposed amendment by the town council.
- (f) *Action by town council.* Conditional zoning district decisions are a legislative process subject to judicial review using the same procedures and standards of review as apply to general use district zoning decisions. Conditional zoning district decisions shall take into account applicable adopted land use plans for the area and other adopted land use policy documents and/or ordinances. Prior to making a decision on rezoning a piece of property to a conditional zoning district, the town council shall hold a public hearing. Notice of such public hearing shall be given as prescribed in subsection 58-270(g).
- (1) A statement analyzing the reasonableness of the proposed rezoning shall be prepared for each application for a rezoning to a conditional district.
 - (2) Once the public hearing has been held, the town council shall take action on the application. The town council shall have the authority to:
 - a. Approve the application as submitted;
 - b. Deny approval of the application;
 - c. Approve the application with modifications that are agreed to by the applicant; or
 - d. Submit the application to the planning board for further study. The application may be resubmitted to the planning board with any modifications that are agreed to by the applicant. The planning board shall have up to 30 days from the date of such submission to make a report to the town council. Once the planning board issues its report, or if no report is issued within that time period, the town council can take action on the application in accordance with this subsection.
 - (3) In the town council's sole discretion, it may hold additional public hearings on an application at any time before it takes a final vote to approve or deny that application.
 - (4) A town council member shall not vote on any conditional zoning amendment where the outcome of the matter being considered is reasonably likely to have a direct, substantial and readily identifiable financial impact on the member.
- (g) *Conditions to approval of application.* In approving an application for the reclassification of a piece of property to a conditional zoning district, the planning board may recommend, and the town council may request that reasonable and appropriate conditions be attached to approval of the application. Any such conditions may relate to the relationship of the proposed use to the surrounding property, to proposed support facilities (e.g., parking areas, pedestrian circulation systems), to screening and landscaping, to the timing of development, to street and right-of-way improvements, to water and sewer improvements, to

provision of open space, or to any other matters that the planning board or town council may find appropriate or the applicant may propose. Such conditions to approval may include dedication of right-of-way or easements for streets and/or utilities to serve the development. The applicant shall have a reasonable opportunity to consider and respond to any such proposed conditions prior to final action by the town council.

(h) *Review of plans and construction documents.*

- (1) If the town council approves the application, the applicant's plans and construction documents will be subject to review in accordance with this section.
- (2) Where the DRB exists when the applicant submits any plans for review under this section, the DRB will review the plans in accordance with the following procedures. If no DRB exists when the applicant submits a set of plans for review, the functions of the DRB will be performed by the town planning board.

a. *Review of building schematics, landscape plans and signs.*

1. The applicant shall submit to the planning staff for review and comment detailed plans and schematic designs for all buildings on the site, landscaping on the site and signs on the site. The planning staff may provide such submitted plans to town consultants or to other third parties to assist the town's review. The applicant shall reimburse the town for all costs and expenses that the town incurs in reviewing plans under this section.
2. The applicant need not submit plans for all buildings, landscaping and signs simultaneously, and may instead submit multiple sets of plans, each of which shall be separately and independently reviewed. Notwithstanding this provision, the DRB or the town council need not review plans submitted to it if, in its sole discretion, it determines that it cannot effectively review those plans without simultaneously reviewing plans for other buildings, landscaping and/or signs.
3. If the zoning administrator determines that a set of plans submitted by the applicant is complete and contains all information necessary to determine if those plans satisfy the standards specified in this subsection, the zoning administrator shall forward those plans to the DRB.
4. The DRB shall have 60 days from the date a set of plans is submitted to it to recommend to the town council whether it should approve those plans. The DRB's recommendation will be based solely upon its determination of whether the plans and schematic designs satisfy the standards specified in this section and meet the requirements of the town's architectural design standards (see chapter 14, article V). If the DRB recommends that any plans not be approved, it shall state the reasons for that recommendation in writing and shall inform the applicant that it may withdraw those plans.
5. A set of plans shall be submitted to the town council at its next regularly scheduled meeting that occurs at least 15 days after the DRB issues its recommendation on those plans. The applicant may withdraw any plans before they are submitted to the council, and the council will not review any plans that are withdrawn. If the DRB makes no recommendation to the council within 60 days after a set of plans are submitted to it, the plans shall be submitted to the town council for review without a DRB recommendation.
6. The Town will approve any plans submitted to it unless those plans either violate any requirements of this chapter, including any requirements applicable to the particular conditional zoning district at issue, violate any requirements, standards or conditions contained in the applicant's rezoning application, violate any requirements, standards, or conditions that are imposed under subsection (f) of this section, or will cause the development not to be in harmony with its surrounding area (collectively, the provisions of this subsection constitute the standards referenced in this section).

7. After reviewing plans submitted to it, the town council shall have the authority to:
 - i. Approve the plans;
 - ii. Deny approval of the plans;
 - iii. Approve the plans with any modifications that are agreed to by the applicant; or
 - iv. Submit the plans to the DRB for further study. The plans may be resubmitted to the DRB with any modifications that are agreed to by the town council and the applicant. The DRB shall have 30 days from the date plans are resubmitted to it to make another recommendation to the town council on whether those plans should be approved. If the DRB makes no recommendation to the council within that time frame, the plans shall be resubmitted to the town council for its review.
8. No building may be constructed unless plans for that building have been approved by the town council in accordance with the process described in this subsection. No landscaping may begin unless plans for that landscaping have been approved by the town council in accordance with the above process. No signs may be erected unless the plans for those signs have been approved by the town council in accordance with the process described in this subsection.

b. *Review of other construction documents.*

1. Other than schematic designs and plans for buildings, landscaping and signs, all other plans, designs and other documents concerning any other construction or development activities will be reviewed in accordance with this subsection. Documents subject to review under this subsection will be referred to generically as construction documents. Construction documents include, by example only and without limitation, plans for all road improvements, stormwater detention, preconstruction and post construction best management practices and grading, soil and erosion control.
2. The applicant shall submit all construction documents to the town's zoning administrator for review. The applicant shall reimburse the town for all costs and expenses the town incurs in reviewing construction documents. The zoning administrator will approve all construction documents unless they violate the standards of this section. No construction or development contemplated by any construction document may be begun unless and until the zoning administrator has approved that construction document in accordance with this subsection.

c. *Post approval review.* After any and all plans and construction documents for an improvement have been approved, the town staff or other town representatives will periodically inspect that improvement during the construction process and may halt any construction or development that violates the standards. Following completion of the project, the applicant shall request a final inspection. If all improvements and all other development satisfies the standards, the town will issue a certificate of zoning compliance.

(i) *Changes to an approved conditional zoning district.*

- (1) Except as provided in this section, a request to change the site plan or the conditions governing an approved conditional zoning district shall be processed in accordance with this section as a new application to rezone property to a conditional zoning district.
- (2) The zoning administrator shall have the delegated authority to approve an administrative amendment to an approved conditional zoning district site plan or to the governing conditions without the requested change having to be approved as a new application in accordance with this section. Such administrative amendments shall include only those changes that do not significantly alter the site plan or its conditions and do not significantly impact abutting properties.
- (3) No administrative amendment may increase the amount of allowed nonresidential development by more than ten percent of the approved square footage or 1,000 square feet, whichever is less. No

administrative amendment may increase the amount of residential development by more than ten percent of the approved square footage, if a maximum square footage for residential development was imposed, or may increase the maximum number of allowed dwelling units by more than five.

- (4) Any request for an administrative amendment shall be in writing, signed by the property owner, and it shall detail the requested change. The applicant must provide any additional information requested by the zoning administrator. Accompanying the written request must be the applicable fee for administrative review, if any, that is required by the current town fee schedule. Any decision by the zoning administrator to approve or deny a request for an administrative amendment must be in writing and must state the grounds for approval or denial. The zoning administrator shall always have the discretion to decline to exercise the authority delegated by this section because the zoning administrator is uncertain if the requested change would qualify as an administrative amendment or because the zoning administrator determines that a public hearing and town council consideration is appropriate under the circumstances. If the zoning administrator declines to exercise the authority delegated by this section, the applicant can only apply for a rezoning in accordance with this section.

(j) Statement of Readiness

The petitioner shall submit a statement indicating readiness to proceed with the proposed development by filing with the town council no later than (10) days of the approval of the conditional zoning district, a statement signed by the owner or owners of the proposed development that the actual construction shall begin within one year from the date the conditional zoning district was approved, and that the construction shall be completed within 18 months from the approval of the conditional zoning district. In the event the planning board and the town council find that the intent of this section has not been met or that construction has not begun and has not been completed within 18 months, the town may initiate the rezoning of the property in accordance with Article IX of this chapter. Notwithstanding the above, nothing shall prohibit a reasonable extension of the 18-month limit by the town council.

Adopted this 8th day of December, 2014.

All were in favor, with votes recorded as follows:

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

O. Public Hearing – Review of Proposed Text Amendments to Section 46-43 – Ensuring That Only One Septic Drain Field and Repair Area can be Located on Each Lot. The Town Council received a copy of the proposed text amendments. Mayor Deter opened the public hearing.

Town Planner Burton - This is a similar text amendment to what the Council approved at the last meeting except this deals with major subdivisions not just minor subdivisions. The intent is the same that no lot can have more than one septic tank drain field and drain field repair area so that a resident is not responsible for the septic tank of another resident in a subdivision.

Mayor Deter closed the public hearing.

P. Consideration of Ordinance - Text Amendments to Section 46-43 – Ensuring That Only One Septic Drain Field and Repair Area can be Located on Each Lot. Councilwoman Harrison moved to adopt O-2014-22:

**AN ORDINANCE TO AMEND SECTION 46-43
OF THE CODE OF ORDINANCES
OF THE TOWN OF WEDDINGTON
O-2014-22**

BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF WEDDINGTON THAT SECTION 46-43 OF THE CODE OF ORDINANCES BE AMENDED AS FOLLOWS:

Sec. 46-43. Major subdivision preliminary plat submission and review.

- (a) *Applicability.* These requirements shall pertain to major conventional subdivisions only. The submission procedure and content requirements for preliminary plats for conservation subdivisions is outlined in section 46-44
- (b) *Submission procedure.*
- (1) Following receipt of recommendations by the subdivision administrator, the subdivider shall submit a preliminary plat which shall first be submitted to the subdivision administrator. The number of lots on the preliminary plat may not exceed by five percent the number of lots on the sketch plan. Should they exceed five percent, a new sketch plan shall be filed with the subdivision administrator.
 - (2) At least 14 copies of the preliminary plat shall be submitted to the subdivision administrator. The subdivider shall also submit a fee in accordance with a fee schedule adopted by the town council. No application shall be complete or processed by the subdivision administrator unless accompanied by said fee. In addition, the town shall be reimbursed by the subdivider for all costs associated with the town's engineering and/or consulting services with respect to review of the preliminary plat prior to preliminary plat approval. One copy of the preliminary plat shall be on reproducible mylar material.
 - (3) The preliminary plat shall be of a size suitable for recording with the appropriate county register of deeds and shall be at a scale of not less than one inch equals 200 feet. The preliminary plat shall be prepared by a registered land surveyor currently licensed and registered by the state board for professional engineers and land surveyors. Maps may be placed on more than one sheet with appropriate match lines.
 - (4) Preliminary plats shall meet the specifications in section 46-46
 - (5) With subdivisions where individual septic tanks are the proposed method for wastewater treatment, the preliminary plat shall be accompanied by a report of site suitability for individual wells and septic tanks and soil suitability for septic tank drainfields. The report shall contain all of the information required in section 46-42(d) with respect to soil suitability for septic tank drainfields including findings of any subsequent borings made. The report shall contain a written finding stating that each lot contains, separate from an adequate building site (meeting all setbacks required by the town), a septic tank drainfield, drainfield repair area, and well site all meeting state regulations. **The septic tank drainfield and drainfield repair area must be located either on the same lot as the principal residence for which it is designed, or on a lot designated as a non-buildable septic lot, or in common open space, or within conservation land. Where a non-buildable lot is used, the lot shall contain at least one vacant septic tank field in the result of a septic tank failure. The septic lot will be clearly noted as non-buildable until all septic drainfields and drainfield repair areas are no longer in use, such as when the homes have connected to a public water sewer system.** The report shall contain a map of the subdivision showing the following:
 - a. All streets and property lines;
 - b. Proposed building area for each lot;
 - c. Septic tank drainfield;
 - d. Site and drainfield repair area for each lot; and
 - e. Proposed well site for each lot.

- (6) The report shall be prepared by a qualified soil scientist and the qualifications of the soil scientist shall be documented in the report. The report shall include the description of soils in accordance with N.C. Admin Code, title 10, chapter 10, subchapter 10A, and the U. S. Department of Agriculture Handbook Number 18, Soil Survey Manual.
- (7) The report shall include a description of soil color, using the Munsell Soil Color Charts, published by Munsell Color, Macbeth Division of Kollmorgen Corporation.
- (8) The report shall draw conclusions as to the suitability of septic systems as derived from the testing, color and type of soil for each sample of soil taken.
- (9) Approval of the proposed lots for septic tanks by the county health department shall be acceptable in lieu of the soils test requirement.
- (10) The subdivision administrator shall review the preliminary plat to ensure it is complete and will notify the subdivider if it is incomplete in any respect. If the subdivision administrator notifies the subdivider that the preliminary plat is incomplete, the subdivider must complete the preliminary plat before any further review will occur.

Adopted this 8th day of December, 2014.

All were in favor, with votes recorded as follows:

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

Q. Public Hearing - Review of Preliminary Plat for Weddington Preserve. Mayor Deter opened the public hearing. The Town Council received the following memo from Town Planner Burton:

Pulte Homes submits a subdivision Preliminary Plat application for a 48 lot Residential Conservation Subdivision on 58.06 acres located on Lochaven Road.

Application Information:

Date of Application: August 22nd, 2014
 Applicant/Developer Name: Pulte Home Corporation
 Owner Name: Hopewell Farms Limited Partnership
 Parcel ID#: 06-153-025
 Property Location: Lochaven Road
 Existing Zoning: RCD
 Proposed Zoning: RCD (Conservation Subdivision through the Conditional Zoning process)
 Existing Land Use: Residential Conservation
 Proposed Land Use: Residential Conservation
 Existing Use: Vacant Land
 Parcel Size: 58.06 acres

Project Information:

Weddington Preserve Subdivision is a proposed 48 lot subdivision on 58.06 acres. The subdivision is located on and accessed by Lochaven Road and is being developed by Pulte Homes as an RCD conservation subdivision.

A conservation subdivision must base the number of proposed lots on a yield plan per *Section 46-42* of the *Weddington Subdivision Ordinance*. This yield plan must show the number of lots that would be allowed if the tract was developed as a conventional subdivision with 40,000 square foot lots and 10% open space. Conservation subdivisions shall be density neutral (same number of lots as would be permitted in a conventional subdivision). The site is 0.84 dwelling units per acre.

Conservation Land Summary:

Section 58-58 (4) of the Weddington Zoning Ordinance requires that a minimum of 50% of the gross acreage must be retained as conservation land. Conservation lands must remain conservation lands in perpetuity. This is often done by requiring conservation easements and/or review and approval of neighborhood CCR's.

- 31.63 acres (55.5%) of the 57.02 acres will remain conservation land.

Additional Information:

- Public Involvement Meetings (PIM) were held on Wednesday, November 20th, 2013 on-site and Wednesday, December 14th, 2013 at Town Hall. Property owners within 1,300 feet of the property were notified of the PIM's.
- Weddington Preserve is to be served by Union County Public Water and Sewer.
- In order to address concerns from nearby property owners, the applicant has provided a 100 foot buffer along Lochaven Road. The applicant will also dedicate 1.04 acres of right-of-way to NCDOT along Lochaven Road.
- The applicant has proposed a right turn lane into the property for the access point located on Lochaven Road.
- The Department of Transportation has required a left turn lane from Providence Road onto Lochaven Road.
- The applicant provided USI with pre and post calculations for stormwater runoff, and revised their stormwater management plan in response to USI's revisions. USI has concluded that the stormwater management plan is acceptable.
- When reviewing the preliminary plat on October 27th, the Planning Board found that Penwick Court (which is no longer on the plat) contained only three driveway cuts. DOT will only take over culs-de-sacs when there are at least four driveway cuts. The revised plat shows Lindstrom Way as a circle connecting to Westlake Drive at two points to resolve the issue.

Recommended Conditions of Approval:

1. Development subject to review and approval/permitting of construction documents, driveways permit(s), etc. by NCDOT;
2. Development subject to review and approval of construction documents by Town's Engineering Consultant, US Infrastructure;
3. Development subject to review and approval/permitting of construction documents by Union County Public Works;
4. Declaration of Conservation Easement and Restrictions shall be reviewed (by Town Attorney) and executed prior to Final Plat approval by Weddington Town Council;
5. Maintenance Plan and Maintenance Agreement shall be reviewed (by Town Attorney) and executed prior to Final Plat approval by Weddington Town Council;
6. Covenants, Conditions and Restrictions (CCRs) shall be reviewed (by Town Attorney) and executed prior to Final Plat approval by Weddington Town Council;

The Town Council also received the following:

- Preliminary Plat – Overall
- Grading Plan
- Road Profiles

Applicant - I am here representing Pulte Homes. This is a 58-acre site and we are proposing approximately 48 homes. A good portion of the site is going to be open space. A good chunk of it will remain wooded and some of it will be pocket parks that will be able to be utilized by the community. Probably the biggest change since the last meeting was removing one of the cul-de-sacs and adding in one of the loop roads. The site itself has changed a good bit since it was originally proposed to the Town and as Julian mentioned we have had Public Involvement Meetings (PIM) with the neighbors as well as additional meetings that developed off of those PIM

meetings. Some of the biggest changes and feedback we heard was that there was concern of preserving the rural feel of Lochaven Road. We have looked at a 100-foot preservation strip along that road. There are some portions of that road that are not wooded currently so we are going to go back and replant those areas to help provide a nice vegetative screen. The homes that you see on the map actually sit further in than that 100-foot preservation strip. If you look at the elevation of Lochaven Road to the proposed subdivision the homes will be down lower than Lochaven so that will help screen being able to see in and seeing homes from Lochaven Road. That will help further to keep that natural feel. The entrance location moved slightly. Previously it was a little up the street and there were some concerns from some of the neighbors with the lights coming out of the neighborhood so we moved it to a location of an existing driveway of a home that sits further back into the woods line. The residents on Caledonia Way are the closest residents to the proposed community. Per the code, we were originally going in with a 50-foot setback along that property line. In hearing some of the concerns while going through the sketch plan process and also with meetings that Pulte has had with them, we have looked at keeping that 50 foot setback but then also adding in an additional 50 foot landscape area for a total of 100 feet from the property line to the back of the proposed lot lines. We have tried to locate the two closest homes from Caledonia Way and are showing it to the property line of the proposed lots within Weddington Preserve. If you include the 30 foot rear yard you are looking at in one instance over 250 feet of separation of the homes and 200 on the other. It is a really nice separation from where the existing homes are that are being proposed and actually further away than what we could do if we went with conventional zoning. We feel like it is a good screening and buffer by leaving some of the natural trees and going back in and planting some evergreen trees in some of the landscaped areas to help screen and preserve some of the feeling. Overall the additional item that we heard is traffic.

Mayor Pro Tem Titherington - On the landscape area you said you were going to go back and plant some evergreens. How is that going to be recorded, Julian? Is that permanent?

Town Planner Burton - No one would be able to build there. In terms of what trees are planted there and who maintains them that would have to be recorded along with the plat.

Applicant – As you can see there is a stream that comes up to the road so that is as far as we could push that road. We did have to grade slightly into that 50 foot landscape in certain areas. We can go back and plant those evergreen trees and that is part of the conservation maintenance agreement which was submitted with the preliminary plat. We would be more than happy to add something on the evergreen trees as well - whatever the comfort level is of the Town.

Councilwoman Harrison - If it is part of the conservation area they cannot cut it down and they have to maintain if something happens.

Applicant – The other item was the traffic concern on Providence Road. In working with NCDOT on this project as well as staff, there has been a lot of discussion on that and what was agreed to with DOT and everyone involved was to add a left turn lane heading south on Providence Road to turn onto Lochaven Road. We are in that process right now with working with NCDOT on designing that lane. We feel like that will help that situation there with being able to make that left turn. On Lochaven Road we are looking at a right turn lane into the development from Lochaven Road into Weddington Preserve which is Westlake Drive. That will add that extra lane for people to turn into the community and help that section of that road to become a little wider. Overall we are excited about the project and we feel like we have really worked hard to try to meet with all the neighbors at the PIM meetings and reach out to those that have expressed concern. We have worked with them, planning staff as well as the Planning Board and have received a favorable recommendation. We look forward to further partnering with the Town and would love to answer any questions you have at this time.

Ms. Sherri McGirt - I live at 302 Caledonia Way off of Lochaven Road. My husband, Kris, and I bought our lot and started building in July of 1998. We loved the quiet rural wooded setting with large acre or more size lots. We loved not being in a true neighborhood with street lights, HOA's and such. We loved knowing our home was districted for great schools that could accommodate the children we would have. All of these were a huge

selling point for us, all of our neighbors, and most people who live in Weddington today. Development does and will happen. Unfortunately in Weddington it has occurred at a very aggressive rate - a rate that the schools and infrastructure can't keep up with. Our schools are crowded and our roads are congested. For years, we could pull in and out of our neighborhood at any time without waiting and being redistricted wasn't a concern. I implore the Town Council, especially in 2015, to substantially slow down on accepting new large developments. Please work with the Union County Schools and DOT as a team not as adversaries. The growth of Weddington needs to slow down incredibly so new schools can be built, DOT can widen roads, and Union County Public Works can build the pumping stations they need to have in place not just for future residents but just to handle the existing citizens of Weddington. Especially since the majority of the approved neighborhoods now are not R-40 zoning with wells and septic systems but R-CD lots requiring county water and sewer. My family's along with our neighbors' main concerns with Pulte building Weddington Preserve is safety, the impact it will have on our privacy and rural setting, and the impact it will have on us staying in our current school district. Lochaven Road was not built to accommodate an additional 48 houses, approximately 96 vehicles, and numerous construction vehicles. It is old and very narrow. The current residents including children walk, run, and ride their bikes along the street. When this new neighborhood starts being developed, that will no longer be safe. First our safety will be hindered by the numerous construction vehicles and then the additional automobiles. What options can the Town require to keep not only the existing residents safe but the new homeowners as well? DOT is requiring Pulte to install a left hand turn lane on southbound Providence at the intersection of Lochaven Road which will be helpful for the flow of traffic on Providence and more importantly to eliminate many of the accidents occurring as a result of people stopping to turn left onto Lochaven Road. It will be extremely difficult entering and exiting Lochaven Road with the addition of these new homes and close to a 100 additional cars along with all the construction vehicles for the next three years. Lochaven Road needs to be widened at the intersection with Providence Road to accommodate the large vehicles entering and exiting. A right hand turn lane would be very beneficial so those of us needing to turn right won't be in a long line of traffic waiting for an individual to turn left. This would greatly help school buses as well. As of now if a vehicle is waiting to exit Lochaven a large vehicle can't turn onto Lochaven. It's just not wide enough. We are concerned for all who are entering and exiting our neighborhood.

Mr. David Brown – We live at 308 Caledonia Way. I will pick up where Sherri left off. Another concern is about the number of people riding through our neighborhood as a result of the development and not knowing who belongs and who doesn't, especially with the increase in burglaries in Weddington. Will the Weddington Deputy patrol our street more often? Currently the residents of Lochaven subdivision have lots ranging approximately from 1 to 3 acres with one resident having around 20 acres. Almost all lots are heavily wooded and private which is why we chose to live here. Pulte is proposing an R-CD neighborhood leaving most of the conservation area towards the back of the property and not near the existing homes. Pulte stated to us and during the Planning Board meetings they wanted to “minimize the negative impact to the surrounding properties.” To give Pulte credit, they have met with us, spoken with us on the phone, and we've exchanged numerous emails over the past year. Initially their plans only showed the required 50' setback but after many discussions they agreed through conversations and emails to provide a 100' buffer to the property lines along Caledonia Way with a row of evergreen trees and mature landscaping on The Weddington Preserves' side of the buffer. They showed this on the plans submitted at the Planning Board meeting on October 27th. After reviewing these plans, we realized the 100 ft. buffer was no longer the true 100 ft. buffer both parties had agreed upon. They are not calling it a 100' buffer like they are on the land adjacent to Lochaven Road. They have a 50 ft. building setback which is required and a 50 ft. landscape area. Much grading will need to be done on the 50 ft. landscape area due to the Pulte homes being approximately 12 to 14 ft. below some of the lots along Caledonia. Per Pulte, “We will plant 6 to 8 ft. tall evergreen material at the top of the graded area within the 100' area in a manner to provide solid screening between the two properties. We have no plans for utilities to be installed in the rear of our lots.” Recently, Pulte sent Sherri a drawing showing mature trees and heavy landscaping within the 50' landscaped area. Our understanding was a true 100' buffer that would not be disturbed. Now only the required 50' setback will not be disturbed. Pulte's most recent response was, “We are only planning on performing grading in the 50' area in order to grade our lots below the currently existing grades in the area in question.”

Mayor Deter – I thought the 100 foot buffer once it is there it is not disturbed.

Ms. McGirt – Originally what Pulte and I discussed was we had asked for a 100 foot buffer and our understanding was it was an undisturbed area. They said they would put on the plan which they did on the plan they submitted on October 27 but it did not say 100 foot buffer like it does going adjacent to Lochaven. It says 50 foot setback and 50 foot landscaping. This was due to some grading that they needed to do because those lots were lower and because of the stream or something. We very much appreciate Pulte working with us but that is different than what we understood. We understood 100 foot buffer meaning undisturbed land from our lot line to the lot lines where Pulte would begin to build.

Mayor Deter - You will have a total of a 100 foot buffer - 50 feet undisturbed and then you will have 50 feet you will have to do some grading.

Applicant – At minimum the first 50 feet is undisturbed and there still is the remaining 50 feet of what is being called the landscape area. Not all of that is being graded - just portions of it where there are grade challenges and we have a stream and a stream buffer on the opposite side that is causing some challenges. There is some grading occurring not across the whole length of it but in sections of it.

Ms. McGirt – According to the way I read the map at the 50 foot mark the grading starts and it is going to be like stair steps going down.

Applicant - It is just a graded slope behind the homes and we will go back and plant evergreens on there. Those are just topo lines.

Mayor Deter - You have 50 feet undisturbed and 50 feet you will have to do some grading in some sections and then plant some evergreen trees in that area. Actually if you look at mature growth on trees you can see through the bottoms of them. The thought is that this evergreen planting will help further screen the lower section.

Ms. Dana R. - I live at 300 Caledonia Way. We have decided to sell. I do appreciate that Pulte has worked with us and that you have given us the opportunity to talk. I am going to pick up where David left off. We are constrained by the stream in this area and can't move away from the boundary any further. We appreciate them working with us but our concern is what else that they agreed upon will change and negatively affect the existing homeowners. Union County Schools just went through a huge redistricting which upset many longtime residents. Numerous students are now being bussed triple the distance, which is a huge daily safety concern for the children of Union County, for the sole reason of accommodating new homes or possible new developments. Our justified fear is if the Council continues to accept new large developments without working with UCPS and other entities to provide infrastructure to support these particular developments. The only way to solve it is to work together and slow down on the large developments while looking at what's best not just for future sales but for the residents who have been here for years paying taxes. On another note a possible route for a 100,000-volt transmission power line is being researched for connecting two power stations in the Weddington area to accommodate the massive growth in our region. One of these potential routes - the one connecting Ennis Road, Providence Road, and Baron Road will not only have a potential impact on parts of lots on Lochaven Road and Caledonia Way but also the houses yet to be built by Pulte. The right-of-way will be 70' wide. Will this affect Pulte's plans and if so how? Will the residents on and around Lochaven Road continue to lose more and more of the wooded rural feel we so love? According to the Town website, "The Town consists almost entirely of single-family homes on lots of one acre or more." As soon as you click on the Town page the first you thing you see is a picture of Misty Meadows, a beautiful double fenced horse farm. We understand since The Weddington Preserve has been given the okay by the Planning Board more than likely they will be by you as well. Please, when reviewing The Weddington Preserve and especially new developments in 2015 to remember what the Town of Weddington's website boasts as the wonderful rural qualities of Weddington. Please keep in mind the existing homeowners' reasons for choosing Weddington as their home (rural setting with large minimum of an acre lots...as it is stated on the website) and our safety. Please require not just R-CD neighborhoods but R-40 neighborhoods over say five no more than 10 houses to have to be approved by the

Town. We must control our growth, have adequate space in local neighborhood schools, and an infrastructure that can accommodate the Town we are. Weddington in the past has offered something special, something unique, which has made us the bedroom community that we are. Waxhaw lost that. Please don't let Weddington lose what make us unique too.

Mr. Gary Romaine – I live at 612 Cottonfield Circle in the Providence Acres subdivision. I am also representing the community as the President of the Homeowners Board. We have petitions (Attached as Exhibit C) signed by 58 residents in the community urging the Town Council to appeal to NCDOT to study the traffic and safety issues that come with putting that left hand turn at Lochaven. You may not have tried to get out of Cottonfield Circle at rush hour but you cannot go left unless there is a traffic break with someone turning on to Lochaven. School buses are coming in and out. At various times of the day the traffic is a cause for concern. Cottonfield Circle is not much wider than Lochaven from an entry point perspective. We have already had our front entrance taken out this year. We urge you to work with NCDOT. The left hand turn lane would do nothing but make traffic worse and increase the safety risk for not only members of the community that I live in but broader members of the Town of Weddington.

Mayor Deter – Are you saying you do not want a left hand turn lane?

Mr. Romaine - That is correct because the break in traffic that you get from someone making that left is the only chance we have to go north on Providence Road and sometimes south.

Mr. Rocky Caponigro – I live on Cottonfield Circle. I am in support of having no left hand turn lane as proposed by NCDOT. We would just be moving the crash zone further down south on Providence Road. This evening I was stopped for at least 15 minutes waiting to get out. I was almost late getting here. I counted 557 automobiles before there was a break in the southern direction. Unfortunately the northern pad was full so I had to wait another 312 cars before I could get a clean break to get out – over 800 cars in a 15 minute period. I have witnessed this happening more than just tonight. This is a constant situation – mornings and evenings.

Mr. Gene Melchior – I live on Providence Road – part of the Providence Acres subdivision. Has anything been submitted to NCDOT? When I called them last week nothing had been submitted to them for us to review in terms of the traffic patterns and the left hand turn lane and what is going to change. What is good for Cottonfield Circle may be bad for Lochaven Road and we do not want that either. Something really has to be looked at in making this a joint effort to look at both what the development is going to do to Lochaven and what it is going to do to the roads past Lochaven – Cottonfield and Ennis because I live off of Providence and I look at the traffic every night. I cannot get out of my driveway. At the very least I have to turn right and go down to New Town and come back around. These have to be done conjointly and nothing to get approved before NCDOT reviews it.

Mayor Deter - I think your concern is that the subdivision gets approved but yet now there is no left hand turn lane in.

Mr. Melchior - Or it is put in and they are being treated as two separate entities and they really shouldn't be.

Mayor Deter - You want a completed Traffic Impact Analysis?

Mr. Melchior – Yes.

Mayor Deter closed the public hearing.

R. Consideration of Preliminary Plat for Weddington Preserve. Councilwoman Harrison - You said earlier that you have been speaking with NCDOT. Who have you been speaking with?

Applicant – We have met and been speaking with John Underwood with NCDOT. We put a layout together for it and how it is going to fit in with Providence Road and have submitted that to them. The left turn lane heading south on Providence Road into Lochaven it was my understanding was a condition of approval of the sketch plan and is going to be required with the project. In all of our meetings with NCDOT it is something that they have asked for us to provide. If you look long range as NCDOT does improvements on Providence Road heading south in the future in multiple locations this is something that helps them. It is my understanding that it has not been discussed as of not being approved or not being viable at this point.

Mayor Deter - A left hand turn lane is a condition of approval. Obviously we have people here that are saying they do not want the left turn lane.

Mayor Pro Tem Titherington - I wanted to clarify that these are just topo lines. Part of the concern is that you will be losing some of the natural topography/vegetation that is there currently. When you say you are not going to go in there that far to get the grading done – what is not far?

Applicant – At a minimum at least 50 feet of that will be undisturbed and in some cases it is 100 plus. There are certain areas where the topography is very steep and trying to grade in a road and a home there we have to grade back into that 50 foot landscape area some. In some of the areas we are working to keep that as minimal as possible. Where we do have to disturb that is where we are going back and replanting the evergreen trees.

Mayor Pro Tem Titherington - Some grading?

Applicant - It varies.

Mayor Deter - It looks like 10 to 15 feet.

Applicant - There are certain areas where we are not in it and certain areas where we are only 10 feet in it and there are some areas where we get close to the 50 foot area but we do not ever exceed it.

Councilwoman Harrison - My understanding is that Cottonfield has been in the Marvin school district for years.

Mr. Romaine - It is but since the redistricting now for anyone incoming in the area would go to Parkwood. That has an impact potentially on the resale of a home.

Applicant - The slope goes away from the adjacent neighborhood and we are catching it in swells and bringing it back around the proposed homes. No utilities are behind the structures at all. The topography is challenging. This is definitely more than what is required in the ordinance but we felt that we have done a really good job in committing to that additional area. Where we do have to go in we are going ahead and replanting it to try to help establish that visual screen that I think they are looking for.

Mayor Pro Tem Titherington - What is the commitment to make sure that you are going back with a more robust screening than you have today?

Applicant - We have the conservation and maintenance agreements which were submitted as part of the project and we are comfortable adding in landscape specifics if there is a certain amount you are looking at for linear footage. That is not a problem at all. Whatever is the comfort level of the Council.

Mayor Deter - How would we define what that is to put in as a condition?

Mayor Pro Tem Titherington - If I am concerned about my viewshed then that extra 50 feet that is getting disturbed I want to make sure that what you put back gives me more viewshed. That would be the goal. How do we get there? How do I make it equal to better than what I have today?

Councilwoman Harrison – I live off of Providence Road and I had two neighbors in one week get rear ended because they made a left hand turn to go into Lochaven. We have people that last week got hit because someone tried to make a U-turn into our subdivision and hit the person that was trying to make a left turn out. It is a dilemma for me that we cannot stop what Waxhaw is doing. We also know that we are not getting anywhere with Providence Road. I am at the point of putting a light at Ennis Road and you will have the ability to stop and break up traffic. I am concerned of not having the left hand turn lane because of the fact that it is getting backed up on Lochaven Road of trying to get in and out.

Mayor Pro Tem Titherington – What is the right type of tree to provide that viewshed and now the question is how many?

Applicant – We are going to put either hollies or Leyland's or both - probably a mixture of them.

Mayor Pro Tem Titherington – That addresses the viewshed concern. The question is how many. It is a stagger effect that it provides 100% screening. We know they have to be 6 to 8 footers because that will provide the depth and understory.

Applicant – Realizing 6 to 8 foot staggering effect so you get the opaque property that we are looking for. We offset them so that when they grow they do not grow into each other but you get the view protection which we are all wanting. There are sections where we are not grading in there at all.

Mayor Deter - Looks like 32 through 35 and 38 through 41 you are in to the 50 feet.

Applicant – We are proposing to have the plantings at the top of the grade. We are cutting our lots down so we place the evergreen material on the top to get that ultimate screening.

Councilwoman Harrison – Have you gotten approval from the Town's engineer for the storm drains?

Town Planner Burton - She has not given final approval yet. It is a condition.

Mayor Pro Tem Titherington - I would like to share with folks on what we can and cannot do. When I look at this group this is the group that can help get it done. Building residential is a by right for R-40 zoning so the landowners are able to do that and if they can get the water and sewer from Union County Public Works there is not a whole lot we can do as a Council to stop a traditional R-40. The State of North Carolina has tightened up the legislation against impact fees in North Carolina. You would sit down and say you will come in and put in the sewer and water and we want you to build the schools but we are not allowed to do that as a Council. These are things that you need to really reach out to Tommy Tucker and Craig Horn who are your State Representatives to start asking these questions and we agree with you and we are frustrated. What are we doing as a Council? We have reached out and will continue to reach out to the school district. We are one of the few towns in this area that was actually sending projections and planning information to the school boards so they knew what was coming. We have actually passed an ordinance now that requires that anytime that a subdivision is going in that data is sent not only to the School Board but actually to the Facilities Chairman of Union County Public Schools so no one can say we did not know.

Mayor Deter - We are a low density community and we talk about one home per acre. This subdivision is actually 8 tenths of a home per acre so it is even less dense than the average one home per acre. I have met with the newly elected School Board and we have on our agenda and focus for the start of the year to meet with School Representatives but we wanted to give them a month to get settled into their new jobs. All we can do is build a relationship. We can't say don't redistrict but we can tell them things to be aware of.

Mayor Pro Tem Titherington - We were redistricted so I am one of those parents.

Councilmember Smith - I agree with all the points being said. We just do not have the infrastructure to keep up. I am trying to get together a group of local Councilmembers, a County Commissioner, a member of the Board of Education and NCDOT representative to reinforce what this Council is already doing to keep these dialogues going and to know what the other towns are doing and let them know what we are doing. I think right now we are trying really hard to keep the lines of communication open. I am trying to get this group together so we can keep the discussions going to see how we can keep improving and stop some of these issues from happening. As previously stated we cannot stop development but we will try our best to manage it.

Mayor Pro Tem Titherington - As it relates to NCDOT, Gene Melchior is the Chairman of the Public Safety Committee and he is doing a lot of that work with NCDOT. NCDOT runs to their own budget and song sometimes and we are working with them to actually look to lower speed limits. Gene has been very instrumental in doing traffic counts around the Town so that we can take that information back to NCDOT. In many cases what matters most is messages and phone calls from you.

Mr. Romaine - Whose call is it to put the turn lane in?

Council answered NCDOT.

Mr. Romaine - I am confused about your comment. If NCDOT marches to their own drum, doesn't this Council have the ability to influence?

Mayor Deter - We can try. The dilemma that I have is at least two to three people out there that want a turn lane and we have the same number that do not want a turn lane.

Mr. Romaine - Was an impact analysis done on the traffic or is it being funded by the builder so it is not coming out of DOT's pocket for the road to get done? The question is what can you influence? They are getting an offset and they do not have to change their schedule because the builder is paying for the road.

Councilwoman Harrison – There isn't anybody sitting here that does not agree that we shouldn't be widening Providence Road and we have voiced our concerns multiple times. Marvin has voiced their concern. Mineral Springs is voicing their concern but that is three municipalities. The more people that get involved and send emails the more likely NCDOT will look at it.

Mayor Deter - I think the question was raised will deputies patrol more often, concern over construction vehicles and children on the street. We do have three Union County Deputies and I think we have some say that we can request that they patrol more during the construction period. Also someone talked about whether Pulte will change other things. What is approved by the Town Council is what they are approved to do and have to do. The 100 kV power line is a valid concern and I hate to sound like we are a lame council here but that is beyond our control and we have all spoken at length to the folks at Union Power and I think we are all kind of in agreement where we think a good route is and part of that route is going to go in front of Barbara's house and part in front of my house but we still think that is the better route than going through wooded areas.

Mayor Pro Tem Titherington - To preserve the rural feel – one of the things that we did was to change the 50 foot buffer on the thoroughfares to the equivalent of a 100 foot buffer. That provides more viewshed in our Town. These are some of the things that are being done to help preserve that based off of that feedback.

Mayor Deter - The developer is putting in a 100 foot buffer but he is not required to because he was in before we changed the ordinance. The ordinance now says for the future you have to have 100 foot buffer.

Ms. McGirt - I started contacting NCDOT in September 2013 and they did come out and do the count of cars and that is when they determined that a left hand turn lane would be needed but there was not enough cars coming northbound on Providence Road turning right into Lochaven for a right hand turn lane. They did come out and did a study to determine that a left turn lane would be needed.

Mayor Deter - Which is not what some of you want to hear?

Mr. Romaine - I want something that is equitable for everybody but I want the Town Council to understand our position as well.

Town Planner Burton reviewed the six conditions in the memo and added the following condition: Require applicant to provide 100% screening of 6 to 8 foot minimum evergreens where grading occurs behind Lots 32 to 41 and to place at the top of the slope.

Mayor Pro Tem Titherington – I would like to direct staff to reach out to NCDOT again and ask them to update the traffic study along Providence Road to see if there are other issues that can be addressed relative to safety.

Ms. McGirt - Another concern we have is the width of Lochaven at Providence. It is a very narrow road and if you are sitting at it another SUV cannot turn in until that person leaves. A major concern is you are going to have 100 more vehicles along with construction vehicles. Recently there have been a lot of logging trucks and now there are massive potholes as well. I can only imagine after three years of construction vehicles what that is going to look like. We need to be able to get in and out of our neighborhood.

Mayor Pro Tem Titherington moved to approve the Preliminary Plat for Weddington Preserve with the conditions as noted by the Town Planner. All were in favor, with votes recorded as follows:

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

Council took a brief recess.

S. Public Hearing - Review of Preliminary Plat for Falls at Weddington. Mayor Deter opened the public hearing. The Town Council received the following memo from Town Planner Burton and a copy of the Overall Site Plan:

Falls at Weddington, LLC, submits a subdivision preliminary plat application for a 185 lot Residential Conservation Subdivision on 234.49 acres located off of Antioch Church Rd.

Application Information:

Date of Application: April 25, 2014
Applicant/Developer Name: Falls at Weddington, LLC
Parcel ID#: 06093007; 06093008A
Property Location: Antioch Church Rd.
Existing Zoning: RCD
Proposed Zoning: RCD (Conservation Subdivision through the Conditional Zoning process)
Existing Land Use: Residential Conservation
Proposed Land Use: Residential Conservation (CZ)
Existing Use: Vacant Land
Parcel Size: 234.49

Project Information:

The Falls at Weddington Subdivision is a proposed 185 lot subdivision on 234.49 acres. The subdivision is located on Antioch Church Rd. and is being developed by Falls at Weddington, LLC, as an RCD conservation subdivision.

A conservation subdivision must base the number of proposed lots on a yield plan per *Section 46-42* of the *Weddington Subdivision Ordinance*. This yield plan must show the number of lots that would be allowed if the

tract was developed as a conventional subdivision with 40,000 square foot lots. Conservation subdivisions shall be density neutral (same number of lots as would be permitted in a conventional subdivision). The site density is 0.79 dwelling units per acre.

Conservation Land Summary:

Section 58-58 (4) of the Weddington Zoning Ordinance stipulates that a minimum of 50% of the gross acreage must be retained as conservation land. Conservation lands must remain conservation lands in perpetuity. This is often done by requiring conservation easements and/or review and approval of neighborhood CCR's.

- During the Sketch Plan phase, the Planning Board asked the applicant to show the percentage of conservation land on both the east and west sides of Antioch Church Road. The applicant provided that information in the preliminary plat. The west side contains 55.9% conservation land and the east side contains 38.7%. The total amount will remain 52.7% conservation lands.
- Easements, necessary for utilities, lowered the total conservation land percentage from the 59.9% shown on the Sketch Plan.

Additional Information:

- Public Involvement Meetings (PIM) were held at Town Hall on Wednesday June 18th, 2014, and on-site on Thursday, June 19th, 2014. Property owners within 1,300 feet of the property were notified of the PIM's.
- The layout shifted slightly from that shown on the Sketch Plan because the applicant provided a larger buffer against the existing subdivision, Antioch Woods, and relocated the southern access point on Antioch Church Road to provide better sightlines. Both of these points were discussed at the Planning Board meeting on June 23rd, 2014.
- The Falls at Weddington is to be served by Union County Public Water and Sewer.
- The acreage of the smallest lot is 12,600 square feet.
- The applicant will create 2 access points along Antioch Church Road, and create a third access point by extending Amanda Drive from the Vintage Creek subdivision.
- The Falls at Weddington subdivision will contain public roads to be taken over by NCDOT.
- The applicant provided USI with pre and post calculations for stormwater runoff, and USI has determined that the stormwater management plan is acceptable.

EXISTING DAM:

- The existing dam in its current state does not meet our ordinance (Section 58-545). The applicant has looked at several options to improve the dam, but will likely need approval from the Federal Emergency Management Agency (FEMA) for any improvements made to the dam. The applicant has also conducted a dam breach analysis of the existing dam and found that a dam breach will not impact downstream properties. This analysis was submitted to the Dam Safety Engineer with the Department of Environmental and Natural Resources (DENR) for review, and the Dam Safety Engineer's review will confirm or deny those findings. If no change is made to the dam, then the applicant will need to apply for a variance to Section 58-545. The dam breach analysis should be considered in a decision by the Board of Adjustment to grant or deny the variance request.

Recommended Conditions of Approval:

1. Development subject to review and approval/permitting of construction documents, driveways permit(s), etc. by NCDOT;
2. Development subject to review and approval of construction documents by Town's Engineering Consultant, US Infrastructure;
3. Development subject to review and approval/permitting of construction documents by Union County Public Works;
4. Declaration of Conservation Easement and Restrictions shall be reviewed (by Town Attorney) and executed prior to Final Plat approval by Weddington Town Council;

5. Maintenance Plan and Maintenance Agreement shall be reviewed (by Town Attorney) and executed prior to Final Plat approval by Weddington Town Council;
6. Covenants, Conditions and Restrictions (CCRs) shall be reviewed (by Town Attorney) and executed prior to Final Plat approval by Weddington Town Council;

Mr. Dale Stewart – I am with Land Design. We have been looking at this site for almost a year and the issue of the pond is actually very important to us because when we started this project and started looking at this site and its' characteristics and what were the valuable aspects of it one of the things that we thought very early on was we wanted to save the pond. Even though we could drain the pond and fill it to what might be the natural stream, we knew that catching that space would not be as valuable as preserving the pond. We have been through that process in a lot of detail with your engineer but also with our State Dam Safety Engineer in Raleigh. Even though we have connectivity across the natural stream and floodplain below the dam we chose to design and propose a culvert crossing that will allow us to pass a significant storm event if this dam were ever to breach so that we don't in fact create a safety situation while we are saving the dam. It also allows the dam to continue to be an exempt status which means that we don't have to go in and clear the trees off the dam. The nature of this dam and the fact that we call this the Falls at Weddington is purely the result of what nature has created out there in terms of this rock outflow from the dam. There really is a series of falls just below the dam. The nature of that is such that the height of the dam, the height of the natural pool in a 50-year storm would overtop the dam. We have been working on a strategy that allows us to save the dam, meet your ordinance and do as minimal impact to the dam as we can. We do not want to tear this dam down and start over. It would destroy the natural setting that we have. We have looked at slightly raising the crest of the dam and we have looked at an auxiliary spillway. We are in the floodplain so that means that we do not want to have a rise or affect the floodplain. What we have been doing is a series of calculations through a series of reviews so that we can demonstrate that what we propose does in fact remain a no rise. We have just submitted that to your engineer and she has not had a chance to fully review that yet. We feel confident and we are determined to get through this in a way that we will meet the provisions of your ordinance without having to come and ask for a variance but at the same time have a good sound technical solution and preserve what we think is one of the greatest features of the site. One of the things that came out of our early review of the site was this floodplain creates a natural riparian corridor right through the heart of this project. Your residential conservation district ordinance allows a development to occur and when you have a situation like we have on this site you are able to be able to develop this site and you also have that incentive as a result of the conservation district that you can preserve those really great natural habitats. There are actual trails along this riparian corridor and the last thing we want to do is destroy that. That is a big part of this conservation open space that we are preserving.

Town Planner Burton - I don't know if the Town Council wants to put an additional condition in light of what was just discussed about the dam to ensure that all of that gets fulfilled and would require them to get approval from our engineer for a no rise.

Mayor Pro Tem Titherington - What is the area that you looked at because Vintage Creek is just north of you and that obviously is going to change the amount of impervious that we have up there?

Mr. Stewart - Yes we did in our analysis. One was the breach analysis required in your ordinance and the other is this study that we have done on behalf of dam safety. Your ordinance requires a 50-year storm but we analyzed a storm event which we refer to as the probable maximum precipitation. This is not a 100-year storm, not a 500-year storm it is like the mother of all storms. We have a breach during this storm event. We are looking at a culvert design down stream that can handle that breach. That is now being reviewed. We just received approval from the State Dam Safety Engineer accepting our analysis of that and it is on the entire drainage basin of some 450 acres that comes to this dam.

Mayor Pro Tem Titherington - And they were aware of that development upstream?

Mr. Stewart - Oh yes.

Mr. John Roberts – I live in Providence Place and most of the neighborhood is contiguous/adjacent to the development we are talking about. Part of me wants to say ditto to everything that some of the people said about the previous development. I am here specifically on one particular concern of mine. This development is on both sides of Antioch Church Road and is almost 100% except for the lake in pristine forest. It is heavily forested with beautiful healthy 50 to 70 year old hardwoods and pines. There is almost no open space. Much of it is going to have to be disturbed in order to put in the infrastructure of the neighborhood. The east side of the development is the smaller side. It is all forested. It will be the smaller side. I am concerned and am here to ask you to do everything that you can do to minimize the removal of the trees and to maximize the conservation of those trees. We have asked for sewer to be placed under the streets and other infrastructure to be under the trees. Attempts have been made to do that but there may be places where it cannot happen. I am asking that we challenge every no that we get, and challenge every restriction that is put in front of us to try to minimize the elimination of these trees in this neighborhood. There are other issues since I last saw the plat. The developer has added at least four lots to the east side. Even more lots are on the east side than what was previously presented to me. I want us to continue to negotiate and resist and challenge every opportunity we have to minimize the disruption of this forest.

Mr. Chris Martin – I live on Antioch Court road. I have been to a couple of meetings with the developer. I know that they want to maintain a good neighbor relationship at least until the development is approved and they are back in Florida. I do want to thank you for taking into consideration the issues that we have today and the environment that we have today which is specifically the lack of resources here in this area. With the neighborhoods and developments that you are talking about today you are talking about adding at least 1,000 students to our Weddington district. That will mean that a lot of our kids will probably have to go through another redistricting because the schools are capped. I encourage you to look for ways to discourage or reduce the amount of development. We can't just handle it today. I don't think you can individually stop it but I do think we need to have a collaborative effort at the County level to understand what the impact is and how we are going to accommodate the people that are moving into this area. I don't think we can just throw up our hands and say there is nothing we can do. I think it starts with the School Board and the County Board. I have a lot of uncertainty as most of the people that are existing neighbors on what is going to happen with their property values the next time the Board of Education decides to do whatever they are going to do. That is out of our control. We don't want to see it again because we are adding houses at a rate that we cannot accommodate the infrastructure growth. I really do encourage you guys to look for ways to discourage these developments.

Mr. Jonathan K. – I would like to respond to the folks in regards to the sewer. We have worked tirelessly with Union County Public Works with regards to trying to realign the sewer in a location that would not disrupt the conservation areas and forested areas and Union County has made it very clear to us that they have parameters and certain design requirements that would not allow us to construct certain portions of the sewer within the streets. The area that is of most concern is on the eastern side of Antioch Church Road where the elevation of that subdivision will not allow the sewer to go within the streets without the sewer being at excessive depth which is more than 14 feet. The only alternative location to extend the sewer would be within a portion of the conservation area which falls on the south side of this area here. We have heard people saying that we are going to disrupt 50 feet. The depth of the area is going to be less than 14 feet. The width of the utility easement that would have to run through the conservation area would be 20 feet. That would be a permanent utility easement that would have to be maintained as cleared area 20 feet wide for the length of the sewer that runs through that section of the conservation area. We are thankful that based on the reduction in depth and Union County Public Works requirements for easement width that we have been able to reduce the easement down to 20 feet which is a manageable width and we believe that it is going to have little disruption to the wooded area at that location. We would love to put the sewer in the street. It costs more to run through the woods. At this particular time we are subject to the rules and regulations of Union County Public Works.

Lady in the Audience – What is the point of the conservation district if you clear cut 20 feet?

Mr. Jonathan K. – I want to make sure that everyone understands that the conservation area that we have set aside does not include that utility easement. The utility easement is over and beyond the conservation area that

we set aside. We have been very sensitive to the fact and we love this property. It is a beautiful piece of property and we have done everything we can to maximize buffers, maximize open space, minimize impacts to wetlands and to the lake areas and the result is we have exceeded the minimum conservation area and the disruption of the sewer line through that conservation area does not count as part of the conservation area set aside.

Mr. Roberts – Does the sewer line have to be on the south side of the new road?

Applicant – It all has to do with the lay of the land. It was considered.

Mayor Deter closed the public hearing.

T. Consideration of Preliminary Plat for Falls at Weddington. Mayor Deter – I walked the property. I met with Union County Commissioner Richard Helms because this is a Union County decision and not a Weddington decision. I think everyone on this Council would love to keep every tree we can. It is a beautiful area. We walked it and looked at some alternatives but at the end of the day it comes down to a safety issue. If the sewer was run across the road you are basically shutting that road off to the 40 homes in that area during that repair period. More importantly than that neither can a school bus, a fire truck, EMS or anybody else get to that area while the sewer is repaired. It really comes down to a safety issue. This sewer could fail five years from now but more than likely it will not fail until 40 years from now. At the same time our role is to look out for the betterment of the Town and its citizens and future citizens. In my mind that 20 foot area is going to leaf up and become a trail or walkway.

Mayor Pro Tem Titherington – Julian, you raised the question whether or not we want to have a condition around the dam. I think we would. We want to make sure the dam review process goes through to make sure that DENR and FEMA regulations are in compliance and that it is signed off and approved by the appropriate agencies including our engineer since it does involve a floodplain. Since the Town is the Floodplain Administrator I would like a second engineer with US Infrastructure to review the information.

Mr. Roberts – Would you consider a condition on how the clearing would be maintained? You suggested a walking trail. Some type of landscaping of it would be nice.

Applicant – Union County Public Works requires the permanent utility easements to be clear of all vegetation. It will be grassed and mowed from time to time by Union County Public Works because it is their utility easement.

Mayor Pro Tem Titherington - We looked at the line of sight and I know that they had to relocate some of the roads and trimmed trees to make sure they had the 500 foot minimum. I want to make sure that is actually incorporated into the maintenance of the HOA so we do not have issues down the road. Sometimes trees grow up and I don't want line of sight issues there. That would pertain to all three entrances.

Councilwoman Harrison moved to approve the Preliminary Plat for the Falls at Weddington with all conditions in the memo and discussed during the meeting. All were in favor, with votes recorded as follows:

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

Item No. 8. Old Business.

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

On November 10th, the Council discussed two emails that were sent to Town Staff regarding Weddington's interest in participating in local cost sharing for sidewalks along the proposed Rea Rd. Extension. Weddington's participation would amount to 20% of the cost (\$123,000 - \$128,000) which includes \$6,000 to pay for two short sections along the south side of NC 84 that are actually in unincorporated Union County. Wesley Chapel has agreed to pay for their portion of the sidewalks, which also includes small sections located in unincorporated Union County.

Town Staff communicated further with Bobby Norburn and found that Union County was not asked to pay for the sections within their jurisdiction. He explained that it's standard practice for DOT to ask municipalities to pay for sidewalks adjacent to their limits because it's likely that the sidewalk will eventually be included within their limits. Mr. Norburn also forwarded an email to Town Staff that he had originally sent to Wesley Chapel, explaining the potential timeline going forward. Finally, Staff communicated with Scott Cole from DOT, and his response email is included within the packet.

Mayor Deter – This came up at last month's meeting. When the Rea Road Extension goes in NCDOT would expect the local municipalities to pay for the sidewalks on each side of the road very much like Providence Road. At last month's meeting we did not feel like we had enough information to adequately address it. We tabled it to discuss tonight. We asked staff to get some additional information for us.

Councilwoman Harrison – I disagree with the statement that it is standard practice for DOT to ask municipalities to pay for sidewalks adjacent to their limits because it's likely that the sidewalk will eventually be included within their limits. I am reluctant at this point to put the money in for sidewalks for two reasons – we paid \$26,000 for the sidewalks that are on Providence Road. How many miles is that? Even with inflation \$128,000 seems high. Secondly – the second project after Rea Road Extension is the widening of Providence Road and they are going to hit us up again for both sides of Providence Road to New Town Road. That is going to become a huge dollar amount that without really knowing all the facts I still have problems approving this tonight. I would rather postpone deciding this tonight and consider in a year. The project has been delayed.

Mayor Deter – NCDOT has requested a response by December 19. The estimate has now gone up from \$128,000 to \$133,000. In a year from now our population probably will be over 10,000 and then our share would be 30% and that could be as high as \$200,000. There are a lot of unknowns.

Town Planner Burton - Would we not be locked in at a certain amount?

Councilwoman Harrison - We don't know that though.

Mayor Deter - I am a firm believer that when this goes in we need sidewalks on the street. The question is the amount so that we know we are going to set aside the lump sum or \$20,000 or \$30,000 every year. Right now we do not know. It could be between \$128,000 to \$200,000.

Town Planner Burton - The email from Scott Cole explained that there would be a Municipal Agreement executed by both NCDOT and the Town. My assumption is that agreement would lock you in for one cost and that would not be able to be increased as the Town gets larger. Potentially tabling could open the door to that.

Council asked that staff look into the following items relative to this item:

- Is Town locked in for set amount or would it change?
- What is driving the December 19 timeframe?
- If we do not respond what happens?
- What is the rush if the project has been delayed?

Councilwoman Harrison moved to continue consideration of this item until the January Town Council Meeting to allow staff to get further clarification from NCDOT. All were in favor, with votes recorded as follows:

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

Item No. 9. New Business.

A. Consideration of Amendment to Providence VFD Fire Suppression Agreement. Councilmember Smith moved to approve the amendment to the Providence VFD Fire Suppression Agreement:

NORTH CAROLINA

UNION COUNTY

AMENDMENT TO FIRE SUPPRESSION AGREEMENT

THIS AMENDMENT, made and entered into this 8th day of December, 2014, between the Town of Weddington, a duly incorporated municipality under the laws of the State of North Carolina (hereinafter referred to as “Town”), and the Providence Volunteer Fire Department, Inc., a duly organized rural fire department under the laws of the State of North Carolina (hereinafter referred to as “Department”), shall modify as indicated that agreement among the parties dated October 14, 2013, hereinafter referred to as the “Agreement.”

Section 3 of the Agreement shall be modified as follows:

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

All funds remitted by the Town to the Department shall be used exclusively for the provision of services under this Agreement. The Department shall be solely responsible for paying its expenses. The Department shall follow standard budgeting procedures and shall ensure that appropriate checks and balances exist in the maintenance of Department funds. The compensation is subject to adjustment on an annual basis during the Town’s and the Department’s normal budgeting cycle.

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

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

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

All were in favor, with votes recorded as follows:

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

B. Consideration of Quotes/Proposals for Bathroom Work to be Completed at Providence VFD. The Town Council received communication from Providence VFD that they did not have three quotes for the bathroom work at this time.

Mayor Deter - The original agreement that we had with Providence back in June called for all of this to be completed by December 31, 2014. At the time the Council felt that six months was plenty of time to get this done. We have a request from Providence VFD to extend the time where they can submit three quotes at the January 12th meeting.

Mayor Pro Tem Titherington – One of the concerns we start getting into is that the next budget process will start in March and we need to make sure that it is completed by the end of February so that we go into the fiscal budgeting process clean with no carry overs. It was supposed to be completed by the end of December. End of February should be more than fair.

Councilwoman Harrison - My only concern is they said the only reason they did not get the quotes done was because of the holidays and we are coming up to 2 weeks of holidays and if they do not get the quote in by the 12th I am done.

Mayor Deter - They have known about this since June. Are they talking about the 4th of July Holiday, Labor Day Holiday, the Halloween Holiday, the Thanksgiving Holiday? I think what I am hearing is we will extend it to have the quotes in for the January 12 meeting and we will need three quotes for each.

Finance Officer Gaylord - There was a total budget of not to exceed \$48,000.

Mayor Pro Tem Titherington asked that a letter be drafted to Jack Parks and Chief Kenny Schott outlining insurance requirements and that three quotes will be needed by January 6 to be included in the Council packet for the January 12 Town Council Meeting. Council agreed by consensus to continue this item until the January 12 Town Council Meeting.

C. Consideration of Quotes/Proposals for Landscaping Work to be Completed at Providence VFD. By consensus, this item was continued until the January 12 Town Council Meeting.

D. Review and Consideration of the Construction Documents for Threshold Church. The Town Council received the following memo from Town Planner Burton:

Threshold Church received Council approval on September 8th for their conditional zoning (CZ) request for Threshold Church located off of Antioch Church Rd. The submitted plan was Phase 1 of a multiphase plan, and included parking and a new driveway. During the conditional zoning approval, the Council also reviewed and approved the landscaping plan as an addendum to the Conditional Zoning application.

Threshold Church has submitted an application for approval of the remaining construction documents (landscaping plan already approved), to begin construction of the driveway and parking lot.

Attachments

1. Construction Documents
2. Freestanding Sign Design

Application Information

Date of Application: 9/22/2014

Applicant Name: Threshold Church

Owner Name: David Dillworth

Parcel ID#: 06-090-011C

Property Location: 3501 Antioch Church Rd.

Existing Zoning: RCD

Proposed Zoning: RCD (CZ)

Existing Use: Single Family Residential

Proposed Use(s): Daily ministry activities for 10-15 people, gravel parking for 75 cars, and quarterly church events (outdoor for 150 people).

Parcel Size: 9.8 acres

General Information

- The required Public Involvement Meetings for this project were held on July 23rd and July 24th, 2014. The meeting on July 23rd was held at Town Hall from 5:00-7:00 pm. The meeting on July 24th was held on-site from 9:00-11:00 AM.
- The *Weddington Zoning Ordinance* requires that all CZ Applications go through the Construction Document process per *Section 58-271*.

Proposed Uses on Site Plan:

- I. Gravel Driveway
 - a. Altered from the original driveway
- II. Parking Lot
 - a. 75 gravel parking spaces

Development Standards (for a Church in the RCD zoning district):

- Minimum Lot Area-3 acres
- Front Setback-75 feet
- Rear Setback-40 feet
- Side Setbacks-50 feet
- Maximum Building Height - 35 feet except as permitted in *Section 58-15*

Access and Parking:

- The site will be accessed by one gravel driveway off of Antioch Church Rd.
- The applicant is required to submit a Traffic Impact Analysis as part of this application. The traffic engineer deemed that a plan consisting of parking and daily events for only 15 people would not require a TIA.

Screening and Landscaping:

- The applicant has provided screening and landscaping by using existing vegetation in addition to new landscaping on the eastern side of the property.
- The applicant has proposed a 48 foot buffer between the church property and adjoining residential properties, as required in within Section 58-8. The plan shows that the buffer will remain undisturbed, utilizing the existing trees as a natural screen to the adjoining properties.
- All trees included in screening and landscaping are listed in the Town of Weddington Approved Plant Species List. Other proposed trees can be approved by the Zoning Administrator as stated in Section 58-8 (6).
- The approved landscaping plan includes additional screening along the southern boundary of the property.

Additional Information:

- This site is not within a regulatory flood plain.
- A lighting plan is not part of this submittal and is addressed in the conditions.
- USI has conducted a preliminary review of the construction documents for Threshold Church. USI also provided a preliminary evaluation of the stormwater runoff impacts from the proposed site development. Increased runoff from the majority of the proposed gravel parking area will be dispersed through the undisturbed side and rear buffers and other undisturbed areas. Therefore, USI has determined that the

stormwater impacts are acceptable for phase 1, but future phases of development will be required to provide detention according to the revised Stormwater Ordinance.

- The proposed freestanding sign meets the requirements of the ordinance and its location is shown on the Site Plan.

Recommended Conditions of Approval:

1. Final engineering approval from Town Engineer, Bonnie Fisher with USI;
2. Water and sewer/septic plans to be approved by Union County Public Works and Environmental Health;
3. All signage must comply with *Chapter 58, Article 5* of the *Weddington Code of Ordinances*;
4. Any future proposed Lighting Plan must be approved by the Town Council and shall comply with Town Lighting Ordinance;
5. Any future revisions to the approved site plan and other approved documents must comply with *Section 58-271 (i)* of the *Weddington Zoning Ordinance*;

Town Council Action

Approve/Approve with Conditions/Deny Construction Documents for Threshold Church

The Town Council also received the following:

- Site Plan
- Grading, Drainage and Erosion Control Plan and Details
- Drainage Area Plan
- Free Standing Sign Plan

Mayor Pro Tem Titherington moved to approve the construction documents for Threshold Church with the conditions noted by the Town Planner. All were in favor, with votes recorded as follows:

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

E. Review and Consideration of the Final Plat for the Vintage Creek Subdivision. The Town Council received the following memo from Town Planner Burton and the Final Record Plat for Phase I:

Standard Pacific of the Carolinas, LLC submits a final plat application for 52 lots (63.69 acres) of the approved 90 lot Residential Conservation Subdivision on 116.52 acres located on Weddington-Matthews Road.

Application Information:

Subdivision Name: Vintage Creek
Date of Application: October 1st, 2014
Applicant/Developer/Owner Name: Standard Pacific of the Carolinas, LLC
Parcel ID#: 060-90-004
Property Location: Weddington-Matthews Road
Existing Zoning: RCD
Proposed Zoning: RCD (Conservation Subdivision through the Conditional Zoning process)
Existing Land Use: Residential Conservation
Proposed Land Use: Residential Conservation
Existing Use: Vacant Land
Proposed Use: Single Family Residential Subdivision
Map Size: 63.69 acres

Project Information:

The Vintage Creek Subdivision is a proposed 90 lot subdivision on 116.52 acres. The subdivision is located on and accessed by Weddington-Matthews Road and is being developed by Standard Pacific of the Carolinas.

A conservation subdivision must base the number of proposed lots on a yield plan per *Section 46-42* of the *Weddington Subdivision Ordinance*. This yield plan must show the number of lots that would be allowed if the tract was developed as a conventional subdivision with 40,000 square foot lots. The Vintage Creek yield plan yielded 90, 40,000 square foot lots. Conservation subdivisions shall be density neutral (same number of lots as would be permitted in a conventional subdivision). The site is 0.77 dwelling units per acre.

Background Information:

- A pre-sketch conference was held on December 14, 2011 and June 18, 2012.
- A site walk occurred on-site May 3, 2012.
- Public Involvement Meetings were held on Monday, July 9th on-site from 2:00-4:00pm and Wednesday, July 11th at Town Hall from 6:00-8:00pm.
- The Planning Board approved the Sketch Plan on July 23, 2012.
- The Planning Board gave a unanimous favorable recommendation of the Preliminary Plat on March 25, 2013.
- The Town Council approved the preliminary plat on June 10th, 2013.
- The Planning Board unanimously recommended approval on the final plat on November 24th, 2014, with conditions.

Map 1 Information:

- Map 1 is 52 lots on 63.69 acres.
- Development Standards are as follows:
 - Front Yard Setback: 30'
 - Side Yard Setback: 5' (30' separation between principal buildings)
 - Side Corner Setback: 15' (with street frontage)
 - Rear Setback: 20'
- Smallest Lots: 27, 28, 41, and 42 (13,500 square feet).
- Vintage Creek is to be served by Union County Public Water and Sewer.
- *To be included in maps associated with Phase II:* The Applicant commits to the construction of the extension of Amanda Drive, east of the roundabout proposed within Phase II, within thirty (30) days following written notice from the Town that development is occurring on the adjacent property (Parcel Tax ID# 06093007-Deed Book 3741 Page 317). Applicant agrees that in lieu of the Amanda Drive extension construction, Applicant may fund through the establishment of an escrow account all costs for the construction of the Amanda Drive extension. The escrow account funds shall be established commensurate with the filing of the first plat within Phase II of the Vintage Creek subdivision and shall be used to construct the Amanda Drive extension. The escrow account funds shall be based on the Town's engineers' estimated cost to construct the Amanda Drive extension and shall be based on the projected construction date. The escrow amount shall be established by the Town and approved by the Weddington Town Council.
- USI provided final approval for the preliminary plat, which was contingent on approval from the following agencies:
 - NCDOT for driveway connection and internal road review (if DOT is to accept maintenance of streets)
 - NCDEMLR Erosion Control
 - NCDEMLR Post Construction Storm Water permit
 - Army Corps of Engineers Wetlands permit, or written verification that there is no disturbance to wetlands
 - NC Dam Safety for dam classification evaluation (if applicable)
- Declared Covenants, Conditions, and Restrictions (CCR's) are currently being reviewed by the Town Attorney.
- Bond estimates for water, sewer, and roads are currently being reviewed by Bonnie Fisher with USI.
- Union County has provided approval for all street names in Vintage Creek

Recommended Conditions of Approval:

1. Performance and Maintenance Bonds to be approved by the Town Council.
2. Approval of CCR's by Town Attorney.
3. Each remaining lot to be recorded in the Vintage Creek subdivision shall include on its Deed a statement that any roads in the subdivision that are not accepted by NCDOT are private and not the responsibility of the Town of Weddington and shall be maintained by the Vintage Creek Homeowners Association or its Developer.
4. Vehicle control signs including but not limited to stop signs and speed limit signs shall be installed by the Developer and maintained by the Homeowners Association on any roads not accepted by NCDOT. All speed limits within the subdivision shall be no greater than 25 mph.
5. Coordinate with USPS and DOT to provide cluster mailboxes within subdivision.
6. Coordinate with Emergency Services and the Town of Weddington to display house numbers at each individual address. Staff is still waiting to hear confirmation from emergency services regarding any preference that they may have.

Town Council Action

1. Approve/Approve with Conditions/Deny Vintage Creek Final Plat Map 1

Councilwoman Harrison moved to approve the Final Plat for the Vintage Creek Subdivision with the conditions noted by the Town Planner and to use the Town's appropriate bond language for the Amanda Drive Extension. All were in favor, with votes recorded as follows:

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

F. Review and Consideration of the Construction Documents (Lighting Plan and Landscaping Plan) for the Vintage Creek Subdivision. The Town Council received the following memo from Town Planner Burton:

Standard Pacific of the Carolinas, LLC submits a lighting plan and supplemental landscaping plan as part of the construction documents associated with the Vintage Creek conservation subdivision.

Attachments:

1. Landscaping Plan
2. Lighting Plan

Lighting Plan:

The lighting plan is included in your packet and staff has received confirmation from Union County that the fixtures meet the Town of Weddington requirements, and are being installed elsewhere in Weddington.

Landscaping Plan:

The landscaping plan is associated with the monument sign application already approved by the Planning Board. One of the plants, IC2 Ilex Crenata "Steeds", is not included in the List of Acceptable Plant Species (Appendix I). The Planning Board found that the species is comparable to other varieties included in the approved list, and recommended that the plant be allowed within the proposed landscaping.

Town Council Action:

Approve/Approve with Conditions/Deny Lighting and Landscaping Plans for Vintage Creek

The Town Council also received the following:

- Streetscape and Planting Plan
- Front Entry Planting and Lighting Plan
- Overall Preliminary Plat
- Diagram of Lighting Fixture

Councilwoman Harrison moved to approve the construction documents for the Vintage Creek Subdivision. All were in favor, with votes recorded as follows:

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

G. Consideration of Appointments to the Planning Board. The Town Council received a copy of the Appointment Policy, the following memo from Town Administrator Amy McCollum and a copy of all applications on file:

The Planning Board terms for Rob Dow and Jim Vivian expire this month. Terms for the Planning Board are for four (4) years. Members also serve on the Board of Adjustment and Historic Preservation Commission. Applications from individuals wishing to serve on this Board are included in your packet.

Councilmember Smith moved to reappoint Mr. Jim Vivian and Mr. Rob Dow to serve another term on the Planning Board, Board of Adjustment and Historic Preservation Commission. All were in favor, with votes recorded as follows:

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

H. Consideration of Appointments to the Public Safety Advisory Committee. The Town Council received the following memo from Town Administrator McCollum and a copy of all applications on file:

The Public Safety terms for Gene Melchior and Kimberly Crooks expire this month. Terms for the Public Safety Advisory Committee are for four (4) years. Applications from individuals wishing to serve on this Committee are included in your packet.

Councilmember Smith moved to reappoint Mr. Gene Melchior to another term to the Public Safety Advisory Committee. All were in favor, with votes recorded as follows:

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

Mayor Pro Tem Titherington moved to reappoint Mr. Kimberly Crooks to another term to the Public Safety Advisory Committee. All were in favor, with votes recorded as follows:

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

I. Consideration of New Town Banner Quotes. The Town Council received the following memo from Town Administrator McCollum:

The Town Council budgeted \$6,500 for new banners for Fiscal Year 2014-2015. Please see attached quotes. Staff is recommending that Council approve the purchase of new Town banners from Display Sales at a cost of \$4,512.00 due to the type of material (marine acrylic canvas) that is being proposed and the warranty that is being provided. There is a five (5) year warranty for the fabric against fading, rot and mildew and a four (4)

year warranty on construction and ink. The current banners cost approximately \$2,800 and are four (4) years old. Councilwoman Pamela Hadley is going to help with the design of the new banners and a proof will be forwarded to Council for input.

Mayor Pro Tem Titherington moved to approve purchasing the Town banners from Display Sales. All were in favor, with votes recorded as follows:

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

Item No. 10. Update from Town Planner. The Town Council received the following memo from Town Planner Burton:

- Staff has received a conditional zoning application for All Saints Anglican Church. The PIMs were held on November 19th and 20th, and the application will likely be on the December or January Planning Board agenda.
- The applicant for the West property (Laurel Grove Lane) is likely submitting a revised plan in December or January in response to comments from the Public Involvement Meetings.
- The Planning Board will likely review the following items on December 15th, 2014:
 - First draft of Traffic Impact Analysis ordinance and Process and Procedure Guidelines
 - All Saints Anglican Church Conditional Zoning Application

Item No. 11. Public Safety Report. Public Safety Advisory Committee Chairman Gene Melchior gave a brief update to the Town Council. He reported that there were approximately 44 people that attended the recent CPR training. He advised that the radar sign is currently being repaired and Council asked if he would get with NCDOT to see if the Town could install reflectors around the traffic circle.

Weddington Deputies – 754 Calls

PROVIDENCE VFD

UNION:
EMS: 12
FIRE: 11
Public Service: 3

MECKLENBURG:
EMS: 10
FIRE: 5

TOTAL: 41

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

Wesley Chapel VFD – 8 Calls.

Stallings VFD – 10 Calls.

Item No. 12. Update from Finance Officer and Tax Collector.

A. Finance Officer's Report. The Town Council received the Revenue and Expenditure Statement by Department and Balance Sheet for 11/1/2014 to 11/30/2014.

B. Tax Collector's Report. Monthly Report –November 2014

Transactions:	
Adjustment under \$5.00	\$(1.98)
Interest Charges	\$61.08
Overpayments	\$(1,059.95)
Penalties and Interest	\$(84.59)
Pay Convenience Fee	\$14.85
Refunds	\$1,241.83
Releases	\$(27.49)
Taxes Collected:	
2009	\$(123.19)
2010	\$(127.62)
2011	\$(127.62)
2012	\$(221.20)
2013	\$(455.20)
2014	\$(336,873.54)
As of November 30, 2014; the following taxes remain Outstanding:	
2002	\$82.07
2003	\$129.05
2004	\$122.90
2005	\$252.74
2006	\$56.80
2007	\$144.42
2008	\$1,330.77
2009	\$1,328.06
2010	\$1,549.78
2011	\$2,525.68
2012	\$7,095.31
2013	\$7,720.36
2014	\$420,728.71
Total Outstanding:	\$443,066.65

Item No. 13. Transportation Report. Councilwoman Harrison gave a brief transportation update.

Item No. 14. Council Comments. Councilwoman Harrison thanked everyone for helping to make the Tree Lighting a success.

Councilmember Smith thanked Councilwoman Harrison and her husband Pat for all of their hard work in making the Tree Lighting such a wonderful event. He also commended Deputy Chris Black on his recent work on an investigation dealing with a Town burglary.

Item No. 15. Adjournment. Councilwoman Harrison moved to adjourn the December 8, 2014 Regular Town Council Meeting. All were in favor, with votes recorded as follows:

AYES: Councilmembers Harrison, Smith and Mayor Pro Tem Titherington

NAYS: None

The meeting adjourned at 10:07 p.m.

Bill Deter, Mayor

Amy S. McCollum, Town Clerk

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

MEMORANDUM

TO: Dorine Sharp, Chairman; Planning Board

CC: Amy McCollum, Town Clerk

FROM: Julian Burton, Zoning Administrator/Planner

DATE: February 23rd, 2015

SUBJECT: **Text Amendment to 58-15 Height Exemptions**

Dorine Sharp proposed the text amendment to Section 58-15 included in your packet. It became evident to Ms. Sharp and to Town Staff that the description in Section 58-15 did not clearly indicate that Indoor Gymnasiums were intended to be viewed as a separate category from the list of “Roof Structures”. The minor change to the text is intended to clear up this discrepancy.

Sec. 58-15. - Height exemption.

The maximum height as indicated in the various districts may be exceeded for specific uses as provided in the following: Indoor gymnasiums and R roof structures not intended for human occupancy, such as skylights, transmission or television towers, stairways, water tanks, ventilating fans, air conditioning equipment or similar equipment, steeples, spires, belfries, cupolas, chimneys ~~or indoor gymnasiums~~, may exceed the maximum allowable height as provided in any of the zoning districts.

**Town of Weddington
Conditional Zoning Application**

Application Number: CZ814 Application Date: 8/1/14

Applicant's Name: ALL SAINTS ANGLICAN CHURCH

Applicant's Phone: 704-708-4680

Applicant's Address: 1312 MATTHEWS-MINT HILL RD
CHARLOTTE, NC 28226

Property Owner's Name: ALL SAINTS ANGLICAN CHURCH

Property Owner's Phone: 704-708-4680

If applicant is different from the property owner, please provide a notarized authorization from the property owner.

Property Location: 5328 HEMBY RD

Parcel Number: 06-120-0120 Deed Book and Page: _____

Total Acreage of Site: 7.950 Existing Zoning: RCD

Application Fee: \$1650.00 Check Number: 6087

All applications must include a site plan, drawn to scale, and supporting text that, as approved, will become a part of the Ordinance amendment. The site plan, drawn by an architect, landscape architect, or engineer licensed to practice in North Carolina, shall include any supporting information and text that specifies the actual use or uses intended for the property and any rules, regulations, and conditions in addition to all predetermined Ordinance requirements, will govern the development and use of the property. The applicant acknowledges that he/she will reimburse the Town for all engineering and consulting services associated with the review of the conditional zoning request prior to any zoning permits being issued by the Town for such project. The applicant shall, at a minimum, include as part of the application, each of the items listed below.

Please include the following:

- ✓ A boundary survey showing the total acreage, present zoning classifications, date and north arrow.
- ✓ The owner's names, addresses and the tax parcel numbers of all adjoining properties.

- ✓ All existing easements, reservations, and right-of-way on the property(ies) in question.
- ✓ Proposed principal uses: A general summary of the uses that will take place, with reference made to the list of uses found in section 5.9.1 of the Weddington Zoning Ordinance.
- ✓ Traffic impact analysis/study for the proposed service area, as determined by the Town Engineer, shall be required. In addition, traffic, parking and circulation plans, showing the proposed locations and arrangement of parking spaces and access points to adjacent streets including typical parking space dimensions and locations (for all shared parking facilities) along with typical street cross-sections.
- ✓ General information on the number, height, size and location of structures.
- ✓ All proposed setbacks, buffers, screening and landscaping required by these regulations or otherwise proposed by the petitioner.
- ✓ All existing and proposed points of access to public streets.
- ✓ Proposed phasing of the project.
- ✓ Proposed number, location, type and size of all commercial signs.
- ✓ Exterior treatments of all principal structures.
- ✓ Delineation of all marginal lands including areas within the regulatory floodplain as shown on official Flood Hazard Boundary Maps for Union County.
- ✓ Existing and proposed topography at five-foot contour intervals or less.
- ✓ Scale and physical relationship of buildings relative to abutting properties.
- ✓ Public Involvement Meeting Labels.

Please Note: The Zoning Administrator requires the petitioner to submit more than one copy of the petition and site plan in order to have enough copies available to circulate to other government agencies for review and comment. The number of copies required shall be determined on a case-by-case basis by the Zoning Administrator.

Zoning Administrator Approval

The Zoning Administrator shall have up to thirty (30) days following any revision of the application to make comments. If the Administrator forwards no comments to the applicant by the end of any such thirty-day period, the application shall be submitted to the Planning Board for their review without any further comment.

Planning Board Review

The applicant shall submit at least ten (10) copies of the application to the Zoning Administrator for transmittal to the Planning Board and other appropriate agencies. The zoning administrator shall present any properly completed application to the planning board at its next regularly scheduled meeting occurring at least 15 days after the application has been deemed complete and ready for submission to the planning board. The Planning Board by majority vote may shorten or waive the time provided for receipt for a completed application. The Planning Board shall have thirty days from the date that the application is presented to it to review the application and to take action.. If such period expires without action taken by the Planning Board, the application shall then be transferred to the Town Council without a Planning Board recommendation.

Action by Town Council

Conditional Zoning District decisions are a legislative process subject to judicial review using the same procedures and standards of review as apply to general use district zoning decisions. Conditional zoning district decisions shall take into account applicable adopted land use plans for the area and other adopted land use policy documents and/or ordinances.

Public Hearing Required

Prior to making a decision on rezoning a piece of property to a Conditional Zoning District, the Town Council shall have held a public hearing. Notice of such public hearing shall have been given as prescribed in section 12.1.7 of the Zoning Ordinance. Once the public hearing has been held, the Town Council shall take action on the petition.

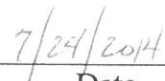
The Town Council shall have the authority to:

- a. Approve the application as submitted.
- b. Deny approval of the application
- c. Approve application with modifications that are agreed to by the applicant.
- d. Submit the application to the Planning Board for further study. The Planning Board shall have up to thirty-one (31) days from the date of such submission to make a report to the Town Council. If no report is issued, the Town Council can take final action on the petition. The Town Council reserves the right to schedule and advertise a new public hearing based on the Planning Board's report.

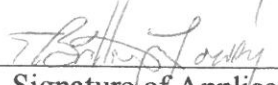
To the best of my knowledge, all information herein submitted is accurate and complete.



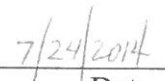
Signature of Property Owner



Date



Signature of Applicant



Date

T BRITTAN LOWRY
JUNIOR WARDEN
ALL SAINTS ANGLICAN CHURCH

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

MEMORANDUM

TO: Bill Deter; Town Council

CC: Amy McCollum, Town Clerk

FROM: Julian Burton, Zoning Administrator/Planner

DATE: March 9th, 2015

SUBJECT: West Property Major Subdivision Preliminary Plat

Cobblestone Group, LLC, submits a subdivision preliminary plat application for a 5 lot Residential Subdivision on 12 acres located off Antioch Church Rd.

Application Information:

Date of Application: January 20th, 2015
Applicant/Developer Name: Cobblestone Group, LLC
Parcel ID#: 06069002B
Property Location: Antioch Church Rd.
Existing Zoning: RCD
Proposed Zoning: RCD (Conventional)
Existing Land Use: Residential/Agriculture
Proposed Land Use: Residential Conventional Subdivision
Parcel Size: 12 acres

Project Information:

General Layout:

The applicant proposes 4, 1 acre lots fronting Antioch Church Road, and one easement lot in the rear of the property. All five lots will be part of an HOA responsible for maintenance of the Open Space shown on the plat. The HOA may also be responsible of any shared forms of access to the property. An existing creek winds through the 1.125 acres of open space, and the creek continues on behind lot 2. The applicant proposes 2 shared driveways, one of which provides access to an easement accessing the rear lot (described below).

Easement Lot:

The lot located at the rear of the property is proposed as an easement lot. It meets the 5 acre minimum lot size requirement stated in Section 46-9 of the Weddington Subdivision Ordinance. An easement lot is an exception to the public road frontage requirement and is permitted when development of a property by conventional means is impractical due to the disproportionate costs of required improvements (Section 46-76 (2)). The applicant proposes that the easement will connect to the southern shared driveway, and follow the existing driveway towards the rear of the property. The easement does not need to meet DOT requirements, but must remain passable for service and emergency vehicles. The owner of the easement lot will be responsible for maintenance of the portion of the driveway exclusively used to access the easement lot, and this responsibility will be included in the HOA documents.

Construction Documents:

The applicant is proposing to stay under 20,000 square feet of new impervious surface for the driveways and building footprints. Therefore, he is not required to provide stormwater detention as described in our new ordinance. The existing impervious surface amounts to approximately 21k square feet. Staff is currently working with the Town Attorney to determine how to best enforce a maximum of 20,000 square feet of impervious, and how to regulate all non-conforming (existing) development on the property.

The applicant is disturbing less than an acre of ground, which means that he will not need to provide an erosion control plan to DENR.

Additional Information:

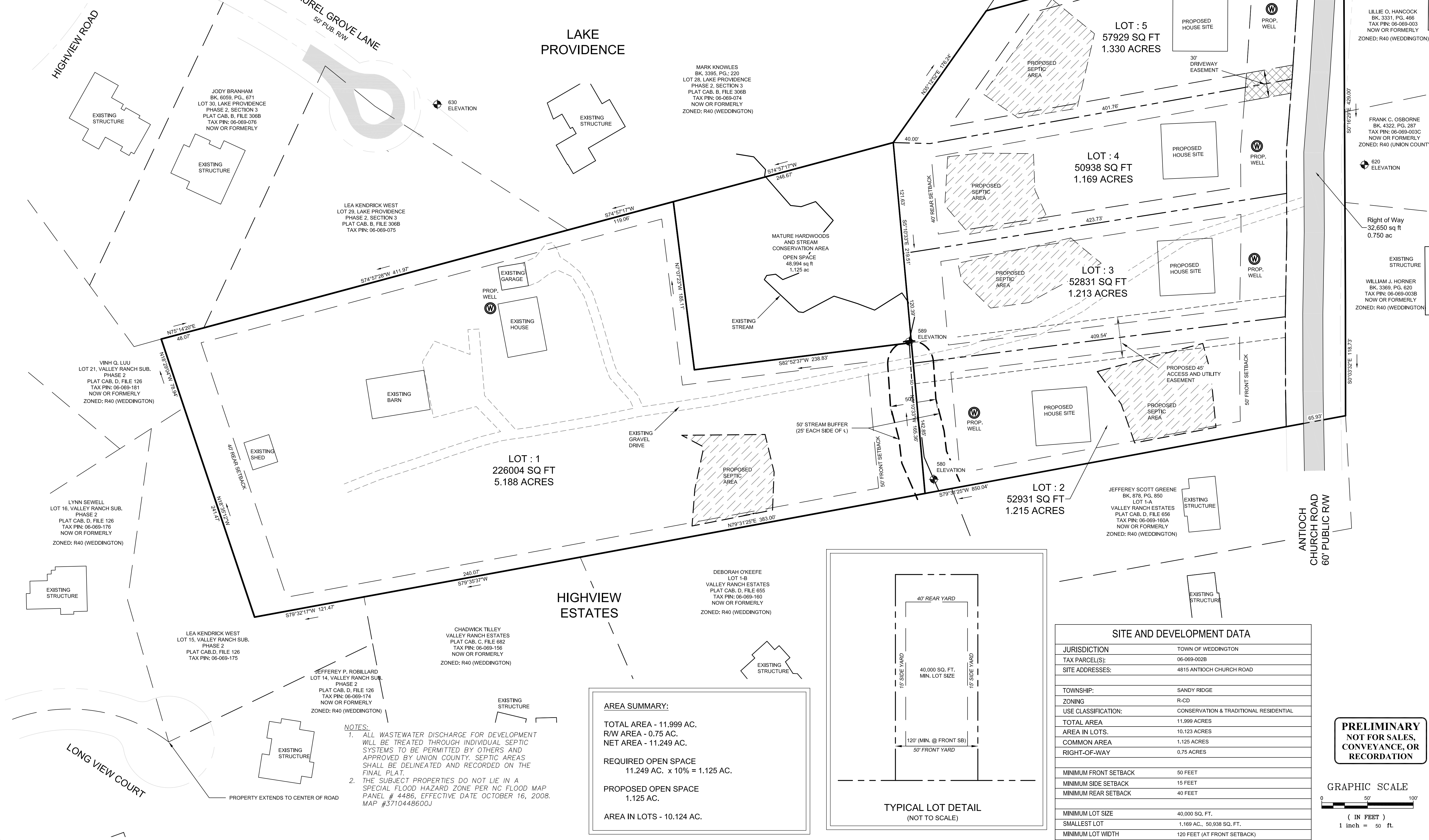
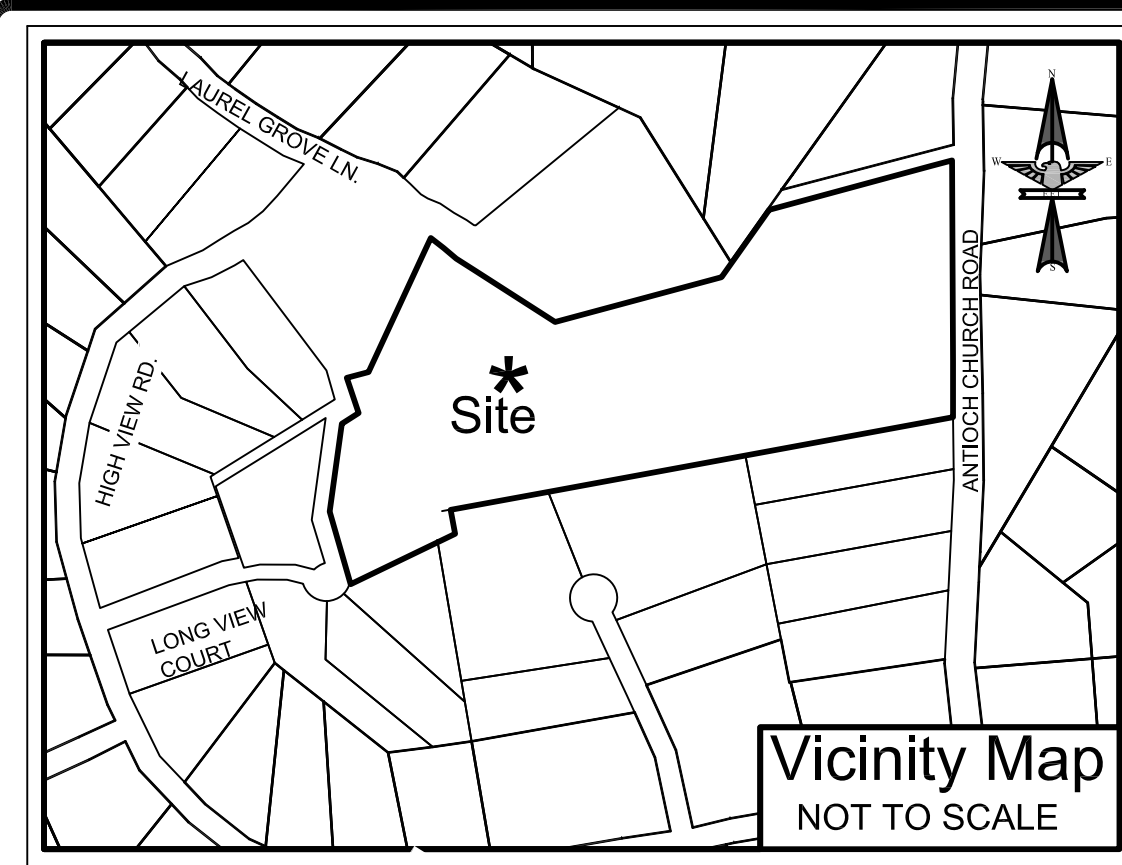
- PIMS were held on February 3rd and 4th, 2015 and PIM comments are included in your packet.
- All lots will be on well and septic, and the County has already provided approval for all septic drainfields (on record at Town Hall).

Planning Board (2/23/2015)

Recommended approval with conditions (Unanimous)

Recommended Conditions of Approval:

1. Development subject to review and approval of Driveway Permit from DOT.
2. Covenants, Conditions and Restrictions (CCRs) shall be reviewed (by Town Attorney) and executed prior to Final Plat approval by Weddington Town Council;
3. Total impervious surface must not exceed 20,000 square feet, and all plat notes and enforcement procedures shall be reviewed and approved by the Town Attorney.



PROJECT SURVEYOR: RUSSELL L. WHITEHURST, PLS (L-3661)
 STREET ADDRESS: 2013 VAN BUREN AVE., STE. A
 CITY, STATE, ZIP: INDIAN TRAIL, NC 28079
 PHONE: 704.882.4222
 FAX: 866.775.0329

DEVELOPER: COBBLESTONE GROUP, LLC
 KEN CHAPMAN
 STREET ADDRESS: 521 E. MOREHEAD ST., STE. 400
 CITY, STATE, ZIP: CHARLOTTE, NC 28202

PHONE: 704.821.8612
 EMAIL: KCHAPMAN@MPVRE.COM
 CONTACT: KEN CHAPMAN

PROPERTY OWNER: ALTON KEITH WEST
 STREET ADDRESS: 4815 ANTIPOCH CHURCH RD.
 CITY, STATE, ZIP: MATTHEWS, NC 28104

IMPERVIOUS AREA DATA	
EXISTING IMPERVIOUS AREA FOR LOT 1 =	21,410 SQ. FT.
EXISTING IMPERVIOUS AREA FOR LOT 3 =	4,462 SQ. FT.
LOTS 2 - 5 WILL HAVE THE ABILITY TO ADD UP TO 5,000 SQ. FT. OF NEW IMPERVIOUS AREA.	

ANDREW L. GOINS
 BK. 884, PG. 404
 LOT 3, LAKE PROVIDENCE
 PHASE 1, SECTION 2
 PLAT CAB. B, FILE 373A
 TAX PIN: 06-069-038
 NOW OR FORMERLY
 ZONED: R40 (WEDDINGTON)

EDWARD E. THOMPSON
 BK. 4079, PG. 478
 TAX PIN: 06-069-002F
 NOW OR FORMERLY
 ZONED: R40 (WEDDINGTON)

MARK KNOWLES
 BK. 3395, PG. 220
 LOT 28, LAKE PROVIDENCE
 PHASE 2, SECTION 3
 PLAT CAB. B, FILE 3068
 TAX PIN: 06-069-074
 NOW OR FORMERLY
 ZONED: R40 (WEDDINGTON)

LILLIE O. HANCOCK
 BK. 3331, PG. 468
 TAX PIN: 06-069-003
 NOW OR FORMERLY
 ZONED: R40 (WEDDINGTON)

FRANK C. OSBORNE
 BK. 4322, PG. 287
 TAX PIN: 06-069-003C
 NOW OR FORMERLY
 ZONED: R40 (UNION COUNTY)

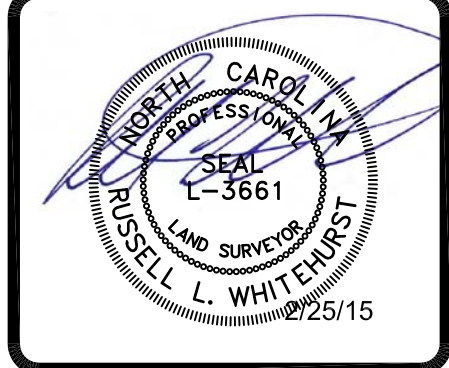
WILLIAM J. HORNER
 BK. 3389, PG. 620
 TAX PIN: 06-069-002B
 NOW OR FORMERLY
 ZONED: R40 (WEDDINGTON)

NO.	DATE	BY	ISSUE
1	9/25/14	RLW	AS SHOWN
2	9/29/14	RLW	REVISIONS PER TOWN OF WEDDINGTON COMMENTS
3	10/23/14	RLW	REVISIONS PER TOWN OF WEDDINGTON COMMENTS
4	12/17/14	RLW	REVISIONS PER TOWN OF WEDDINGTON COMMENTS
5	2/10/15	RLW	REVISIONS PER TOWN OF WEDDINGTON COMMENTS
6	2/25/15	RLW	REVISIONS PER CLIENTS COMMENTS

THE ALTON KEITH WEST AND
 LEA K. WEST PROPERTY
 TOWN OF WEDDINGTON,
 SANDY RIDGE TWP., UNION CO., N.C.
 OWNER:
ALTON KEITH WEST
 4815 ANTIPOCH CHURCH ROAD
 MATTHEWS, N.C., 28104

**MAJOR SUBDIVISION
 PRELIMINARY PLAT**

DESIGNED BY: AS SHOWN
 CHECKED BY: RLW
 DRAWN BY: RLW
 DATE: 1-6-15
 JOB NUMBER: 5511



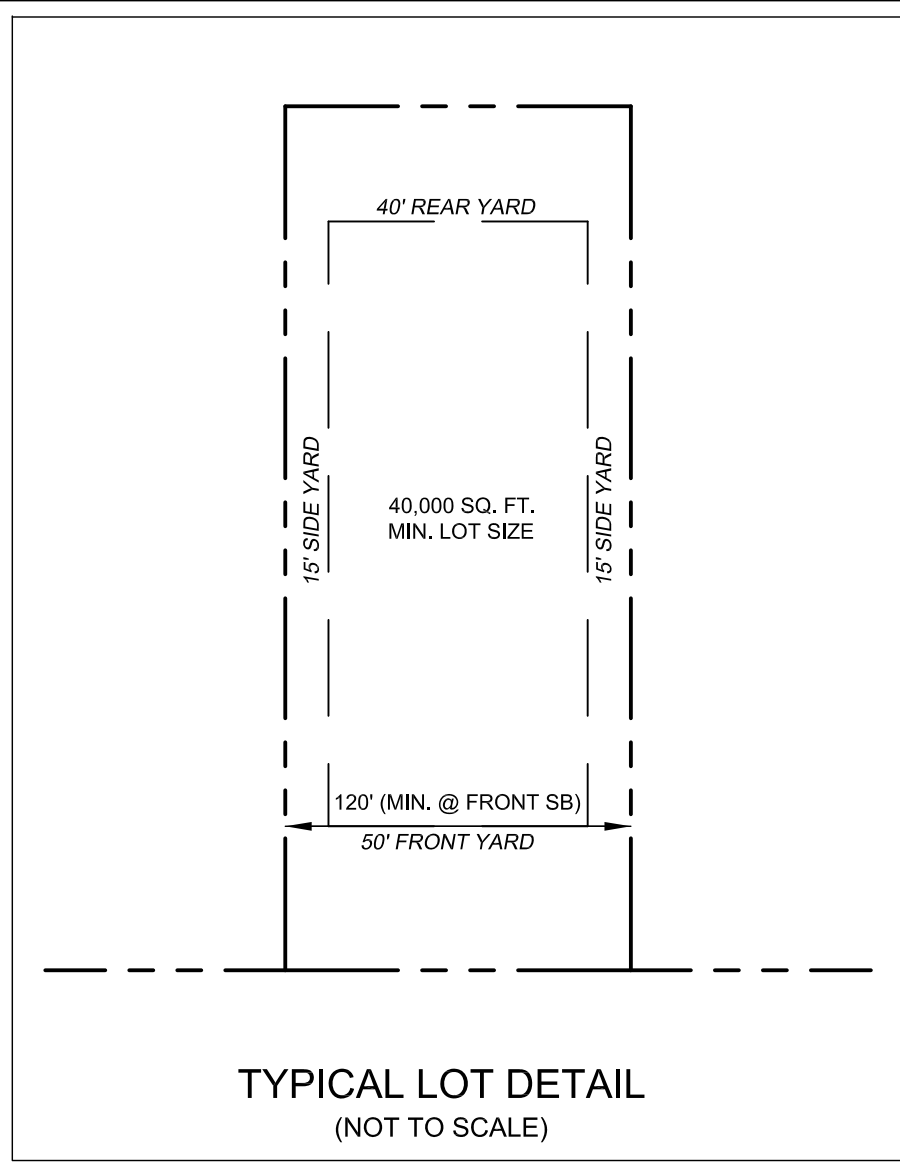
AREA SUMMARY:

TOTAL AREA - 11,999 AC.
 R/W AREA - 0.75 AC.
 NET AREA - 11,249 AC.

REQUIRED OPEN SPACE
 11,249 AC. x 10% = 1,125 AC.

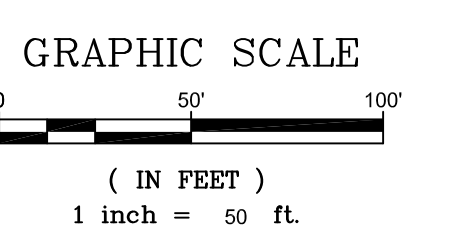
PROPOSED OPEN SPACE
 1,125 AC.

AREA IN LOTS - 10,124 AC.



SITE AND DEVELOPMENT DATA	
JURISDICTION	TOWN OF WEDDINGTON
TAX PARCEL(S)	06-069-002B
SITE ADDRESSES:	4815 ANTIPOCH CHURCH ROAD
TOWNSHIP:	SANDY RIDGE
ZONING	R-CD
USE CLASSIFICATION:	CONSERVATION & TRADITIONAL RESIDENTIAL
TOTAL AREA	11,999 ACRES
AREA IN LOTS:	10,123 ACRES
COMMON AREA	1,125 ACRES
RIGHT-OF-WAY	0.75 ACRES
MINIMUM FRONT SETBACK	50 FEET
MINIMUM SIDE SETBACK	15 FEET
MINIMUM REAR SETBACK	40 FEET
MINIMUM LOT SIZE	40,000 SQ. FT.
SMALLEST LOT	1,169 AC., 50,938 SQ. FT.
MINIMUM LOT WIDTH	120 FEET (AT FRONT SETBACK)

**PRELIMINARY
 NOT FOR SALES,
 CONVEYANCE, OR
 RECORDATION**



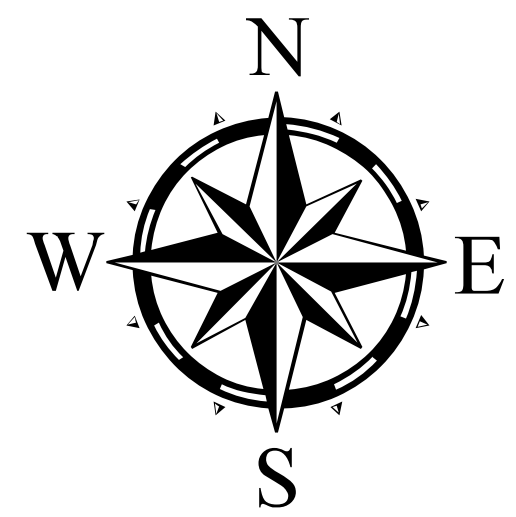
- NOTES:**
- ALL WASTEWATER DISCHARGE FOR DEVELOPMENT WILL BE TREATED THROUGH INDIVIDUAL SEPTIC SYSTEMS TO BE PERMITTED BY OTHERS AND APPROVED BY UNION COUNTY. SEPTIC AREAS SHALL BE DELINEATED AND RECORDED ON THE FINAL PLAT.
 - THE SUBJECT PROPERTIES DO NOT LIE IN A SPECIAL FLOOD HAZARD ZONE PER NC FLOOD MAP PANEL # 4486, EFFECTIVE DATE OCTOBER 16, 2008. MAP #3710448600J



Features

 West Property

This Map was produced by the Town of Weddington Planning Department. This product is for informational purposes and may not have been prepared for, or be suitable for legal, engineering, or surveying purposes. Users of this information should review or consult the primary data and information sources to ascertain the usability of the information.



0 125 250 500 Feet

March 3rd, 2015

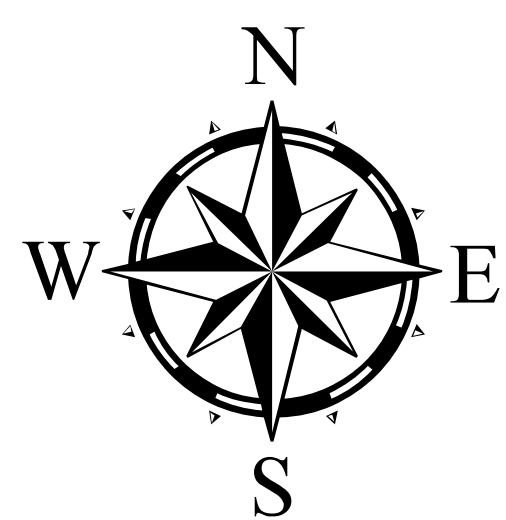




Features

 West Property

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0 62.5 125 250 Feet

March 3rd, 2015



LANDSCAPE ESTIMATE FOR TOWN OF WEDDINGTON

LANDSCAPE WORK ALONG PROVIDENCE RD.

AERATE ALL ERODING SOIL AREAS, SEED AND FERTILIZE	\$1000.00
REPLACE SIX SPOTLIGHTS ON ALL THREE MONUMENTS	\$ 960.00
REPLACE ONE DEAD WILLOW OAK 2 1/2"	\$ 250.00
ONE KALEIDOSCOPE ABELIA	\$ 35.00

LANDSCAPE MEDIAN IN FRONT OF WEDDINTON LIFE CENTER

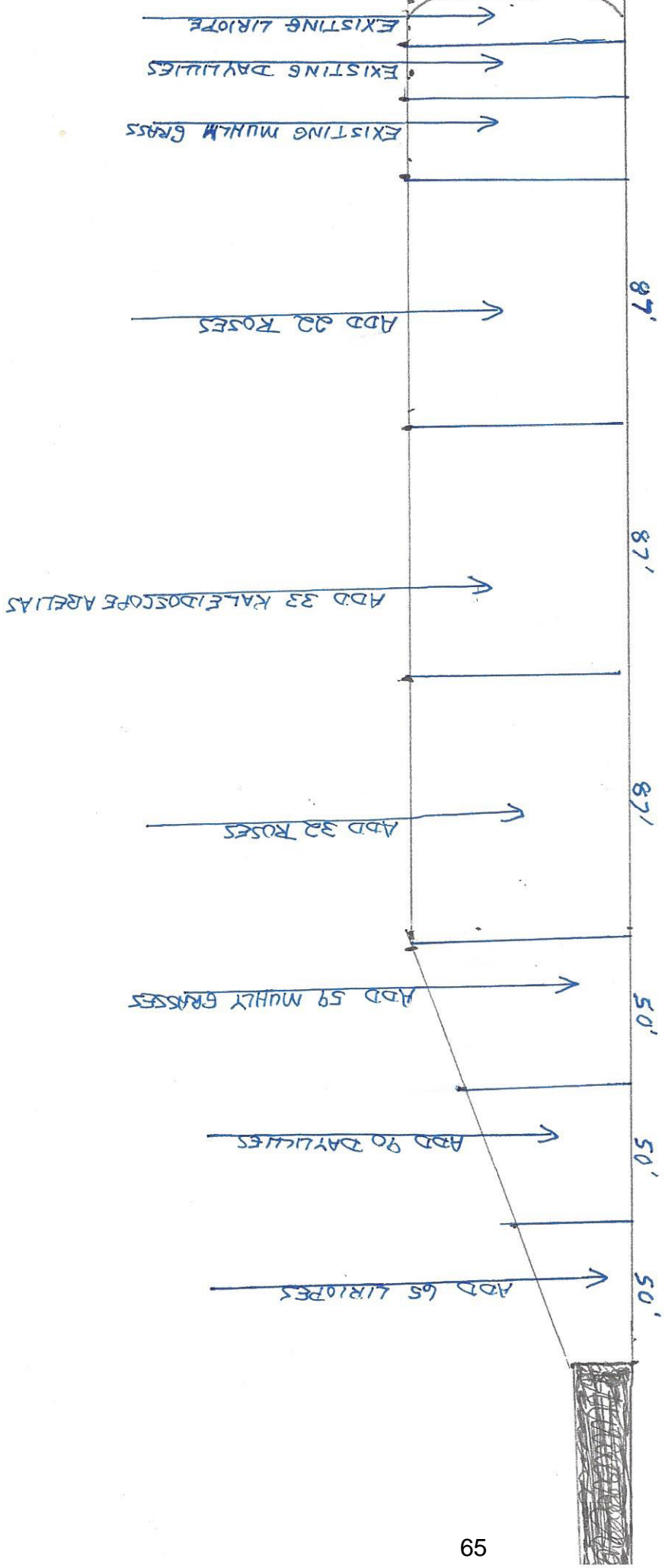
DELIVER & INSTALL:

54 ROSES	\$2160.00
33 KALEIDOSCOPE ABELIAS	\$1155.00
59 MUHLY GRASSES	\$1770.00
90 STELLA DE ORA DAYLILLIES	\$ 900.00
65 VARIGATED LIRIOPE	\$ 520.00
SPRAY, TILL & EDGE BEDS	\$ 400.00
BEDDING SOIL FOR PLANTS	\$ 200.00

WEDDINTON-MATTHEWS RD & TILLEY MORRIS RD

INSTALLED 50 VARIGATED LIRIOPE	\$ 400.00
TOTAL	\$11,675.00

S



N



**R & R Heating
&
Air Conditioning**
Family Owned and Operated

PH: (704) 545-3919
FAX: (704) 545-2669

P.O.Box 25494
Charlotte, NC 28229

1-26-2015

TOWN OF WEDDINGTON

UPSTAIRS HVAC SYSTEM - TYPE - HEAT PUMP - BRAND - CARRIER

APPROXIMATE AGE - 5 YEARS OLD

REFRIGERATE - R-410-A

SIZE - 24,000 B T U - 2 TON

COUNCIL ROOM HVAC SYSTEM - TYPE - HEAT PUMP - BRAND - HEIL

APPROXIMATE AGE - 15 YEARS OLD

REFRIGERATE - REF. # 22

SIZE - 30,000 B T U - 2 & 1/2 TON

PLANNING AREA HVAC SYSTEM - TYPE - GAS HEAT & ELECTRIC AIR - TRANE

APPROXIMATE AGE - 21 YEARS

REFRIGERANT - REF. # 22

SIZE - 60,000 B T U - 5 TON

PLANNING AREA SYSTEM ORIGINALLY SERVED TOTAL STRUCTURE AND IS NOW OVERSIZED DUE TO ADDITIONAL SYSTEMS ADDED. THIS CAN CAUSE HUMIDITY PROBLEMS IN A/C MODE.

DUCTS ARE OLD BUT CONNECTED. TO REPLACE DUCT SYSTEM WOULD BE VERY EXPENSIVE DUE TO DIFFICULTY TO ACCESS DUCT IN VERY LOW CRAWL SPACE.

DUCT AIR QUALITY WOULD IMPROVE WITH PROFESSION DUCT CLEANING SERVICE.

REPLACING TRANE - 5 TON - 21 YEAR OLD - REF. # 22 A/C SYSTEM WOULD BE MOST COST EFFECTIVE PROJECT TO UNDERTAKE.

REF. # 22 IS BEING PHASED OUT BY FEDERAL GOVERNMENT AND PRICE WILL CONTINUE TO RISE, SO ANY SYSTEM THAT USES REF. # 22 SHOULD BE REPAIRED WITH CAUTION.

R & R Heating & Air Conditioning

10505 Lorelei Place
 Charlotte, NC 28227
 704-545-3919
 FAX 704-545-2669

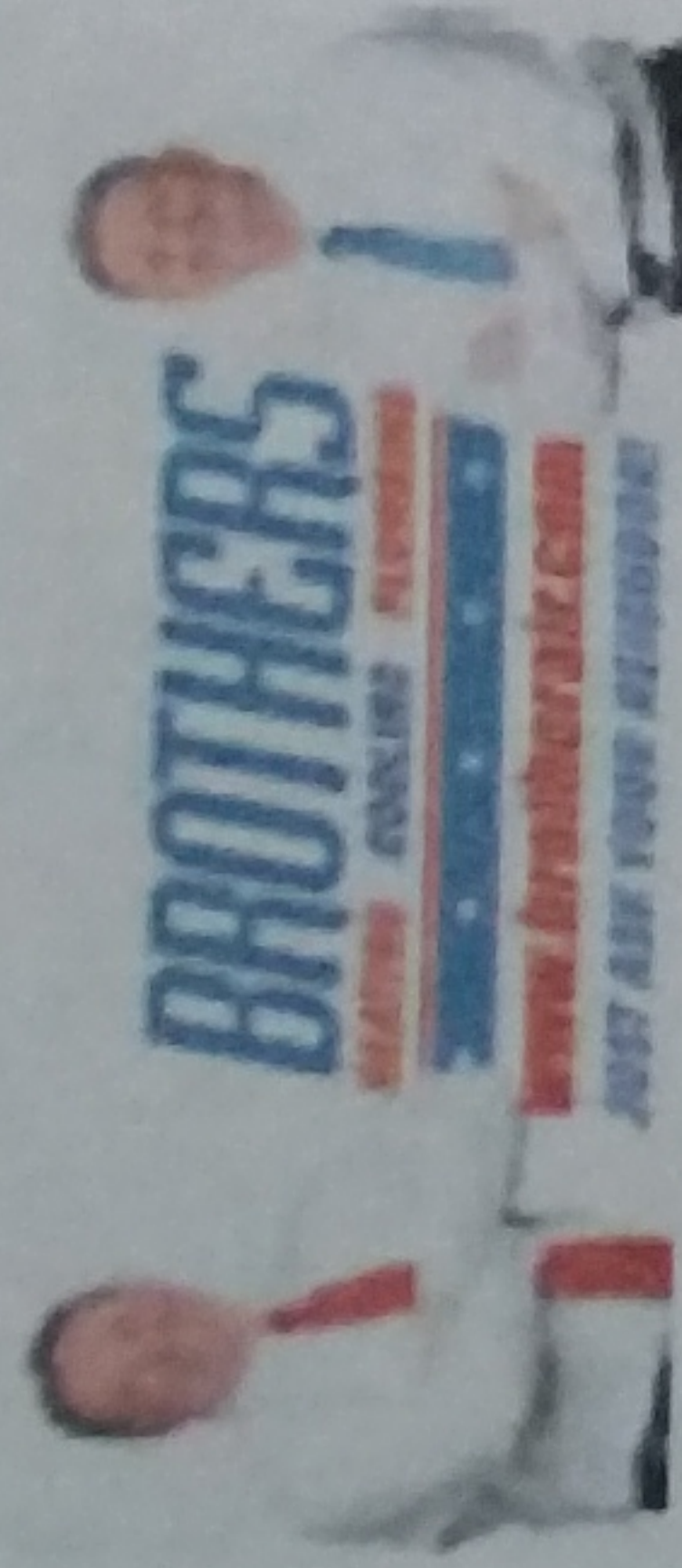
Estimate

Date	Estimate #
2/5/2015	419

Name / Address
TOWN OF WEDDINGTON 1924 WEDDINGTON RD. MATTHEWS, NC 28105

			Project
Description	Qty	Cost	Total
COUNCIL ROOM INSTALL NEW TRANE - 30,000 B T U - 2 & 1/2 TON - HEAT PUMP SYSTEM TOTAL ESTIMATED COST - \$6,800.00			
PLANING AREA INSTALL NEW TRANE - 3 TON - A/C ONLY TOTAL ESTIMATED COST - \$4,800.00			
TOTAL ESTIMATED COST FOR BOTH SYSTEMS - \$11,600.00 Sales Tax		6.75%	0.00
We look forward to working with you!		Total	\$0.00

Customer Signature _____



PROPOSAL

1320 E. Main St. Rock Hill, SC 29730
(800) 849-2881
License# NC: M15486 SC: M105145

Customer Name: Town of Weddington Date: 3-2-15 Name of Tenant: _____
Billing Address: 1924 Weddington Rd Customer #: 0147218 Installation Address: _____
City: Matthews State: NC Zip: 28104 City: _____ State: _____ Zip: _____
Home Phone: 704-846-2709 Work/Cell Phone: _____ Tenant's Phone: _____ Work/Cell: _____

Type of Permit: Residential Town Home _____ Condominium _____ Commercial _____
Replacing: Pkg _____ Split Gas to Gas _____ Oil to Gas _____ Split to Package _____ Hybrid _____ Other _____

We will be installing a 2.5T Lennox Heat Pump matched with a Lennox Air Handler for the left side of the building, Along with removing the 5T system that is now too large and installing a 3T Lennox 14 series A/C and coil matched with an 80% furnace for the main Portion of the building. We will also be installing new equipment pads, drain connections, and thermostats. Total includes all equipment, materials, taxes, permits, and labor

Guarantees: Comfort Guarantee Y N _____ 24-Hour Service Guarantee Y N _____

Home Protection Guarantee Y N _____ 100% Unconditional Money-Back Guarantee Y N _____
I have received and understand all noted guarantees. Customer signature: _____

Warranty: Labor # 1 years Parts # 10 years (entire system)
20 Years Manufacturer's Heat Exchanger Warranty*
10 Years Manufacturer's Compressor Factory Warranty*
_____ Lifetime Manufacturer's Heat Exchanger Warranty (original owner only)*
_____ Lifetime Manufacturer's Compressor Factory Warranty (original owner only)*
_____ Lifetime Manufacturer's Unit Replacement Warranty (original owner only)*

* Parts only; no labor included unless within labor warranty period for entire system. See manufacturer's literature for specific warranty information

Miscellaneous: Gas Pipe Drain Line Secondary Drain _____ Condensate Pump _____
Other: _____ New Pad Clean Up Site Water Heater _____ Tankless _____
Duct System: Modification New Grills _____ New Returns # _____ New Supplies# _____
Other: _____

Electrical: Included when using existing breaker panel Electrical Upgrade _____

Air Filtration: Air Scrubber _____ Merv 16 _____ Mechanical Air Cleaner _____

Humidification:** By-Pass Humidifier _____ Fan Powered Humidifier _____
** No humidifier will be reconnected in an attic

Thermostat: Programmable Thermostat Standard Thermostat _____ Other _____

Terms: FULL PAYMENT IS DUE UPON COMPLETION

Payment By: Cash Check Credit Card Home Depot Lead # _____ Store# _____
Financed from _____ Confirmation # _____

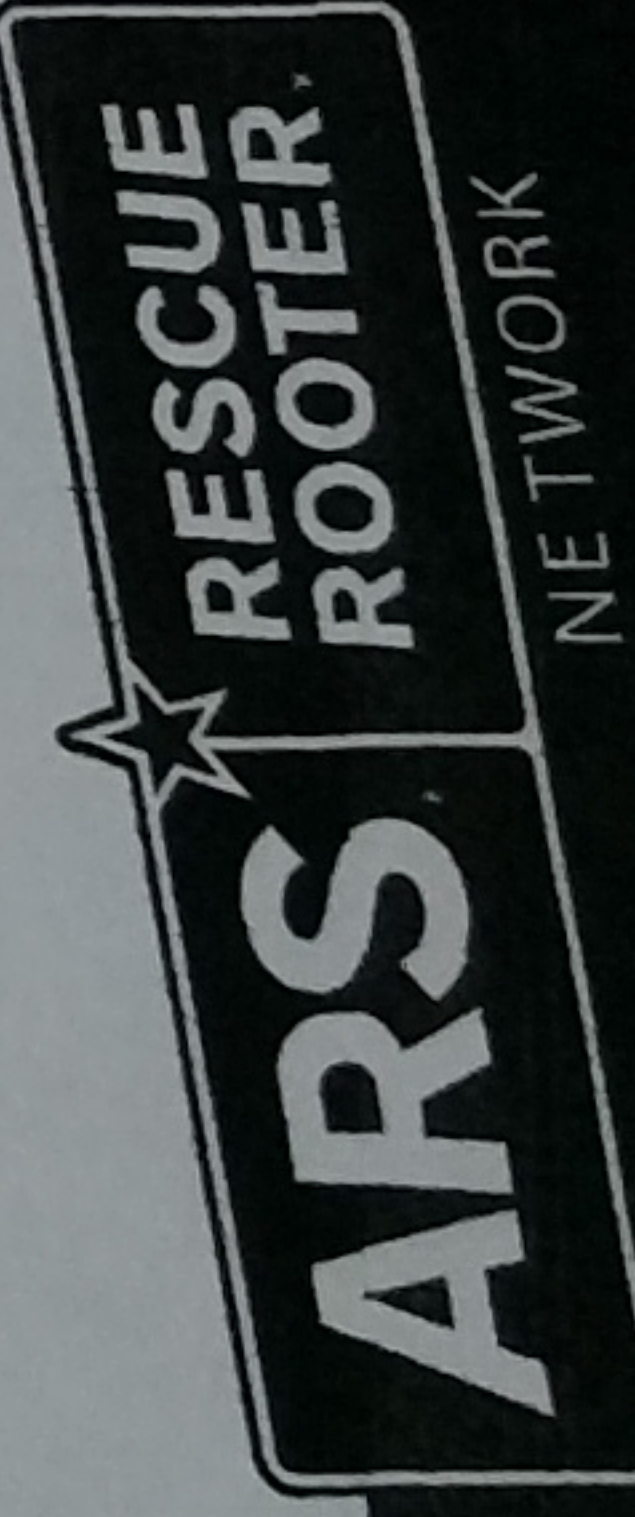
Acceptance:

- Written customer authorization will be obtained before beginning any unforeseen additional or extended work.
- You, the buyer, may cancel this transaction at any time prior to midnight of the third business day after the date of this transaction. See Notice of Cancellation form for an explanation of this right.
- I acknowledge that my right to cancel has been explained to me orally and in writing, and without waiving my right to cancel, I authorize the performance of the work, plus any taxes upon completion.

Customer Name (Print) _____ Company Chris Hinson Date 3-2-15
Customer Signature _____ Date _____ Scheduled Installation Date: _____

Quality Assurance# _____

Save File as . . . Rev1213



This quote is valid for 30 days from the date indicated above

UNITED BY EXCEPTIONAL SERVICE

Design conditions for this project:

	Inside	Outside
Winter	o	o
Summer	o	o

Equipment Cost: \$ 17,627.00

Duct System Cost: \$ _____

Electrical Cost: \$ _____

Cost: \$ _____

Cost: \$ _____

Cost: \$ _____

Cost: \$ _____

Cost: \$ _____

Warranty Cost: \$ _____

Sub Total: \$ 17,627.00

Service Plan Savings: -\$

Total savings **Cost: - \$ 2,827.00**

Cost: - \$ _____

Cost: - \$ _____

Less Deposit: -\$ _____

Total Due Upon Completion: \$ 14,800.00

Total Job: \$ 14,800.00



8100 England St., Charlotte, NC 28273
Phone: (704) 553-9884 Fax: 980-233-3150
www.MyAirToday.com License # 06830

Proposal Submitted To:
WEDDINGTON TOWN HALL

Date:
MARCH 4, 2015

Job Street Address:
1924 WEDDINGTON RD

Billing Address:

City, State, Zip:
MATTHEWS, NC 28104

City, State, Zip:

Contact Phone Number:
704.846.2709

Alternate Phone Number:
TONYA GOODSON

-
1. Scope of Work. Air Today, LLC proposes to furnish, install and service under warranty the following products and related equipment:

MAIN FLOOR SYSTEMS :

REMOVE AND DISPOSE OF 5 TON AC UNIT, AC PAD, EVAP COIL AND GAS FURNACE. ALSO, REMOVE AND DISPOSE OF 2.5 TON HEAT PUMP AND AIR HANDLER.

INSTALL A CARRIER 5\3 TON 14 SEER AC UNIT, AC PAD, 3.5 TON EVAP COIL AND A CARRIER 80% GAS FURNACE FOR MAIN FLOR SYSTEM.

INSTALL A CARRIER 2.5 TON 14 SEER HEAT PUMP UNIT, AIR HANDLER, NEW AC PAD. INSTALL NEW DIGITAL T'STATS FOR NEW SYSTEMS, NEW COPPER LINESETS FOR BOTH SYSTEMS.

RECONNECT OR NEW FLUE VENT PIPE FOR GAS FURNACE, RECONNECT GAS PIPING, ELECTRICAL CONNECTIONS FOR BOTH UNITS, DRAIN LINES.

**MAIN 5 TON AC MODEL – 24ABC636
COIL MODEL – CSPHP42
FURNACE MODEL – 58STA090**

**HEAT PUMP UNIT MODEL – 25HCE430
AIR HANDLER MODEL – FB4CNF030**

UNITS HAVE A 10 YEAR PARTS AND 10 YEAR COMPRESSOR WARRANTY. GAS FURNACE HAS A 20 YEAR HEAT EXCHANGER WARRANTY.

AIR TODAY WILL PROVIDE A 1 YEAR LABOR WARRANTY, AND AIR TODAY WILL PROVIDE A FREE MAINTENANCE AGREEMENT FOR THE NEW SYSTEMS.

ALL PERMITS AND INSPECTIONS.

3 TON AC GAS SYSTEM PRICE - \$ 7,350.00

2.5 TON HEAT PUMP SYSTEM PRICE - \$ 5,725.00

ADD \$ 7,500.00 TO CHANGE DUCTWORK COMPLETE FOR 5 TON SYSTEM AND ADD \$ 4,300.00 TO CHANGE DUCTWORK FOR THE 2.5 TON SYSTEM.

2. Work. Air Today, LLC shall provide all labor and furnish materials, services, equipment, tools, transportation, storage, and applicable permits, and removal and proper disposal of all old equipment and waste materials necessary to carry out and complete the Scope of Work specified above in a good and workmanlike manner.
3. Price. Air Today, LLC will furnish and complete the work as specified above for the price of

ALL SALES TAX INCLUDED****

**This price shall be valid for 30 days from the date of proposal above.*

4. Method of Payment.

Check: _____
Check Number: _____ Date on Check: ____/____/____

Credit Card: _____ Enter Credit card information on Addendum A.

Air Today, LLC financing: _____ (see attached financing agreement)

Other: _____

5. Terms. A twenty-five percent (25%) deposit will be required on all cash sales with seventy-five percent (75%) due upon completion unless otherwise specified below. Amounts not paid at substantial completion shall bear interest at the rate of one and one-half percent (1.5%) per month until paid in full. In the event Air Today, LLC refers collection of outstanding amounts to an attorney, then Customer is also liable for costs and expenses of collection, including reasonable attorney's fees.
6. Access. Customer agrees to give contractor reasonable access to the property between the hours of 7:00 AM and 5:00 PM daily so that the work may be completed promptly and necessary inspections can be made.

7. Completion. The work shall be considered substantially complete when all equipment and work specified on this contract are functioning for the intended purpose.
8. Inspections. All work is to be performed adhering to local construction codes and national electrical codes. All permitted work must be inspected by officials from customer's local jurisdiction.
 - (A) Air Today, LLC will make every reasonable effort to arrange and coordinate appointments for inspections. Access to the work area is required and must be provided by the customer or his/her agents.
 - (B) Existing features and equipment, including items not related to mechanical or electrical functions, may be viewed by inspection officials. Should modifications be required for reasons not reasonably foreseen by Air Today LLC, such as changes in the existing law or code, Air Today LLC will endeavor to perform the necessary changes, but only upon the Customer's approval and at Customer's expense which shall be documented in writing.
 - (C) Inspections ensure that all local code and safety requirements have been met. Inspections are in no way a judgment on the quality or value of the work. In the event of a failed inspection, Air Today, LLC will promptly correct items to achieve full compliance as required by the inspector.
9. Work of Others. Air Today, LLC is not responsible for work that is not described in the Scope of Work. Every effort will be made to protect the interior finishes of the property throughout the work of this agreement. Minor damage that may or may not exist prior to the commencement of the work of this agreement and that can be expected to occur in the course of accessing the work areas, such as nail pops in drywall or cracks in moldings, are the responsibility of the customer.
10. Personal and Real Property. Air Today, LLC is not responsible for accidental damage to personal or real property including, but not limited to, furniture, artwork and china. We recommend that arrangements be made to remove such items from the work areas and paths to the work areas, prior to Air Today, LLC's arrival. Items that cannot be moved will be protected to the best of Air Today, LLC's ability, but Air Today, LLC is not responsible for accidental damage to such items.
11. Change Orders. It is understood that from time to time changes or additions to the work specified under this agreement may be desired or necessary due to unforeseen circumstances. All such changes will be priced and agreed to in writing prior to work being performed.
12. Disclaimer of Warranties. Goods not manufactured by Air Today, LLC are warranted and guaranteed only to the extent and in the manner warranted and guaranteed to Customer by the original manufacturer of such goods. EXCEPT FOR ANY SEPARATE, WRITTEN WARRANTY PROVIDED BY AIR TODAY, LLC, ALL OTHER WARRANTIES ARE EXCLUDED, WHETHER EXPRESSED OR IMPLIED, INCLUDING ALL WARRANTIES OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE.

EXTENDED WARRANTY OFFER: ACCEPTED _____ DECLINED _____

- 13. Limitation of Damages. In no event shall Air Today, LLC be liable for any consequential damages, and Air Today, LLC's maximum liability for any claim arising from its work for Customer shall not exceed the amounts to be paid by Customer pursuant to this Proposal/Contract and any modification thereof.

- 14. Buyers Right to Cancel. Customer may cancel this transaction without penalty or obligation at any time until midnight of the third business day after the date of this agreement. Customer may waive that right if it is necessary for work to begin immediately, by his/her signature.
I, _____, elect to waive my right to cancel, so that work may commence prior to the expiration of the cancellation period.

(Signature page)

The work described herein is understood and accepted as attested by the signature below.

Customer: _____ Date: _____

Customer: _____ Date: _____

Air Today, LLC

By: _____

Residential HVAC Consultant

Barry Black

Sales Manager

704.361.1974

ADDENDUM "A"

Credit Card Information

Card Number: _____ - _____ - _____ - _____

Expiration Date: _____ Security Code: _____ Type of Card _____

Name as it appears on the card: _____

Billing Address: _____

Upon confirmation of receipt of funds, this credit card information will be destroyed.



Town of Weddington, NC
Website Development - City Select
Statement of Work
Revision 1.0

August 26, 2014

Atlanta Columbia Raleigh

1301 Gervais Street Suite 1800 | Columbia, SC 29201

800.787.1160

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VC3 Overview

VC3, Inc. was founded and is headquartered in South Carolina. With over 20 years of experience and focus in Municipal and County government, VC3, Inc. is well positioned to ensure that the products and services we provide will exceed your expectations. In 1999 we were chosen to be the technology partner for the Municipal Association of South Carolina (MASC) and in 2007 we were chosen to be the technology partner for the North Carolina League of Municipalities (NCLM). VC3's clients include 120 towns, cities and counties in South Carolina, North Carolina and Georgia, plus others as far away as Gillette, Wyoming.

Current services offerings include:

- Application & Web Development
- Cloud Based IT Solutions
- Technology Assessments & Security Audits
- Unified Communications Solutions
- Computer & Network Support Services
- Managed Services
- Network Design, Configuration & Optimization
- Internet & Data Center Services
- E-Government
- Wireless Networking

Since 1994, VC3 has been consistently recognized as a leader in developing internet based applications and web technologies, network technology solutions, and world-class support services. In our 20th year, VC3 remains committed to incorporating the latest technological advances that profoundly impact our customers into the applications and solutions we provide. To that end, VC3 is firmly committed to using industry leading products from such vendors as Cisco and Microsoft, resulting in consistent success in providing our customers with the highest level of return and satisfaction.

VC3's multi-dimensional offerings and ongoing success relies heavily on our ability to build solid, long-term relationships with our customers. We sincerely look forward to providing your organizations with the highest quality solution.



VC3 was honored as one of the Palmetto State's top-performing companies during the presentation of the South Carolinas Fastest-Growing Companies 2008 programs TOP 25 winners. This was VC3's second consecutive year winning this award, for in 2007 we were ranked 19th. In 2011 VC3 was voted 3rd Best Place to Work in South Carolina, climbing from 6th place in 2010.

For more information, please visit us at www.vc3.com.

The Statement of Work

A well-defined Statement of Work is a critical component of successfully implementing any technology solution. Your careful review of this document is essential in setting expectations and outlining the mutually agreed upon responsibilities of all parties involved with the provisioning of your technology solution.

The Statement of Work outlines the basic technology solution functionality requirements of you, the Customer, and formally acknowledges acceptance of those criteria by VC3. In addition, the Statement of Work outlines each party's responsibilities and provides you with information regarding project cost and assumptions. The Statement of Work is not a design document, and does not encompass all specific design and functionality requirements of the proposed technology solution. Design specific information is determined and negotiated during project design meetings inclusive to the project as a whole.

VC3 adheres to the guidelines set forth by the Project Management Body of Knowledge (PMBOK®) best practices. Following these processes (Initiating, Planning, Executing, Monitoring & Controlling, and Closing) helps to ensure customer satisfaction, and this Statement of Work is a deliverable that results from completing the proposal development service component. The Statement of Work will be used throughout the implementation phase to ensure that all of your business and technical requirements are appropriately addressed.

Scope of Services

The following outlines the products and services that VC3 will deliver during the Website Development - City Select project.

Website Creation

Theme Selection

The Town will choose one of VC3's city layout themes in an available color combination. The Town will be responsible for providing an electronic copy of their seal or logo and any photographs to be incorporated into the layout. Changes to the selected layout and color scheme will not be allowed.

VC3 will create the website based on the site theme and will incorporate VC3's Content Management capabilities into the site in order to allow content contributors to update the content of the site. VC3 will provide a single webinar-style training session to prepare content contributors to use the system.

After the Town's approval, VC3 will take the new website live in VC3's hosting environment.

Browser Testing

The website will be written using HTML5 markup that degrades gracefully for web browsers that don't support the W3C Draft Standard. VC3 will also test for compatibility across the following website browsers: Microsoft IE 9.x and above and the latest versions for Google Chrome, Firefox, and Safari.

Accessibility

VC3 will use the following criteria in order to test the site for Section 508 ADA (American Disability Act) compliance:

- a) A text equivalent for every non-text element shall be provided (e.g., via "alt", "longdesc", or in element content).
- b) Equivalent alternatives for any multimedia presentation shall be synchronized with the presentation.
- c) Web pages shall be designed so that all information conveyed with color is also available without color, for example from context or markup.
- d) Documents shall be organized so they are readable without requiring an associated style sheet.
- e) Redundant text links shall be provided for each active region of a server-side image map.
- f) Client-side image maps shall be provided instead of server-side image maps except where the regions cannot be defined with an available geometric shape.
- g) Row and column headers shall be identified for data tables.
- h) Markup shall be used to associate data cells and header cells for data tables that have two or more logical levels of row or column headers.
- i) Frames shall be titled with text that facilitates frame identification and navigation.
- j) Pages shall be designed to avoid causing the screen to flicker with a frequency greater than 2 Hz and lower than 55 Hz.

- k) A text-only page, with equivalent information or functionality, shall be provided to make a web site comply with the provisions of this part, when compliance cannot be accomplished in any other way. The content of the text-only page shall be updated whenever the primary page changes.
- l) When pages utilize scripting languages to display content, or to create interface elements, the information provided by the script shall be identified with functional text that can be read by assistive technology.
- m) When a web page requires that an applet, plug-in or other application be present on the client system to interpret page content, the page must provide a link to a plug-in or applet that complies with §1194.21(a) through (l).
- n) When electronic forms are designed to be completed on-line, the form shall allow people using assistive technology to access the information, field elements, and functionality required for completion and submission of the form, including all directions and cues.
- o) A method shall be provided that permits users to skip repetitive navigation links.
- p) When a timed response is required, the user shall be alerted and given sufficient time to indicate more time is required.

Optional Services & Features

Any of the following services or features can be added to this project at an additional cost:

Theme Customization

If you require a more customized look to your website, VC3 can customize your selected theme to visually align to your Town's current branding. Examples of customization can include a new color scheme or the incorporation of graphical elements into the background or footer. VC3 will gather input from the Town and provide a customized theme for the Town to review. You will be given a chance to comment and suggest changes to this customized theme before it is finalized.

Mobile / Tablet Accessibility

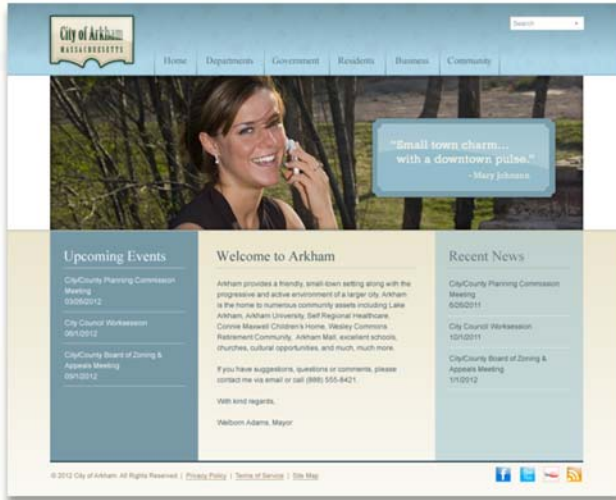
In order to create the best viewing experience for users of mobile phones (iPhone, Android phones, Windows Mobile) and tablet devices (iPad, Android tablets, Kindle Fire, Blackberry Playbook), VC3 will develop the website using "Responsive Web Design". This design technique automatically adjusts the website's layout and usability based on the user's screen size and orientation. Since this approach is completely device independent, current and future platforms and devices will automatically be accommodated. Responsive design also eliminates the need for a mobile specific version of the site. See examples below of how our website (www.vc3.com) that uses this technique is seen on various devices.



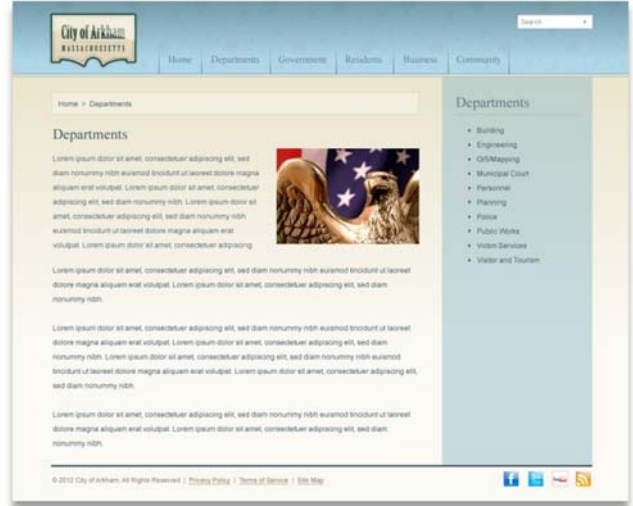
Themes

<http://www.vc3.com/themes>

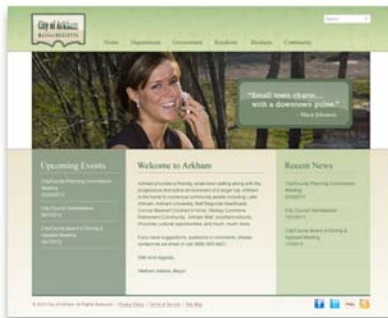
The Arkham



Blue Theme Home Page



Blue Theme Content Page



Green Theme



Red Theme

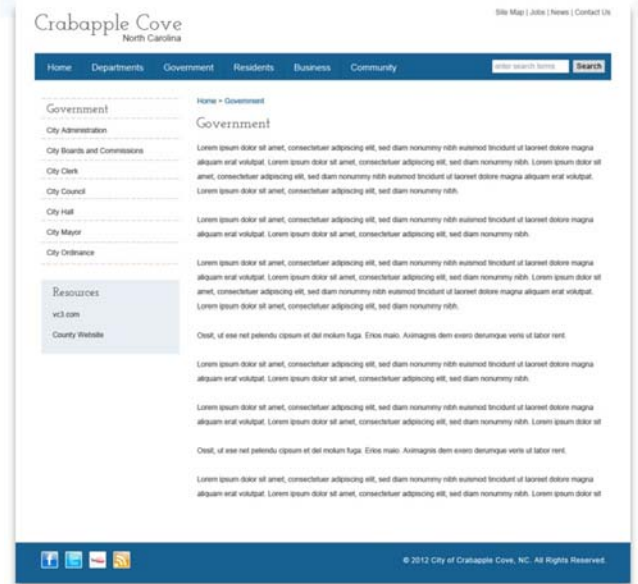


Neutral Theme

The Crabapple Cove



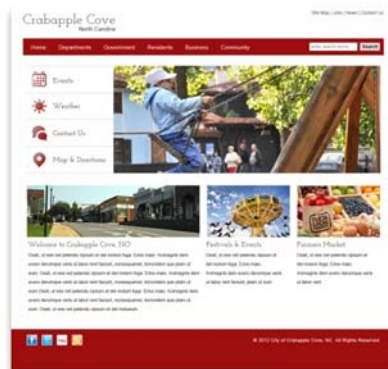
Blue Theme Home Page



Blue Theme Content Page



Green Theme



Red Theme



Neutral Theme

The Oakdale



Blue Theme Home Page



Blue Theme Content Page



Green Theme



Red Theme



Neutral Theme

The Stillhaven



Blue Theme Home Page



Blue Theme Content Page



Green Theme



Red Theme

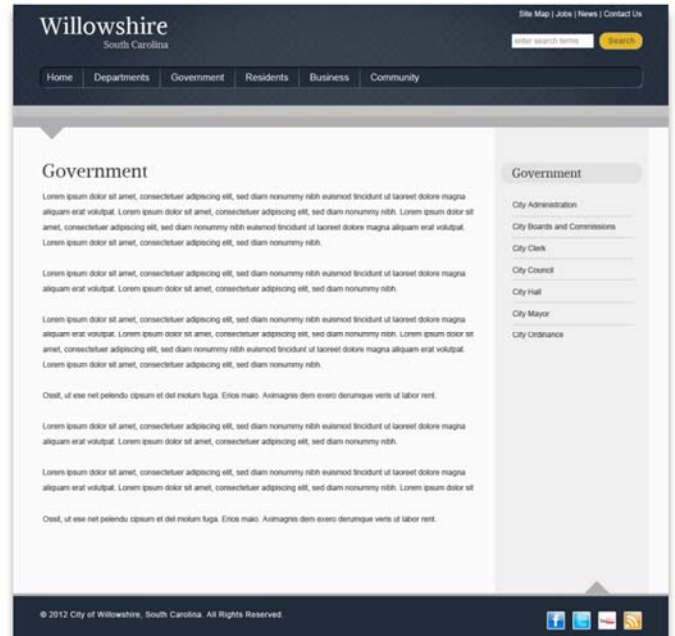


Neutral Theme

The Willowshire



Blue Theme Home Page



Blue Theme Content Page



Green Theme

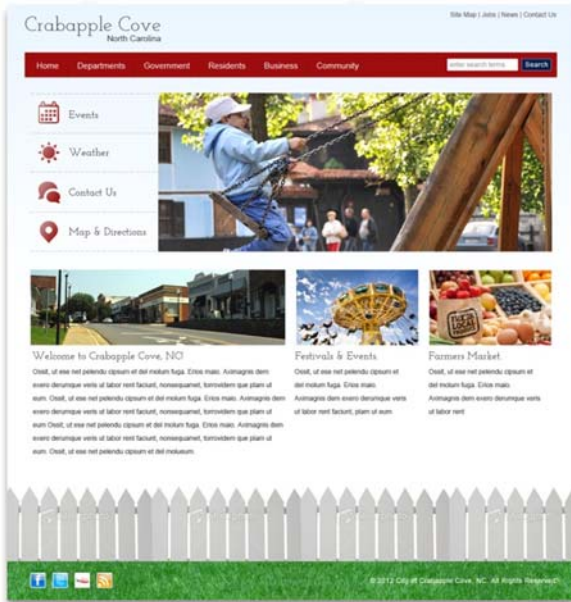


Red Theme



Neutral Theme

Example Customized Themes



Customized Crabapple Cove



Customized Crabapple Cove



Customized Stillhaven



Customized Stillhaven

Enhanced Content Management

Our enhanced content management system (CMS) is a site publishing tool that allows administrators to easily manage and update their web site. Our CMS uses a common word processing paradigm for content editing, similar to Microsoft Word, while maintaining a secure environment with login requirements and approval structures, all done in an online web browser, and without having to know or use HTML.

CMS Benefits

The benefits of using VC3's CMS for managing your website are:

- **The Control You Need** – Change text, upload images, post news or events, whenever, wherever you can access the web. You can even schedule content to publish by date.
- **No Extensive Training Needed** – Managing content is as simple as logging in, browsing the website and making changes via our easy-to-use editor that works just like a typical word processor.
- **Configurable and Flexible** – Our flexible design allows complete control over which sections of a web page can be edited.
- **Change Management** – An approval process can be set up that allow changes to be routed to approvers before changes are applied to the live web site.
- **Grow Over Time** – Add as many pages as you like and your website can grow with your organization over time, including the addition of links to the site's navigation bars.

Features

In addition to being able to change content and add unlimited new pages to your site, our content management system also includes the following features:

Blogs

The blog module allows users to post and categorize entries. The blog module produces an RSS feed of posts and administrators can manage whether to show a calendar, tag cloud, Google map or archive links.

Image Gallery

The image gallery feature allows administrators to upload picture and display them in a gallery (thumbnail view) or display the images in a slideshow mode.

Emergency Alert Notice

Adding an Alert allows you to create messages to appear above all other content as soon as the user enters the site. This feature is perfect for notifying the public of emergency situations.

RSS Feed Aggregator

The RSS Feed Aggregator is used to read one or more feeds, and display them in a list or a scrolling box. You can create a special area on your homepage that lists your most recent blog posts or use it to combine multiple feeds together. Feeds can also be pulled from other sites in order to display them on your own site.

Video

Video that is hosted at video hosting services such as YouTube or Vimeo can easily be embedded into any page on the site.

Twitter Integration

The Twitter module can be used to show the tweets of a user or a twitter search.

Social Settings

On any content feature, the Facebook Like button can be added or a content rating widget that allows people to rate the content on a scale of 1 to 5 stars.

Event Calendar

The Event Calendar provides a feature rich solution for publishing calendars. Instances of the Event Calendar can be added to as many pages in your site as you like, so you can have multiple Calendars with different events.

Polls

The poll feature allows administrators to gauge the response of website visitors to a single question. Users can vote on predefined choices and then see the results of the poll.

Google Translate

The Google Translate module can be added to any page in order to use the Google service to translate the page's content into any of the available languages.

Google Maps

The Google Maps module allows users to add a map to any page and configure the location for display. Administrators can choose the size, type, zoom level, and whether to enable driving directions for the map.

Content Versioning

Content Versioning is available in order to keep a history of every edit for a page's content. Once versioning is enabled, a grid will appear below the editor with the previous versions. Any previous version can be compared side by side with the current version, and any previous version can be restored to the editor.

Content Scheduling

Each content module has the concept of a publishing start and end date which allows content administrators to choose when their content will appear on the site.

Friendly-URLs

Even though our CMS is database driven, you will see friendly URLs in the browser like home.aspx or whatever-you-name-your-page.aspx instead of default.aspx?pageid=19.

Site Search

As content is created and updated it gets indexed into the search module which allows users to instantly find this content in the search results. Also the view roles are stored in the index so that users cannot find things in search that they should not be able to see based on their role membership.

User Management & Content Approval Workflow

In order to affect any changes to the website, a user must login to the content management component of the website with a username and password. Each authenticated user will have a defined role such as administrator, content author or content publisher. Administrators can manage users and assign users to roles. Members of the Content Author role can login into the website and edit content on their designated pages, but they cannot directly publish content to the live website. Content Authors must submit their changes for approval by Content Publishers. Content Publishers can log in, edit content on their designated pages, and can approve or reject content in order to publish it to the live website.

Website Hosting

The new site will be hosted within VC3's hosting environment.

VC3 offers web hosting services based on usage of those services. You pay only for services you use. Pricing is based on disk usage and bandwidth usage across all of your web hosting services. We include 1 GB of Disk Space and 5 GB of Monthly Bandwidth transfer for each customer which covers most medium sized websites. Additional disk usage and Bandwidth pricing are outlined in the pricing schedule.

VC3 offers the following website-related hosting services:

Database Hosting

VC3 offers Microsoft SQL Server database hosting for enhanced site functionality. VC3 will provision the database and create any required database maintenance plans to insure optimal performance of your database services. Pricing for this service is listed in the pricing schedule.

Domain Name Services (DNS Hosting)

VC3 offers DNS hosting services. VC3 DNS servers are located in geographically disperse areas so your internet records are always available. VC3 will set up the DNS zone on VC3's DNS servers and provide assistance with transferring control of DNS to VC3 servers. Pricing for this service is listed in the pricing schedule.

Website Hosting

VC3 offers website hosting services on our shared hosting platform. Our Microsoft Windows based web servers support current Microsoft based web technologies including multiple versions of the Windows .NET framework, AJAX and ASP support as well as local SMTP services. Pricing for this service is listed in the pricing schedule.

FTP Site Hosting

VC3 offers dedicated FTP services as an alternative way to share content with others. These services are often requested for scenarios where files are too large to be made available by other means and access needs to be controlled. VC3 will provide dedicated a FTP site with an administrative tool to manage folders, users and permissions for that FTP site. Pricing for this service is listed in the pricing schedule.

Financial Investment and Terms

Services Costs

VC3 will perform the Website Development project described in this document for the fees described in the following tables. The payment schedule for the project is as follows:

- An earnest payment of half the cost is due at the start of the project.
- At the delivery of website training, the remaining half of the cost is due.

Service	Cost
Website Development (standard theme)	\$6,144

Optional Services or Features (check all that apply)	Cost
<input type="checkbox"/> Customized Theme	\$1,536
<input type="checkbox"/> Mobile/Tablet Accessible	\$1,250

Change Management

Any services provided by VC3 to the Customer outside the scope of work outlined in this proposal will result in a Change Order Request form or a separate Statement of Work. If the requested Change Order results in an increase or decrease in the cost of or time required for completion of the work, VC3 will notify Customer thereof and the adjustments will be reflected in the Change Order form. The Change Order form will not become effective unless and until it is agreed to and signed by the Customer and VC3.

Project Boundaries

Work to be performed does not include any other services except those explicitly defined and stated in this SOW. Should additional services be desired, VC3 can provide the services surrounding these tasks on an hourly basis or in a separate Statement of Work.

Project Timeline

VC3 will provide a more detailed timeline after the Project kickoff meeting.

Hosting Costs

VC3 will provide the following services and deliverables listed in Table A. This Work Order shall begin and become effective once this work order is signed and shall continue for 3 years unless terminated in accordance with the terms of the Master Services Agreement.

The Town will be invoiced monthly based on the number of units of each type listed in Table A. Additional services may be added at any time during the life of this contract at the rates listed below.

Table A: Fees Description	Units	Unit Price	Monthly Fee
Website Hosting	1	25.00	25.00
Content Management	1	65.00	65.00
Domain Hosting	1	3.00	3.00
MS SQL Server Hosting	-	50.00	-
FTP Server Hosting	-	25.00	-
Additional Storage (1 GB)	-	5.00	-
Additional Bandwidth (5 GB)	-	10.00	-
		Total	\$ 93.00

Project Acceptance

This Work Order is part of, and incorporated into, the Master Services Agreement dated TBD between Town of Weddington, NC and VC3, Inc. and is subject to the terms and conditions of the Agreement and any definitions contained in the Agreement. If any provision of this Work Order conflicts with the Agreement, the terms and conditions of the Agreement shall control unless this Work Order specifically states that a particular term and condition of the Agreement is being amended for the purposes of this Work Order.

By signing this document I agree that I am authorized to represent my organization to execute this endeavor and I certify that the proposed cost(s) are accurate and reflect any applicable discounts.

In addition, I also certify that I have read and understands all of the requirements contained in this document, and agree to be bound by the terms and conditions contained without exception.

It is understood that payment will be based upon terms that are pre-arranged with this organization and will be based on a net 15 terms and will be billed monthly.

VC3, Inc.	Town of Weddington, NC
By:	By:
Name:	Name:
Title:	Title:
Date:	Date:



January 22, 2015

Amy McCollum
Town Administrator/Clerk
Town of Weddington
1924 Weddington Road
Weddington, NC 28104

Dear Amy:

GovOffice Web Solutions is pleased to submit the enclosed proposal for your consideration. GovOffice offers a Hosted Content Management system used by over 1,400 local governments in 42 states. With our recognized expertise in web development and our company's strong commitment to providing powerful, attractive, easy to use, and interactive Web solutions at affordable pricing - we would be excited to work with you.

We have recently upgraded our solution to make it easier to embed popular social media platforms and we also provide a free mobile website to all of our clients. The hosting of your Website is included in our service; you need not be concerned with maintenance of a Web server, which requires precious staff time and additional resources.

G o v O f f i c e B i d - \$ 1 1 , 1 2 0

Your ongoing annual hosting fee would \$1,250; you are not required to sign a long-term contract.

Thank you for the opportunity to present our proposal. Please feel free to contact me at any time if you have any questions regarding the proposal or if you would like to schedule a live demonstration (webinar).

Best regards,

Ross Heupel
Marketing Director
GovOffice Web Solutions
651-270-0442
rossh@avenet.net
www.govoffice.com

GovOffice Web Solutions
2112 Broadway St. NE, Suite 250, Minneapolis, MN 55413



Website Design and Hosting Services Proposal

Town of Weddington

January 22, 2015

Key Contact:
Ross Heupel
Marketing Director
651-270-0442
rossh@avenet.net
www.govoffice.com



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About Us - GovOffice



Our History – Founded in 1999

GovOffice Web Solutions is a division of Avenet LLC, a national leader in delivering state-of-the-art Web solutions for government, education, nonprofit, advocacy and campaign sectors. Avenet was founded in 1999 and began serving local governments in 2001 through its GovOffice partnership with the International City/County Management Association (ICMA) and 12 state municipal leagues. The company is based in Minneapolis, Minnesota and has 12 full-time employees. GovOffice is a leading national provider of web sites and content management systems to local governments, serving over 1,400 cities and counties in 42 states and Canada.

Powerful, Yet Affordable

GovOffice delivers the solution you need with a whole lot less hassle and expense, including:

- Custom, professional graphic design
- Powerful, flexible Content Management, with unlimited sections and subsections
- Free mobile version of your website
- Robust online forms system for sign-ups, surveys, comment forms, polls, and more
- Audio and video files integration
- Calendars, News, Image galleries
- Security system enabling multiple users with varying levels of editing permissions to update the website

The GovOffice Value Proposition

Our population-based pricing makes GovOffice an effective, affordable solution for every size of local government. With GovOffice, you don't pay for a bunch of pricy features you don't want or need. Our solution provides all the core features used by most local governments, and enables you to add more specialized features as needed. In short, we're easier to use, more affordable, and offer the features you and your citizens need, designed to fit a government budget. We deliver the technology you need at a budget-friendly price. And as governments try to do more with less now more than ever, that's the perfect win-win for you and your constituents!

New GovOffice Clients – Launched January, 2015

Stay Connected: Search []

Home News Community Calendar Town Services & Departments Town Council Visit Summerville

SUMMERVILLE
FLOWERTOWN IN THE PINES *South Carolina*

About
Town Events
I Need...
Forms & Applications
eServices
Helpful Links
Public Notices
RFPs, Qualifications & Bids
Vision Plan
Code of Ordinances
Media Resources
Site Map

Enjoy FREE Wi-Fi in Historic Downtown Summerville

66.2°F 42°F 67°F
Most Sunny
Local Weather

Welcome to Summerville, SC

Welcome to Summerville, the Flowertown in the Pines, where charm and southern hospitality blend gracefully with the modern and progressive. Summerville is rich in history with focus on economic development that preserves the past while building for the future.

Summerville is recognized as a nurturing community, where children can grow and develop, 20 minutes from Charleston, our world-class sports venues and superior schools make Summerville a truly special place to work, live and play.

nexton

Our mission is the establishment of a quality of life for the Town of Summerville that provides a safe, healthy, beautiful and harmonious place to live and work; the development of an environment to support services and attitudes needed to foster this mission in a financially responsible manner; the commitment to achieve this mission; and the wisdom to know when to modify our mission with guidance from God. ~ Adopted by Town

Contact Us

Town of Summerville
200 S. Main St.
Summerville, SC 29483
Main (843) 671-6000
[Map this location](#)

TREE CITY USA

Community Calendar

January 2015

S	M	T	W	T	F	S
28	29	30	31	1	2	3
4	5	6	7	8	9	10
11	12	13	14	15	16	17
18	19	20	21	22	23	24
25	26	27	28	29	30	31

City of Summerville, SC - www.summerville.sc.us

New Richmond
THE CITY BEAUTIFUL *Wisconsin*

Home Departments Living in New Richmond Doing Business I Want To...

Government
Municipal Court
Agendas & Minutes
Sign Up for eNotices
Job Postings
Advertisement for Bids
Site Map

Our Mission

The City of New Richmond's primary mission is to provide its citizens with reliable, efficient and economic public services.

[Pay Your Taxes Online](#)
[January Council Meeting](#)

Welcome to New Richmond

Welcome to the City Beautiful. Whether you are a long-time resident, business owner, or are new to our area, we welcome you to our community. Beyond the bricks and mortar, streets and open spaces, the City of New Richmond is made up of inspiring natural areas, amazing schools, eclectic businesses and community members that support the common good. The City Beautiful isn't just a "town-motto," it serves as a phrase that inspires our local government to serve people with dignity and respect, to create a unique sense of place, and sets the bar of governmental action to the highest standards. We are the City Beautiful and will continue to strive to maintain this commitment in the years ahead. Welcome to our Community.

How to Find Us

View on Google Maps
318 200th Ave
New Richmond, WI 53071
218 200th Ave
Map Data © 2014 Google

News & Announcements **City Calendar**

Our Website Has a New Look

1/1/2015 - 1/14/15 02:2015

Welcome to the new and improved City of New Richmond website! It's finally here - a completely redesigned website that's easier to use, filled with great information and powered by a platform that will allow us to provide the highest quality service to the citizens of New Richmond for years to come. We've been working hard to bring you an intuitive and modern website that makes it easier than ever to find City information with a couple of clicks.

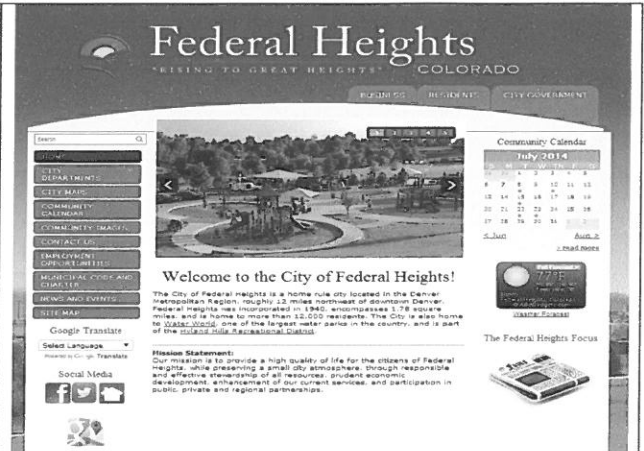
New Richmond, WI - www.newrichmondwi.gov



GovOffice Solutions Serving Local Governments in 42 States



Petersburg, Alaska - www.petersburgak.org



Federal Heights, CO - www.fedheights.org



Thief River Falls, MN - www.citytrf.net



North Miami Beach, FL - www.citynmb.com

"GovOffice worked patiently with us as we considered what our needs were in offering a new and appealing website for our community. Each phase of the transition from our old website to our new design was flawless. The end result is a fresh and contemporary website that we could not be more proud of. The Town of Windsor, Wisconsin highly recommends GovOffice for all municipalities and their website needs."

The Town of Windsor, WI Staff
windsorwi.gov

Some of our North Carolina Accounts Include:

Oxford, NC - www.oxfordnc.org

Manteo, NC - www.townofmanteo.com

Siler City, NC - www.silercity.org

Granville County, NC - www.granvillenc.govoffice2.com

"After receiving several demonstrations by web design companies specializing in government sites, I found GovOffice to be the most attentive to our needs, explaining what they offered and why, and not overselling us on features. The bonus was that the cost was much less than other comparable competitors."

Barb Rote
City Clerk
City of Oxford, North Carolina
oxfordnc.org



Technical Approach - GovOffice Content Management System *Proven Web Development Solution for Non-Technical Staff*

Every day GovOffice users efficiently manage their Websites from their office and at home--on any computer that is connected to the Internet through a Mozilla Firefox 2.0 or Internet Explorer 6.0 (or higher) browser--and they enjoy the many features that GovOffice offers:

- Unlimited number of sections and subsections are allowed to expand your site
- Unlimited number of links throughout your site
- Build a home page that includes a greeting, breaking news, upcoming events
- Online sign-up for newsletters, comment forms, polls, and surveys
- Audio and video files posted throughout the site
- Image gallery that serves as an online photo album
- News articles that can be featured and archived
- Post meetings agendas and minutes as documents
- Calendar of all community events and meetings
- Contact information of staff and elected officials
- Advanced users may switch to "HTML mode" for added flexibility
- Security system that allows multiple users with varying levels of editing permissions to update the Website simultaneously

GovOffice Site Administration Section (Microsoft based solution makes it easy to manage a website).

The screenshot displays the GovOffice administration interface. At the top, there is a navigation bar with the GovOffice logo, a user greeting 'Welcome, Ross Heupel', and links for 'Hide QuickTips', 'Help', and 'Logout'. Below this are tabs for 'Content Tools', 'Data Center', 'Site Management', and 'Security'. The main content area shows the 'Current Section: Home Page (Basic without Items)'. On the left, a sidebar lists various content types: Section Intro, Title and Intro, Attachments, Related Links, Sidebar, Image, Audio, Video, Document, Promotions, and Promotions (with sub-items like Community Events, Quick Poll, Quick Links, etc.). The main editor area is titled 'Section Intro' and contains a 'Section Title' field with the text 'Welcome to Our Website'. Below the title is a rich text editor with a menu (File, Edit, Insert, View, Format, Table) and a toolbar with icons for Save, Paragraph, Font Family, Font Sizes, Bold, Italic, Underline, Bulleted List, Numbered List, Indent, Outdent, Text Color, Background Color, Link, Unlink, Image, Table, and Table of Contents. The editor content area contains a paragraph of text: 'GovOffice Web Solutions is a division of Avenet LLC, a national leader in delivering state-of-the-art Web solutions for government, education, nonprofit, advocacy and campaign sectors. Avenet was founded in 1999 and began serving local governments in 2001 through its GovOffice partnership with the International City/County Management Association (ICMA) and 12 state municipal leagues.' At the bottom of the editor are 'Audit Log', 'Cancel', 'Preview', and 'Save' buttons. On the right side, there is a 'Quick Tips' box with instructions on how to use the 'Section Title' and 'Section Intro' fields.



Web Hosting Included	Standard	Optional
Up to 1 GB (1,000 MB) of stored uploads and regular maintenance of CenturyLink servers	✓	Additional storage is available for larger communities
Secure Tier 3 Hosting	✓	
Nightly Backups Included	✓	

All GovOffice customers are provided secure, Tier One hosting at a CenturyLink Data Center, which ensures the highest levels of security and firewall technology, powerful and reliable servers and systems, and robust bandwidth. Specifically designed to provide state-of-the-art hosting for mission-critical Websites and enterprise applications, CenturyLink Data Centers provide the premier level of corporate hosting. Your site data resides on one of the most advanced OC-192 broadband networks in the world.

CenturyLink Data Center are staffed 24/7 with highly trained technical engineers. In addition, the CenturyLink Call Center adheres to a strict escalation procedure to help ensure that GovOffice's applications are available to our customers at all times. It is noteworthy that CenturyLink Data Centers were constructed to withstand natural disasters, such as earthquakes, tornadoes, and floods. This has brought the utmost value especially to our clients in regions of the country that experience severe weather capable of knocking out telecommunications and utilities.

Technical Support Included	Standard
Live 2-hour training session (webinar) provided to all new clients and new site administrators	✓
No fees for future training sessions	✓
Live technical support	✓
Online Help Guide with Videos	✓

Training Experience

Most training sessions only take two-hours, if you have a basic understanding of Word or PowerPoint, then you'll easily pick-up our Content Management System. We'll schedule a training session that fits your schedule, sessions are conducted over the Internet and phone, no expensive on-site meetings are necessary. No charge for future training sessions with new staff.

Customer Service

The Customer Service Center is open Monday through Friday, excluding national holidays, from 8:00 AM to 5:00 PM (Central Standard Time), and it provides assistance to customers in the areas of initial online training of the GovOffice tool, additional training (if needed), technical support of Websites, and more.

GovOffice Provides:

- Online Training Sessions
- Toll-Free Phone Support
- Quick-Tips
- Online Help Guide – includes training videos
- Support Documents



Administrative Website Management	Standard
100% Web-Based Content Management	✓
Unlimited Number of Editors	✓
Permission Level Management	✓
Edit Preview Feature	✓
Data Storage Tracker	✓
Audit Log – reports editing activity of each page	✓
Site Statistics and Google Analytics	✓
ADA Compliant	✓
HTML Editor Option	✓

The GovOffice Content Management System (CMS) will enable your community to rapidly deploy and manage its own high-tech and interactive Website at a fraction of the cost of traditional Web development.

GovOffice requires no specialized software skills, and it allows staff to administer the site anytime, from anywhere (with Internet access and a Web browser). GovOffice CMS is a database driven web application based upon underlying Microsoft technologies, including SQL Server.

Our Software as a Service (SaaS) hosting model means your website will be worry-free. GovOffice provides the hosting, technical infrastructure, upgrades and maintenance, saving you time and money.

No additional software is required – we provide everything you need!

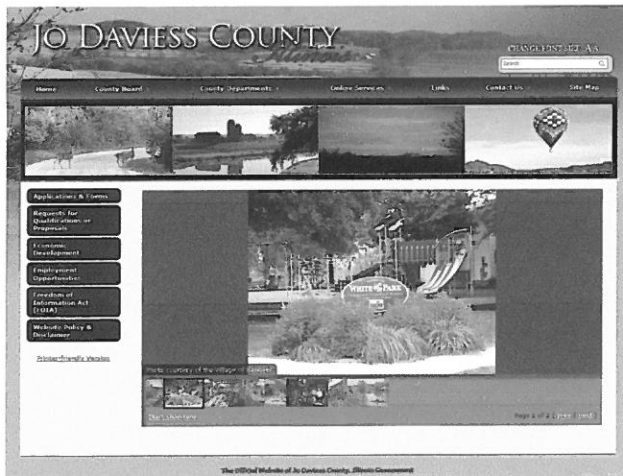
GovOffice Key Features	Standard
Easy-to-Use Editor - Non-Technical Staff	✓
Import, Type, Spell-Check Text	✓
Load Documents – Agendas and Minutes	✓
Upload Photos	✓
Events Calendar	✓
Newsletter Registrations	✓
Display Job Postings	✓
Apply Sidebars	✓
Cross Promote Section Headlines - Promotions	✓
Directories	✓
Post Announcements	✓
Frequently Asked Questions	✓
Printer Friendly Option	✓
Site Map	✓
Search Engine – entire site or per section	✓
Image Gallery Slideshow	✓
Password Protected Sections	✓

Enhanced Interactive Features	Standard
E-Newsletter Solution	✓
Citizen Alerts	✓
Service Request - Report a Problem Forms	✓
Community Survey Forms	✓
Polls that Display Results	✓
RSS Weather and News Feeds	✓

Image Gallery Slideshow Feature Included

The Image Gallery data type allows you to create an online photo album, where you may post several images to a single web page and control their order and captions. The images will appear as thumbnails, and any image can be enlarged simply by clicking on it.

The Image Gallery is commonly used to post pictures of community events, city parks, or to show the progress of construction projects.



Third Party Applications – No Issues!

Unlike some hosted CMS solutions we allow our clients to embed or link third party solutions to their GovOffice website. No extra fees, we highly recommend using I-Frames whenever applying third party solutions.



Mobile Website Solution – Mobile Friendly

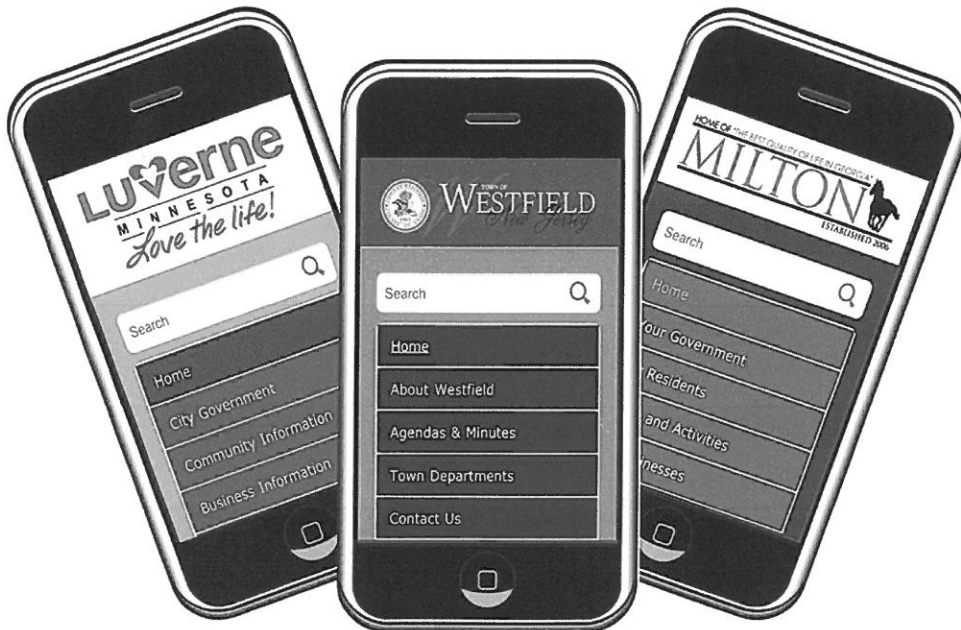
As the use of smartphones continues to increase among US consumers, citizens have the ability to access their local government website with greater ease and frequency. Using the best in Responsive Web Design (RWD) technology, GovOffice Mobile™ will allow you to reach your constituents anywhere, anytime, and on any modern mobile device.

GovOffice Mobile includes:

- Included in core package – no fee
- Compatible with all modern mobile devices
- Large, easy-to-tap navigation menu buttons
- Intuitive navigation structure
- Edits to desktop website appear automatically on mobile website
- Mobile website delivers all content that the desktop website provides
- No downloads or updates necessary
- No activation necessary
- Search feature included
- Facebook & Twitter icons can be applied
- Desktop Version option

Custom Mobile Design – Included with Premium Solution Design

As an optional upgrade, the GovOffice Design Team will develop a customized mobile design for your organization that incorporates your choice of master and accent colors, a stylish font treatment for your header, and your official logo. Mobile design included in Premium Solution Design Package.





GovOffice Optional Services



Citizen Service Request Forms

GovOffice SuperForms provides a robust, interactive system for engaging citizens. Automate procedures, reduce costs for printing and mailing, and provide 24/7 services to citizens. This robust module enables you deploy online forms for:

- Public Works Complaints/Services (street light out, pothole, graffiti, etc.)
- Satisfaction Survey (for entire website, one department, etc.)
- Contracting/Vending Bids
- Parks/Facilities/Sports League Registration
- Start/Stop Utilities

Report Lost/Found Animals

\$125 setup fee, annual hosting rate applied (per population tier).

See examples – www.govoffice.com/superforms



Online Payments

Increasingly, citizens expect to conduct financial transactions electronically, 24/7/365. GovOffice has partnered with MunicipiPAY, an industry leader in electronic payments, to create a simple, secure and convenient solution: GovOffice ePayment. In as short as 1-2 weeks your government office may begin accepting credit card payments for:

- Property taxes
- Parking tickets
- Auto and boat registration fees
- Utility payments (water, sewer, etc.)
- Court and bond fees
- Fish and game licenses
- And more!
- No annual fees for local governments!

www.municipipay.com



**GovOffice Web Solutions Proposed Quote
Town of Weddington, NC – Population 10,000**

Our population-based pricing makes GovOffice an effective, affordable solution for every size of local government. With GovOffice, you don't pay for a bunch of pricy features you don't want or need.

STARTUP FEES	Price	Annual Fee
GovOffice CMS License Fee	\$2,100	No
Annual Hosting, Maintenance and Customer Service	\$1,250	Yes
Premium Solution Design -Custom desktop design -Mobile website design -Homepage Content Setup Service	\$4,895	No
Auto Image Slider - Optional	\$1,000	No
URL Domain – Redirect Fee (CenturyLink service)	\$75	No
Mobile Website	No fee	No
Online Payments – MunicPay Solution - Optional	No fee	No
Content Transfer Services – Site Migration - 15 Hour Project Key documents less than two-years old would be transferred.	\$1,800	No
Grand Total to launch New GovOffice Website – Not To Exceed Quoted hosting fees include up to 1,000 MB of uploaded files (images, PDF's, native MS Office files, audio, and video).	\$11,120	\$1,250

GovOffice Annual Service Package Includes:

- Unlimited bandwidth & Cloud-based hosting up to 1 GB of uploads
- Unlimited toll-free technical support for staff
- Online training/re-training of Content Management System (CMS) software for staff
- Daily backups of stored website content and design files
- Maintenance of Web servers and their installed security systems
- 24/7/365 access for an unlimited number of Administrative users
- Secure SSL Administrative website
- Upgrades of Content Management System
- GovOffice Mobile for optimal website display on smartphones
- Access to help.govoffice.com website & video tutorial library



Development and Scope of Work

The implementation timeline for deliverables is subject to client participation, direction and approvals. Your new GovOffice website can be deployed within two - three months.

Project	Time to Complete	Timeline
Site Creation	1 day	X
Content Transfer	12 weeks	XXXXXXXXXXXXX
Design/Programming	10 weeks	XXXXXXXXXXXXX
Homepage Content Setup	1 week	XX
Design Review Upload	1 week	X
Staff Training	One day	X
Prelaunch Review	2 days	X
Domain Redirect	1 day	X

Key City Staff Responsibilities include:

- Provide new site map for content transfer project
- Assist GovOffice staff with design mockup, provide community based photos and be able to respond to timely design reviews and revisions.
- Complete training session
- Review recommended homepage content setup
- Conduct prelaunch site review
- Assist with the URL redirect process – contact domain provider



Project Team for Web Development Project

GovOffice Team Bios – Programming and Design Staff

Amy Finken serves as Vice President Operations and Development. She has held a wide range of key management positions in the public sector. In addition, Ms. Finken has extensive public policy and management experience in both state and federal government. She is responsible for the project management, operations, and administrative activities of Avenet as they meet the daily needs of hundreds of customers. She also manages the national customer service center operation that provides support to the customer base of Avenet as they build and maintain their own websites. Ms. Finken is a graduate of Concordia College, Moorhead, Minnesota.

Janelle Gulka is Avenet's Lead Graphic Designer, with degrees in both Computer Information Systems and Business Administration. She has over 13 years of experience creating web site designs, templates and layouts for commercial clients, nonprofit organizations and hundreds of local government entities.

Bryan W. Mickelson is the lead Network Administrator and Senior Developer for Avenet. He's been developing solutions with Avenet for 10 years and holds many Microsoft certifications. Bryan specializes in enterprise server side architecture, and has also been working with newer client side technologies and implementation for the last three years. Prior to joining Avenet, Bryan served for two years as Solutions Architect for a leading regional Internet development and Internet security company, and five years as Software Developer for an insurance applications development company.

Dawn Heskin is Avenet's Customer Service Manager who offers over 10 years of experience in training clients, assisting clients with website, domain name, and e-mail questions, website analysis, and content migration. She has a Bachelor Degree in Business Management with a specialization in Management & Marketing.

Recommended Designs for Weddington, NC – Example 1

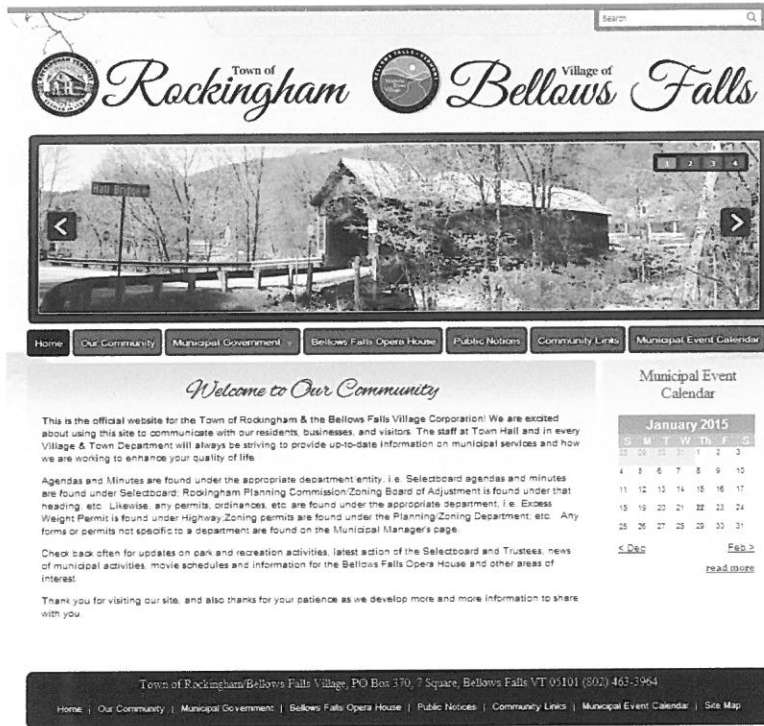


Fort Mill, SC - <http://fortmillsc.gov>

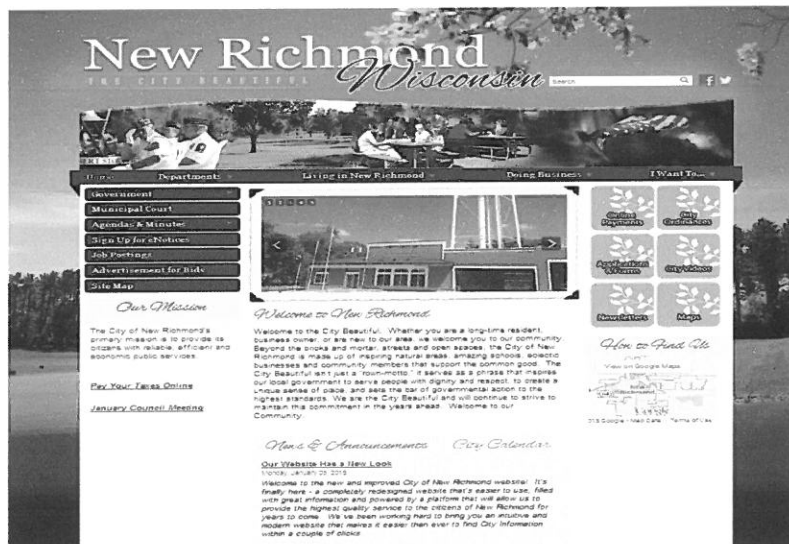


Example of Interior Banner – client receives four custom interior banners

Recommended Designs for Weddington, NC –Examples 2 and 3



Key Feature – large Image Slider Images
 Town of Rockingham, VT - www.rockbf.org



New Richmond, WI - www.newrichmondwi.gov
 Staff recommended design – very popular design format



GovOffice References – New Carolina Specific

City of Conover, NC
www.conovernnc.gov
Client since 2008

"GovOffice has provided a visually appealing and easy to navigate website that allows the City the ability to provide our citizens up to the minute information and online services that rival much larger cities, at a fraction of the cost."

Christopher Niver
Director of Information Technology
828) 464-1191 ext.2999
chris.niver@conovernnc.gov

City of Oxford, North Carolina
oxfordnc.org
Client since 2014

"After receiving several demonstrations by web design companies specializing in government sites, I found GovOffice to be the most attentive to our needs, explaining what they offered and why, and not overselling us on features. The bonus was that the cost was much less than other comparable competitors."

Barb Rote
City Clerk
919-603-1100
brote@oxfordnc.org

City of Roseboro, NC
roseboronc.com
Client since 2012

"I am so pleased the Town of Roseboro chose GovOffice Web Solutions for our website needs. We were looking for a website solution that could easily be updated by town employees and that was appealing to our citizens. GovOffice is that and more. The start-up cost is very reasonable, especially considering the outstanding training and customer service you receive."

Alice Butler
City Council Member
910-385-7958
butlertarheel2@gmail.com



GovOffice is a national leader in local government websites. With 14 years of experience and over 1400 communities served, GovOffice is a **proven Web solution you can count on.**

Best Value in Government Websites

Serving over 1400 local governments creates many efficiencies and we pass these savings on to you. Plus, our population-based pricing makes GovOffice an affordable solution for any size local government.

GovOffice provides all the core features you need and enables you to add more advanced online tools as you grow. In short, GovOffice is:

- Easy to use, with worry-free hosting
- Robust and scalable, with the best mix of in demand features
- Priced to fit a government budget

Content Management System

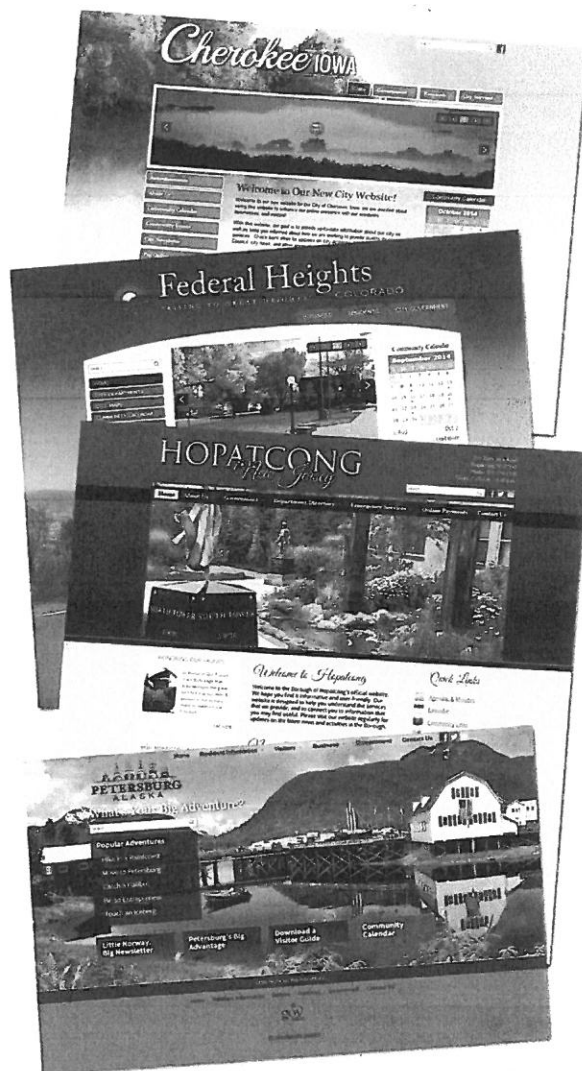
Our **powerful, flexible Content Management System (CMS)** is a proven easy-to-use tool that even non-technical staff can master.

The GovOffice CMS allows an unlimited number of users to manage and update website content and features including: text, documents, image galleries, links, forms, calendars, RSS feeds, job openings, audio and video clips and more! govoffice.com/cms

Custom Designs

Our experienced graphic designers will work with you to **develop a unique image and brand to showcase your community.**

Our team will develop a professional, modern design to meet your goals while incorporating Web best practices for optimum usability. An engaging graphic design improves the user experience while featuring what makes your community special. govoffice.com/design



CONTACT US TODAY, GO LIVE IN WEEKS!

GovOffice.com | sales@govoffice.com | 877.564.4979, press 3



Proposal for

Town of Weddington
RFP – Website Design and Hosting

February 6, 2015



TOWN OF
WEDDINGTON

Mia Holshouser

mia@graniteskydesign.com

704.892.6882 PH
704.572.8437 CEL
704.892.9079 FX

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Huntersville, NC 28078

graniteskydesign.com

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LETTER OF TRANSMITTAL:

It is with pleasure that we, Granite Sky Design, Inc., submit this proposal to you for the web development initiative for the Town of Weddington.

We have a rich history of working with governments, non-profits and corporations on many diverse marketing projects. We understand the complexities of having to accomplish much with limited budget dollars – thus, your communication tools are crucial as you endeavor to serve all customers in an open and responsive manner.

Specific examples of government work include the Town of Huntersville, City of Concord, Town of Matthews, Anderson County, City of Statesville, Town of Harrisburg and the Town of Topsail Beach. We have produced marketing initiatives and websites that have been used effectively to promote City services and programs as well as the City itself.

Granite Sky Design, Inc. is a 100% woman owned and operated business and is HUB certified with the State of North Carolina. We provide excellent design and technology and extensive marketing experience ensuring all your marketing needs are not only met but your goals are also obtained.

We look forward to working with your organization as you begin this exciting process. We are available to begin work immediately.

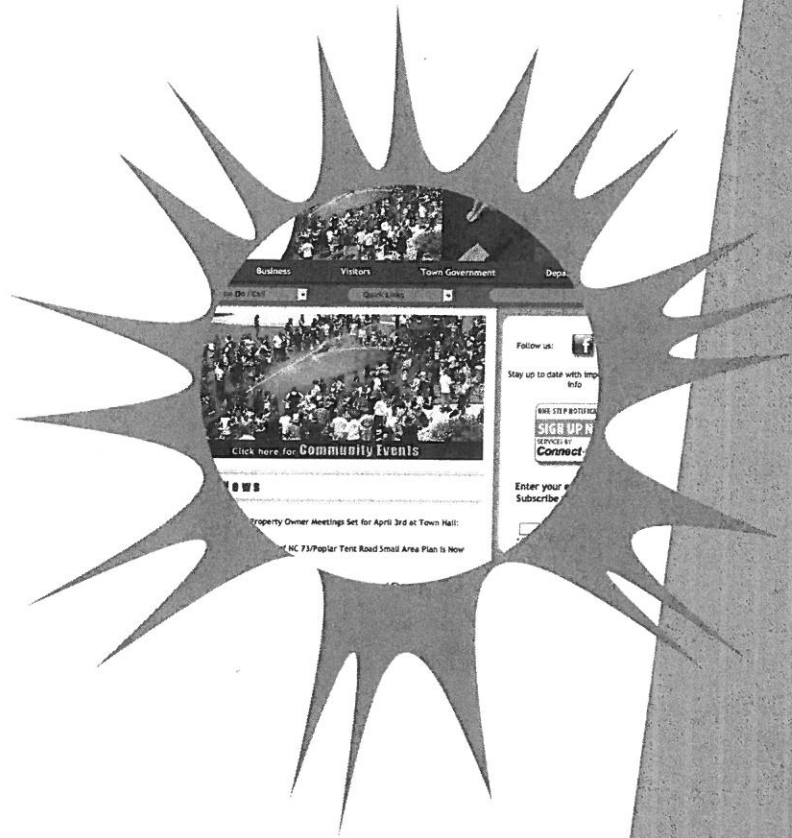
Mia Holshouser
President

704.892.6882
704.892.9079 fax



For more than a decade, the City of Statesville has relied on the knowledge, creativity and technical service of Granite Sky for website development. Their advice and skills are invaluable and have allowed us to provide the public with a site that is attractive, informative and easy to use.

– Nancy Davis
Public Affairs Director, Statesville, NC



Project Overview

Granite Sky Design worked closely with us to organize a complete public education program for the City's new recycling program. The Granite Sky team was creative and responsive in addressing our needs and developed professional marketing materials that were clear and concise. The collection of recycled material exceeded our projections in the first 6 months due in large part to our successful marketing campaign.

- Jim Greene
Deputy City Manager, Concord, NC

EXECUTIVE SUMMARY

Our approach to design and implementation of municipal websites has had a proven track record for over 17 years. We understand that municipal websites are completely different, they are a communication tool for their citizens, businesses and their prospective businesses. And we understand that citizen communication and education are completely different than traditional marketing and advertising.

Our sites are built in a way that accomplishes both, the citizen communication/education component and the business component. We have done our research, we know what works, we know what your current and prospective visitors are looking for and we build our sites to accomplish their needs.

We are not shooting in the wind and hoping we know how to build a quality municipal site. We know what we are doing and our success speaks for itself!

Our commitment is to meet the specific objectives that were mentioned, while at the same time not forgetting what we perceive to be the overall goals of the project:

- Develop and implement a new website that is both easy to maintain and easy for citizens to use.
- Project management

We offer the best of both worlds: Excellent design and marketing, and state-of-the-art technology. We bring specialized talent, 100% commitment and guarantee of deliverables, all with a single contact and invoicing - making for easy management for you.

PROJECT TEAMS

- CLIENT TEAM: Town of Weddington
- CLIENT TEAM MANGER: To Be Determined
- PROJECT TEAM: Granite Sky Design, Inc. (GSD)
- PROJECT TEAM MANAGERS: Granite Sky Design, Inc. – Mia Holshouser and Jerod Brown

We are a dedicated and loyal team with diverse backgrounds that enable us to understand and embrace our clients' objectives. We love what we do and it shows in the results our clients realize.

– Mia Holshouser, President

Plus we're
pretty fun to
work with!



This Is Us

CORPORATE BACKGROUND AND EXPERIENCE

- FOUNDED: 1990; Purchased by current owner and previous employee in 2000
- OWNER: Mia Holshouser
- COMPETENCIES:

Marketing Plans and Consulting

Website Design

Annual Reports

Campaigns

Print Collateral

Brand Development

Granite Sky Design, Inc. has a rich history of working with governments, corporations and non-profits on many diverse marketing projects. We understand the complexities of having to accomplish much with limited budget dollars. We also understand the multifaceted complex layers of government and the abundant services you provide, making your communication tools crucial as you endeavor to serve all citizens in an open and responsive manner.

Specific examples of government work include the Town of Huntersville, City of Concord, City of Statesville, Town of Matthews, Town of Mooresville, Town of Mt. Airy, City of Gastonia, City of Monroe and Town of Cornelius. We have partnered with these entities to produce branding campaigns and marketing initiatives for multiple departments such as Parks and Recreation, Stormwater, Solid Waste and Recycling, Transit, Economic Development and Websites that have been used effectively to promote the services and programs offered as well as the surrounding area.

Granite Sky Design, Inc. specializes in branding initiatives, graphic design, marketing plans and campaigns, website design and implementation, event planning and strategic planning. The firm, which was founded in 1990, was purchased by Mia Holshouser, a former employee, in 2000. We are a 100% woman owned and operated business and we are certified with the state of North Carolina as a HUB vendor.

TYPE OF MARKETS SERVED:

City Government

Not-for-profit

Public Transportation

Retail

National Corporations

Associations

Our primary focus is to develop strategies that will assist our clients in achieving realistic goals. We accomplish this through the following:

- First and foremost, listening and understanding your goals, needs and preferences.
- Research and analyze current market share, competitive market share and potential market share. We review the information gathered and provide recommendations that we believe will be most beneficial and appropriate for the project's success.
- Brainstorm & analysis, taking into account all the information gathered from both our client and our research. We throw all ideas out into the open; the good, the bad and the far out, and from this we develop concept ideas.
- Concept and design, concepts are refined into tight comps that are presented to the client. Taking client feedback into account, the design is finalized.
- Work closely with appropriate vendors to ensure quality of final product.

With this thorough approach, we are able to hit the target market successfully and quickly. Our experience in both the private and public sectors enables us to identify different market segments and target those markets to each according to their needs.

We provide our clients with strong recommendations that successfully meet the objectives that were outlined in the marketing plan while working within time and budget constraints.

OUR TEAM

BRIEF BIOGRAPHIES OF ALL WHO WILL WORK ON ACCOUNT



Mia Holshouser, *Principal Consultant/Owner, Project Manager* – Primary contact Mia was an employee of the company for 4 years when she purchased the business in 2000 and has continued to foster relationships with old clients and expand the client base to new territories. She brings a unique approach to the marketing field that most professionals in her position do not, she is not a designer, she is a listener and strategist. She strives to delve into the organization she is working with to get a clear and concise understanding of the project and then relays the critical information to her team. Mia has worked with local municipalities for more than 13 years and has a strong understanding of the workings of local government and the importance of citizen education. She has sat on multiple committees within local municipalities to plan projects for up to a year prior to their launch.

Deanna Wilson, *Creative Director*

Deanna has over 23 years' experience in the graphic design industry and has produced many award-winning designs. Her background in mechanical engineering gives her a detail oriented approach while her graphic design and fine art background keeps her designs fresh and relevant. Deanna strives to give each organization she works with a unique look and feel that reflects their mission and identity while effectively reaching and influencing their target market through print and web alike.

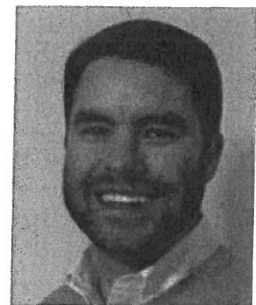


Jerod Brown, *Project Manager*

Jerod's strong business understanding enables him to fully grasp the big picture of each project. Because of this, he is able to make sound recommendations as the project progresses. With a triple major in political science, economics and business, Jerod is able to look at a project from many different perspectives. He understands the economic impact of a strong presence within the community for continued development and growth.

Sam Blair, *Lead Web Developer*

An industry expert with more than 15 years of experience in web design, software development and project management, Sam has a proven ability to deliver results. Sam has worked in the corporate field and also as a freelance consultant delivering dynamic web applications with a concentration on content management systems, mobile integration and database architecture.



Chad Gilbert, *Project Assistant*

Chad joined our team initially as an intern after graduation from UNCC with a BSBA in Marketing. Since joining our team as an employee he has been a true asset. Chad has worked on many client projects, prepared proposals and participated in client meetings. He has started managing our web clients and provides client training.

Fran Oliphant, *Project Assistant*

MIA B. HOLSHOUSER

704.892.6882 work • 704.572.8437 cell
mia@graniteskydesign.com

16315 Northcross Drive, Suite C, Huntersville, NC 28078

WORK EXPERIENCE

2000 – Present

GRANITE SKY DESIGN, INC

President

In 2000 bought Studio B DesignWeb from previous owners and in 2002 the name was changed to Granite Sky Design, Inc. Day-to-day business operations, personnel, major purchases, accounts payable and receivables. Responsible for new business efforts and service and retention of current clients. Proposal writing, meeting facilitation, marketing plan research and writing, presentations to boards and councils. Project management and strategic planning oversight. Design liaison with clients, designers and vendors. Art direction for print and web products and services.

1997 – 1999

STUDIO B DESIGNWEB, INC

Account Executive

Responsible for sales of print collateral and website design. Services to industrial, commercial and local government accounts. Worked with new customers to develop marketing plans to help organize and prioritize advertising, web and promotional needs of the client.

1990 – 1997

B & P CONSTRUCTION

Co-Owner – Project Manager

New client relations; Project estimating; Ordering material to complete project; Managing workers on the project

INGERSOLL-RAND

Executive Assistant

Managed Engineering department of 26 engineers and 3 top level managers. Maintained schedules, coordinated domestic and international meetings and travel, assisted in annual presentations for Global operations.

ZOO WORLD PETS

Owner

Domestic & Exotic pet store. Extensive travel in United States to locate exotic animals from around the world. Attended and worked at exotic animal sales in the West and Mid-West United States. Maintained inventory, employees and oversight of operations.

COMMUNITY

Active member of Morning Star Baptist Church and assists with Weekend Rescue (a recovery program)

DEANNA WILSON

704.892.6882 work
deanna@graniteskydesign.com
16315 Northcross Drive, Suite C, Huntersville, NC 28078

EMPLOYMENT

1994 – Present

GRANITE SKY DESIGN, INC
Huntersville, NC
Art Director

Brainstorm, research competitors and like industries, concept and design for all client projects. Illustrations, paintings, sketches. Design both printed collateral and websites for our clients. Keep a broad resource library for reference for new projects. Work direct with clients when appropriate to ensure the most accurate concept from the project start.

1979 – 1992

IBM – Charlotte, NC
Graphic Design – internal design team 1989 – 1992

Mechanical Engineering 1979 – 1989

- ▶ Drafting Technician 1979 – 1980
- ▶ Department Head/Vendor Liaison for drafting department 1980 – 1981
- ▶ CADAM User Interface for mechanical house, Charlotte 1981 – 1986
- ▶ Support to engineering departments 1986 – 1989

EDUCATION

Continually takes fine art classes
CPCC – Advertising & Graphic Design
CPCC – Mechanical Engineering Technology

ACCOMPLISHMENTS

Illustrated and Wrote *Within Me – hope for a new joy*

COMMUNITY

Stephen Minister and active member at Davidson United Methodist Church

JEROD S. BROWN

704.892.6882 work • 704.677.5487 cell
jerod@graniteskydesign.com
16315 Northcross Drive, Suite C, Huntersville, NC 28078

WORK EXPERIENCE 2008 – Present

GRANITE SKY DESIGN, INC.

Responsible for all project management inside the office, job tracking, vendor relations, media research, negotiations and buying, new equipment research and recommendations. Website training and management. New business relations and client retention. Meeting/Event planning and on-site coordination.

2006 – 2008

SODEXHO CORPORATE

- ▶ Student Board of Directors; National Board of 25 Students
- ▶ Focus on Revenue Building; Satisfaction Building
- ▶ Vendor Partner Involvement; Vendor Process Testing
- ▶ Planning and implementing marketing and promotions for all Campus Services across the United States for the following year.

2005 – 2008

SODEXHO (Emory & Henry College)

Student Manager, scheduling students, new hire safety training office administration, CBoard system, Trac Cash, set up student accounts, assist in payroll, maintain inventory system weekly for ordering, catering, scheduling events, manage events and assist in catering events, supervise line when short staffed, complete understanding and ability to carry through operations for running front line, cooking and baking. On-call person for evenings and weekend duty for CBoard and Trac Cash.

2005 – 2006

GRANITE SKY DESIGN, INC.

- ▶ Team member for client accounts
- ▶ Research and recommend media buys (TV & Radio)
- ▶ Research and purchase new office equipment
- ▶ Request bids for new projects and select vendors
- ▶ Develop and implement new bid tracking system

2005 – 2006

CIRCLE B INC.

- ▶ Organized the accounting system, development and implementation of budget
- ▶ Preparation of paperwork for sell of a multi-million dollar apartment complex

1999 – 2005

LAZY 5 RANCH

- ▶ Booked reservations, assisted in purchase of new office equipment and set-up
- ▶ Sold admission to the park, managed the gift shop

EDUCATION

EMORY & HENRY COLLEGE – Triple Major: *Political Science* with Pre-Law focus, *International Business* and *Economics*

WEST ROWAN HIGH SCHOOL – Honors and NC Scholar

ACADEMIC AWARDS

EMORY & HENRY SCHOLARSHIP (4 years)

LEADERSHIP EXPERIENCE

EMORY & HENRY COLLEGE Resident Advisor – 05/06; 06/07; 07/08
Student Senator for District 6 – 06/07

SODEXHO

Student Manager 2006 -2008
Student Board of Directors 2007 - 2008

APPALACHIAN STATE UNIVERSITY

Summer internship abroad with Welsh Government - 2007
Working in impoverished areas on Economic Development

REBUILDING HOPE

Started Non-Profit Organization to support Tsunami Relief

J. SAMUEL BLAIR

704.892.6882 work • 704.616.8071 cell
sam@graniteskydesign.com
16315 Northcross Drive, Suite C, Huntersville, NC 28078

WORK EXPERIENCE

2012 – Present

GRANITE SKY DESIGN, INC.

Lead Web Developer (2013)

Web Development Contractor (2012)

- ▶ Responsibilities include all oversight and management on website development projects including custom database architecture and infrastructure development.
- ▶ Oversees and maintains dedicated servers and hosting for client sites.

2012 – 2013

ELECTROLUX NORTH AMERICA

Manager, B2B Social Software & Content Systems – Digital Marketing

- ▶ Oversee development and management of the North American vendor and client portal for all major appliance brands including Electrolux and Frigidaire. The portal offers real time product data as well as marketing materials, sales tools, and brand assets.
- ▶ Serve as project lead for a nationally adopted iPad application used by all sales and field employees. The application serves as a social and informational sales tool that includes key offline features for use in remote customer locations.
- ▶ Spearhead the mobile connectivity initiative for an emerging new business segment involving new product and service offerings.
- ▶ Create request for proposals and business requirement documents that are used as the basis for decision making on proposed marketing implementation projects and vendor selection.

2004 – 2012

TIME WARNER CABLE MEDIA SALES

Web Manager – National Operations/Marketing (2006)

Web Software Engineer/Graphics Developer – Technology Services Group (2004)

- ▶ Led development of a new company intranet and consumer website (ASP.NET (VB), SQL Server) as Project Manager. Coordinated, motivated, and organized vendors, contractors, and internal employees to ensure timely completion of project. The effort was incorporated across Time Warner Cable Media's entire footprint, encompassing 6 regions and 78 markets.
- ▶ Conceptualized and implemented a social media driven "daily deal" website that generated user activity from Facebook and Twitter campaigns as well as geo-targeted email campaigns.
- ▶ Managed all corporate web applications, including Project Management for internal application development and design. Collaborated with 6 regional IT developers to manage and train for launch of new corporate web applications.
- ▶ Partnered with a team to create the company intranet, twcable.com. Personally developed web graphics. Participated in Interwoven's TeamSite integration.

2001 – 2004

BLUMENTHAL PERFORMING ARTS CENTER

Web Manager – Marketing Services Organization

- ▶ Conceptualized, developed, and maintained over thirty websites for Charlotte area companies, including Opera Carolina, The Charlotte Symphony, and the North Carolina Dance Theatre.
- ▶ Designed, hosted, and maintained public facing website for the Blumenthal Performing Arts Center. Maintained and customized their ticketing software system (Paciolan).
- ▶ Managed web projects, including customer interaction and sales, for several local businesses. Developed and implemented web marketing plans and email blast campaigns.

EDUCATION

UNIVERSITY OF SOUTH CAROLINA – B.A., Management and Marketing , Dean's List

PROJECT MANAGEMENT INSTITUTE – Project Management Professional (PMP)

TECHNICAL PROFICIENCIES

MS Project • MS Visio • UI Tools: jQuery, Bootstrap, CSS3, Boilerplate • .NET Entity Framework
Google Web Analytics & Adobe Site Catalyst Omniture • MS SharePoint Portal 2007+
CMS: Interwoven's TeamSite, DotNetNuke 4.0+, Ektron 8.0+ • Macromedia Dreamweaver CS3 –ASP,
ASP/.Net, Cold Fusion, PHP, XML • Microsoft Visual Studio.NET – C# & VB.NET • MS SQL Server
2005, 2008, MySQL • Photoshop CS3, Fireworks CS3, Illustrator CS3, Flash CS3 • Oracle 9i +

We chose Granite Sky Design to do our website as our website redesign committee felt confident having a firm local to NC and our region, that they would be responsive to our needs and be willing to have a relationship with our town beyond the parameters of a contract. We found they were very understanding of our fiscal constraints at the time in getting a new website created and were very flexible in setting up a payment schedule for our project. They also helped us create a professional banner scheme to promote the town at economic development and other events. Again, they worked with us from design to creating a project that fit within funds the town had available from a grant for economic development. This was the first time such a product had been produced for our town and it turned out great! With limited staff and marketing resources, GSD has been a huge help in navigating the various options from a marketing and collateral perspective and have proven to be great partners in promoting our town.

– Current Client
Assistant to the Manager



Scope of Work

SCOPE OF WORK

WEBSITE DEVELOPMENT SERVICES

DEVELOPMENT PROCESS

Research

We research other comparable entities to analyze what they are showcasing and how they categorize and display their navigation and information throughout the site. We also look at your organization and what image you want to project in the community as well as the nation as well as facilitate meetings with stakeholders and employees. This phase will also include defining the requirements for any needed third party applications and/or custom integrations.

Site Organization

Next we focus on the organization of the site, developing a schematic for the flow and page layout. This is one of the most important parts of any web development project. It is most important to focus on the end-user of the website and their ability to navigate quickly and easily throughout the site.

Design

From here we begin the design phase. Unlike many firms we build completely custom websites. We do not begin with a template or predetermined website format. Our designers begin with a blank page and using all of the gathered information from the research and the schematic we begin developing the site always keeping the end-user in mind. We look at every aspect of the design from a marketing standpoint to ensure the correct message is being carried throughout the site.

Programming and Development

Once the design is complete and agreed upon the project is handed over to our programmers where they build the framework, page skins for the site and install the Content Management System. Once they are about 75% complete with the programming we will schedule a training session with your team that will be maintaining the site.

Testing the Training

During the training process we like to set hard deadlines for getting content migrated and up-to-date and also establish a "Go Live" date. Before we launch the site we will preform extensive testing to ensure the site is working properly and will be cross-browser compatible.

We will develop your site to deliver information quickly, with superior content management and technological standards. The design of your site will incorporate an administrative function that will allow you to conveniently add and change content.

Site and Page Consistency: We utilize modules, containers, templates and cascading style sheets to present a consistent image from page to page. This makes it easy to add new text to a page that fits well with the font and layout settings for that page. Using the WYSIWYG editor, site content managers will have the flexibility to change fonts and other aspects of the page layout on an as-needed basis.

Usability standards and testing: We follow the "3 clicks to content" rule of thumb for all of our websites with a design that is easy to use for the novice web user as well as the expert. In addition, DNN supports the Web Content Accessibility Guidelines provided by the W3C as well as ADA requirements under section 508 subsection 1194.22 of the Rehabilitation Act.

YOUR ROLE

The project team will be responsible with helping to identify and schedule stakeholders within the community that would be included in focus groups, as well as the Team involvement in the initial concept meetings and presentations as listed in the project time line. Signoffs will be conducted at the end of each phase in the project. Lastly we will work with the municipalities Team to identify the different security rolls within the staff and what access different users will maintain, in preparation for training.

SITE SPECIFICS

Along with the standard site amenities as listed on the following pages under the DNN section your site will also:

- Provide a link for visitors to sign up to receive future email newsletters, eblasts or updates by utilizing third party email service provider integration.
- Provide an online form for the user to request more information or contact you.
- As part of the research phase the social media strategy, requirements and architecture will be developed.
- Google Translate can be installed on site.

Once the initial presentation of your site has been made we will give your team time to review the site and make request for changes and edits to the layout, once these are made you will be provided revised files for review, upon signoff of the site design we will begin programming. Once site is in programming, any changes that are made at that point will be considered a change of scope and may incur additional cost.



CONTENT MANAGEMENT SYSTEM

The goal of every web development firm is a long term relationship with their clients. What makes us different? We want to give you the freedom and power to choose the best partner – now and in the future.

Some web development companies utilize proprietary content management software or write the code behind their websites “from scratch”; this results in sites that are expensive to maintain, difficult to administer, and locks you into using them for all updates or risk an expensive transition to another vendor.

We have chosen a different path by using an open source platform and content management system (CMS) DotNetNuke (DNN). We accept that we must make it easy for our clients to change vendors; we accept that we must always be accountable for delivering results or risk losing the relationship; we accept that our clients want the ability to manage most of their website content without having to call us for support. So we have selected technology that enables us to deliver websites that are affordable, adaptable, easy to maintain and manage, provides outstanding security, can be managed either by us or by our clients, and is supported by a large group of developers and designers around the world. DNN uses standard technologies (SQL Server, Windows Server, IIS, .NET).

Affordable and Adaptable.
Easy to Use.
Freedom of Choice.

Why we chose DNN?

- Fully responsive framework allowing your content to render correctly on desktop, mobile and tablet devices.
- Full integration with Google Analytics built in.
- Versioning control and module history for restoring to prior versions.
- Out of the box modules include:
 - Calendar
 - RSS Feeds with Social Media connections
 - News and Events
 - Photo Galleries
 - Document Library and Form Builder
 - Search capability
 - Robust security role management

Browser Compatibility: Our websites are 100% compatible with over 90% of browsers in use today including: IE6-10, Chrome, FireFox and Safari. According to the W3C, this represents 92.2% of browsers utilized today (http://www.w3schools.com/browsers/browsers_stats.asp).



HOSTING

We provide hosting for many of our client’s websites. Our chosen partner is Power DNN. Power DNN is a Tier IV datacenter which means they have to meet the strictest standards for security, infrastructure, and accessibility. Our dedicated servers within this datacenter meet strict security requirements as this facility also hosts data for financial companies such as PayPal and Wells Fargo. This facilities location is free from natural disasters, such as floods, hurricanes, earthquakes, and power shortages that plague other data centers throughout the world.



WEB ANALYTICS

DNN has a built-in integration with Google Analytics, it's free and will maintain all historical data for reporting year-to-year.

TRAINING

GSD will provide an initial website training for the administrator and any other users that will be maintaining the website. This training will usually last 3 - 4 hours and we will provide a custom User Guide for your site and its functionality. We are happy to come to your location, or host you at our location. Our location includes a conference room that can comfortably seat 8 and provides wired or wireless internet access and a computer projector.

This estimate excludes advanced search engine optimization, excludes any other custom modules or functionality not specifically mentioned above, and excludes site content migration.



ON GOING MAINTENANCE & SUPPORT

Once your site is live, you will have complete control over any edits and updates that need to be made within the site.

For issues or troubleshooting help you may need, we utilize a support ticketing system called Zendesk. You will have the ability to submit a support ticket directly to our programmers and developers as well as access resources for common issues and help topics. To access the support ticketing system go to: <http://www.granitesky.zendesk.com>

Response time is within 24 hours on most support tickets, time may vary if a more difficult task is requested, however you will have communication with our team during that time that will keep you apprised of the ongoing work and the expected completion time.

POST-WEBSITE GO-LIVE

Once the website is live, we as GSD move into a supporting role. As included with our contract, we will provide 6 months of support for administrators on the site. We offer optional Support Plans beyond those 6 months and those will be outlined in the Budget section of this proposal. We do recommend an annual review meeting to discuss new features and improvement planning.

PAGE CREATION

Based on the predetermined security roles, certain users will be able to create pages within the site. In DNN it is very easy to add a page, simply select the pages tab in the Control Bar and then select "Add New Page" from the dropdown menu. This will popup a box that asks you to name the new page, add Meta Data for this page (now or at a later time) and also select what the parent page for this page will be. The Tool Bar can be seen in the References on page 32 of this proposal.

PAGE CONTENT TEMPLATE

Once a page is created it will automatically be populated with the appropriate modules for a basic page. Administrators will also have access to select other templates that are designed for the site. For example, a home page for a department may be a different template layout than a normal subpage within the site. Within this, template style sheets have been coded that will create a consistent look and feel throughout the site with fonts, sizes and colors.

CONTENT SCHEDULING

In some of the modules you can schedule content to be published at a future date. This is most widely utilized in the Calendar module and News sections of the website. This is also used on some sites for announcements. One great feature is the module also offers expiry functionality so the item can be scheduled in advance to publish and then expire when necessary without any additional work from the user.

SOCIAL MEDIA INTEGRATION AND MANAGEMENT

With DNN we are able to build integrations from your News and Calendar of Events sections to push out automatically to the various social media platforms. We can also manage your social media platforms with our Tier I level support package. That would include on top of the automatic push from the website up to 1 manual post to social medial platforms per week and general maintenance and setup of any needed social media accounts.

VERSIONING

Within all of the HTML/Text modules there is versioning built in. Every time a user clicks "save" within these modules it time stamps that module with the user name, time and date. The module will retrieve up to 5 versions back and can restore the entire module. This is helpful when mistakes are made unintentionally, but also the tracking is valuable for accountability.

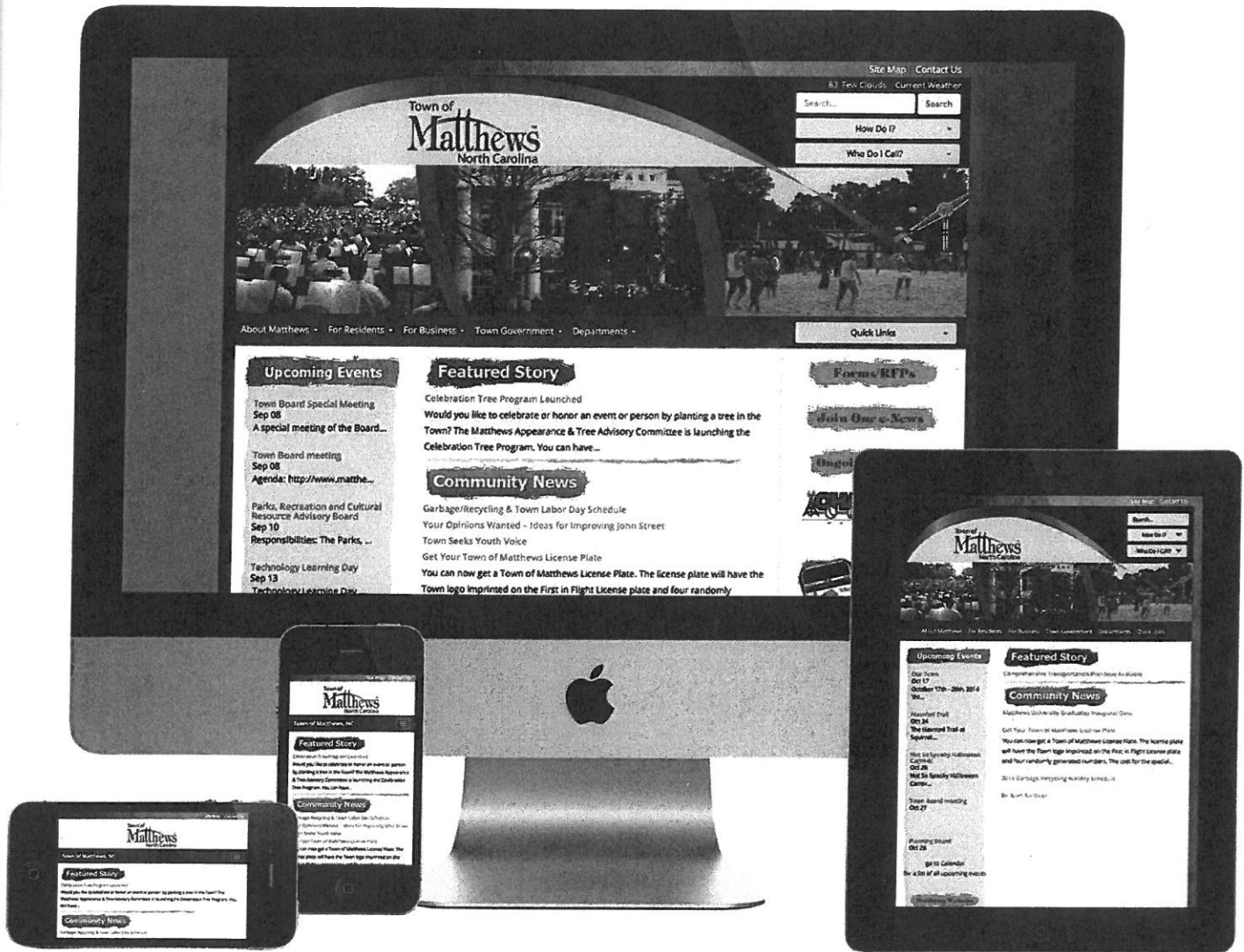
BACK-END USER PERMISSION LEVELS

DNN is very flexible on how to setup, manage, and assign security roles. At a high level we have Administrators, and Department Users. Within the department user levels you will be able to restrict a department user to have access to a specific page, one section of a page, an entire section or department or the entire site. These are very flexible and one user could have access to multiple sections if they are responsible for maintaining different departments. This is all managed by the administrators.

MIGRATION PLAN

We offer migration services to the new sites, but we do not recommend this. We have been working in municipal website development for over 17 years and we have found that the best way for users to learn how to manage and maintain the site is by them migrating their content for the sections they are responsible for. We will provide an estimate for migration in the budget section of this proposal. If GSD does the migration a production schedule will be agreed upon based on priority of the different sections and department within the site. We would have 1 project team member migrating content and for a website of this size we would expect about 2 weeks to complete.

EXAMPLE OF RESPONSIVE SKIN OPERATION ON MULTIPLE DEVICES



Basic Text Box ● Rich Text Editor ⓘ

abc H [undo] [redo] [link] [unlink] [custom links] [Ω] [table] [font color] [background color] [calendar] [clock] B I U S x² x₂ [list] [ul]

[bulleted list] [numbered list] +a +A = [font size] / [font style] Arial 2 [text color] [background color] p Apply CSS Cla [dropdown]

We seeks a collaborative relationship with businesses as they work to achieve success in the world's economy. Priorities include: regional innovation, private/public partnerships with developers to bring businesses and industries with job opportunities and competitive salaries; environmentally sustainable development and more. We work with existing businesses as well as businesses that may potentially locate in the Town.

CONTENT EDITOR

This is the main tool bar used within DNN to edit content, add photos, create links, a link documents.

Module Settings			Permissions			Page Settings		
	View Module	Edit Module		View Module	Edit Module		View Module	Edit Module
Administration	<input checked="" type="checkbox"/>	<input type="checkbox"/>		<input checked="" type="checkbox"/>	<input type="checkbox"/>		<input checked="" type="checkbox"/>	<input type="checkbox"/>
Administrators	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
All Users	<input checked="" type="checkbox"/>	<input type="checkbox"/>		<input checked="" type="checkbox"/>	<input type="checkbox"/>		<input checked="" type="checkbox"/>	<input type="checkbox"/>
Animal Control	<input checked="" type="checkbox"/>	<input type="checkbox"/>		<input checked="" type="checkbox"/>	<input type="checkbox"/>		<input checked="" type="checkbox"/>	<input type="checkbox"/>
Clerk	<input checked="" type="checkbox"/>	<input type="checkbox"/>		<input checked="" type="checkbox"/>	<input type="checkbox"/>		<input checked="" type="checkbox"/>	<input type="checkbox"/>
Economic Development	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Finance	<input checked="" type="checkbox"/>	<input type="checkbox"/>		<input checked="" type="checkbox"/>	<input type="checkbox"/>		<input checked="" type="checkbox"/>	<input type="checkbox"/>
Fire and EMS	<input checked="" type="checkbox"/>	<input type="checkbox"/>		<input checked="" type="checkbox"/>	<input type="checkbox"/>		<input checked="" type="checkbox"/>	<input type="checkbox"/>
Forum Admin	<input checked="" type="checkbox"/>	<input type="checkbox"/>		<input checked="" type="checkbox"/>	<input type="checkbox"/>		<input checked="" type="checkbox"/>	<input type="checkbox"/>
General Employee	<input checked="" type="checkbox"/>	<input type="checkbox"/>		<input checked="" type="checkbox"/>	<input type="checkbox"/>		<input checked="" type="checkbox"/>	<input type="checkbox"/>
Human Resources	<input checked="" type="checkbox"/>	<input type="checkbox"/>		<input checked="" type="checkbox"/>	<input type="checkbox"/>		<input checked="" type="checkbox"/>	<input type="checkbox"/>
Parks and Rec	<input checked="" type="checkbox"/>	<input type="checkbox"/>		<input checked="" type="checkbox"/>	<input type="checkbox"/>		<input checked="" type="checkbox"/>	<input type="checkbox"/>
Planning and Zoning	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Police	<input checked="" type="checkbox"/>	<input type="checkbox"/>		<input checked="" type="checkbox"/>	<input type="checkbox"/>		<input checked="" type="checkbox"/>	<input type="checkbox"/>
Police Administration	<input checked="" type="checkbox"/>	<input type="checkbox"/>		<input checked="" type="checkbox"/>	<input type="checkbox"/>		<input checked="" type="checkbox"/>	<input type="checkbox"/>

MODULE & PAGE PERMISSIONS

From this permission window you will be able to restrict who has editing access within the website, based on custom security roles.

ADMIN TOOL BAR

From this tool bar administrators will be able to add pages, manage users, add modules, and many other management functions.

DNN Admin Host Tools Help Modules ▾ Pages ▾ Users ▾

Town of **Matthews**™ North Carolina

[Add New Page](#)
[Copy Page](#)
[Copy Permissions to Children](#)
[Import Page](#)

[About Matthews](#)
[For Residents](#)
[For Business](#)
[Town Government](#)
[Departments](#)

WEBSITE TIME LINE

Based on the initial work sessions taking place in March, the following is a tentative time line.

Research

Citizen and Business Focus Groups (optional) Mar 30

Site Organization

Concept, including schematic April 1 - 9
Schematic Review by client April 13

Design

Website Design April 15 - 24
Internal review April 27
Edits to internal review April 27
1st client presentation April 29
Edits due from client April 28
Edits to client review May 1 - 4
2nd client review May 5
Edits due from client May 8
Edits to client review May 11
Sign off on design May 14

Programing and Development

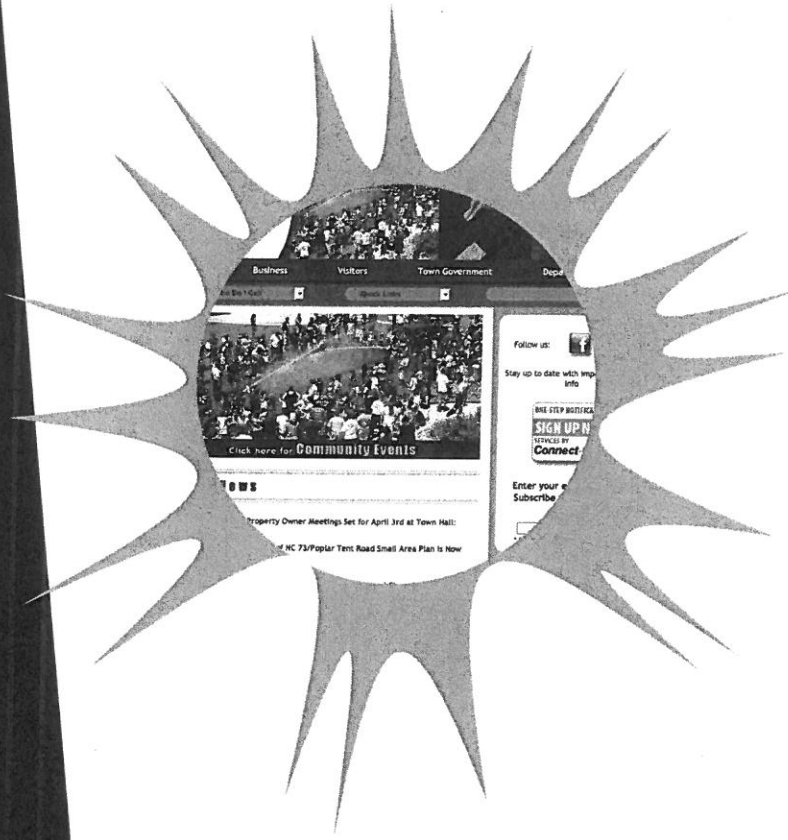
Send to programming May 18
In programming May 18 - 28

Testing and Training

Internal Testing May 28 - 29
Client Training June 3
Client Content migration June 3 - 16
Testing June 17 - 18
Launch site June 19

Time line can be tightened depending on the decision making process.

Support & Maint.



DATA OWNERSHIP

Once the final site is complete your municipality will own all rights to the finished designs and code.

ONGOING TRAINING OPPORTUNITIES

GSD does offer ongoing training as needed, these can be setup on a single bases as needed or can be included in a support contract as listed in the budget section of this proposal. We do recommend a full training session with all personnel maintaining the website every other year. We have found through our experience this helps with new employees that have been brought in and were not a part of the original process as well as a great refresher to those that are managing the site everyday to learn new features that may have been added in the latest version of the CMS.

SELF-SERVICE DOCUMENTATION

GSD utilizes a support ticketing system called Zendesk. Not only do we utilize this system for support and troubleshooting tickets we are also in the process of building a documentation library within this system where many questions can be answered quickly rather than submitting a support ticket. This system will be completed before the proposed site would go live.

TYPES OF TECHNICAL SUPPORT

We offer 2 Tiers of Technical Support once a website is live:

Tier I: 15 Hours a month of Technical support, with response times of 2 - 4 business hours for normal support and 1 hour response time for emergency issues. This support package will provide a 24 hr contact line for emergencies.

Tier II: 8 Hours a month of Technical support, with a response time of 4 - 8 business house for normal support and 2 business hour response time for emergency issues. (does not include 24 hr/ weekend support)

POST GO-LIVE IDEAS AND OPTIONS

Many of these ideas and options would be discussed in the annual review meeting, but for the life of your website you will have an account manager that can be contacted at any time to discuss ideas and options throughout the year.

BETA TESTING INCLUSION

GSD tries to incorporate as many of our clients as possible in beta testing new functionality, features as well as new product offerings. We are currently in the process of seeking out clients that are interested in beta testing Mobile Apps development.

SUPPORT HOURS

As briefly outlined in this section we offer 2 Tiers of support packages. Many of our clients utilize the Tier I package and support times are 2 - 4 business hours for normal support and 1 hour response time for emergency support. This also includes a 24 hour contact line and weekend support.

SOFTWARE UPDATES AND SITE MAINTENANCE

Your site would be hosted within our Data Center located in Arizona. This is a Tier 4 facility which requires it to meet the strictest standards as this center also hosts financial data for companies such as PayPal and Wells Fargo. They have a 99.99% uptime guarantee and can only have 26 minutes a year of scheduled downtime for maintenance. We will notify the Town when maintenance is scheduled but it is usually done around midnight to 2:00 am EST to avoid any disruptions in website activity.

LICENSING

Dot Net Nuke the Content Management System we are recommending for your municipality is an open source platform and does not have any licensing fees for the CMS. Some of the modules and functionality that has been requested does require a 1 time licensing fee with no future annual fees associated within them. We will list the estimated module licensing fee in the budget section of this proposal.

FUTURE SITE REDESIGN & CMS MAINTENANCE

We do recommend that you budget for a CMS upgrade at least every other year, this will keep the security features on the site up to date and allow for any new features to be installed. Pricing for this will be in the budget section of the proposal. A redesign or reskinning can be done very easily on this platform, **(For example, the City of Statesville NC has had 3 skin redesigns over the last 8 years at minimal cost and it is built over the existing site so no migration of content or work is needed by the City staff.)** These redesigns are not included in the support packages but we can provide pricing upon request. The reskinning can be done anytime as changes are made in the municipality, its brand, or with demographic shifts.



Experience

REFERENCES & EXPERIENCE

City of Concord

Peter Franzese, *Public Information Officer*
 PO Box 308
 Concord, NC 28026-0308
 franzese@concordnc.gov
 704.920.5210

concordnc.gov

PROJECTS INCLUDE:

- Website Design & Implementation
- Website Re-skinning
- Publish 2 City Magazines Quarterly
- Marketing Brochures
- Direct Mail
- Utility Bill Inserts

We designed the original DNN website for the City in 2008 and this is the latest approved design re-skin. This design is in programming right now and will be launching by the end of the summer 2014.

Client Since 2000



Town of Huntersville

Bobby Williams, Management Assistant
PO Box 664, 101 Huntersville-Concord Road,
Huntersville, NC 28070
bwilliams@huntersville.org
704.875.6541

huntersville.org

Worked with staff from different departments to determine the look and feel of the new site.

PROJECTS INCLUDE:

- Website Design & Implementation
- Economic Development consulting and event planning.

Client Since 2011



City of Statesville

Nancy Davis, *Public Affairs Director*
PO Box 1111
Statesville, NC 28687
ndavis@statesvillenc.net
704.878.3586

statesvillenc.net

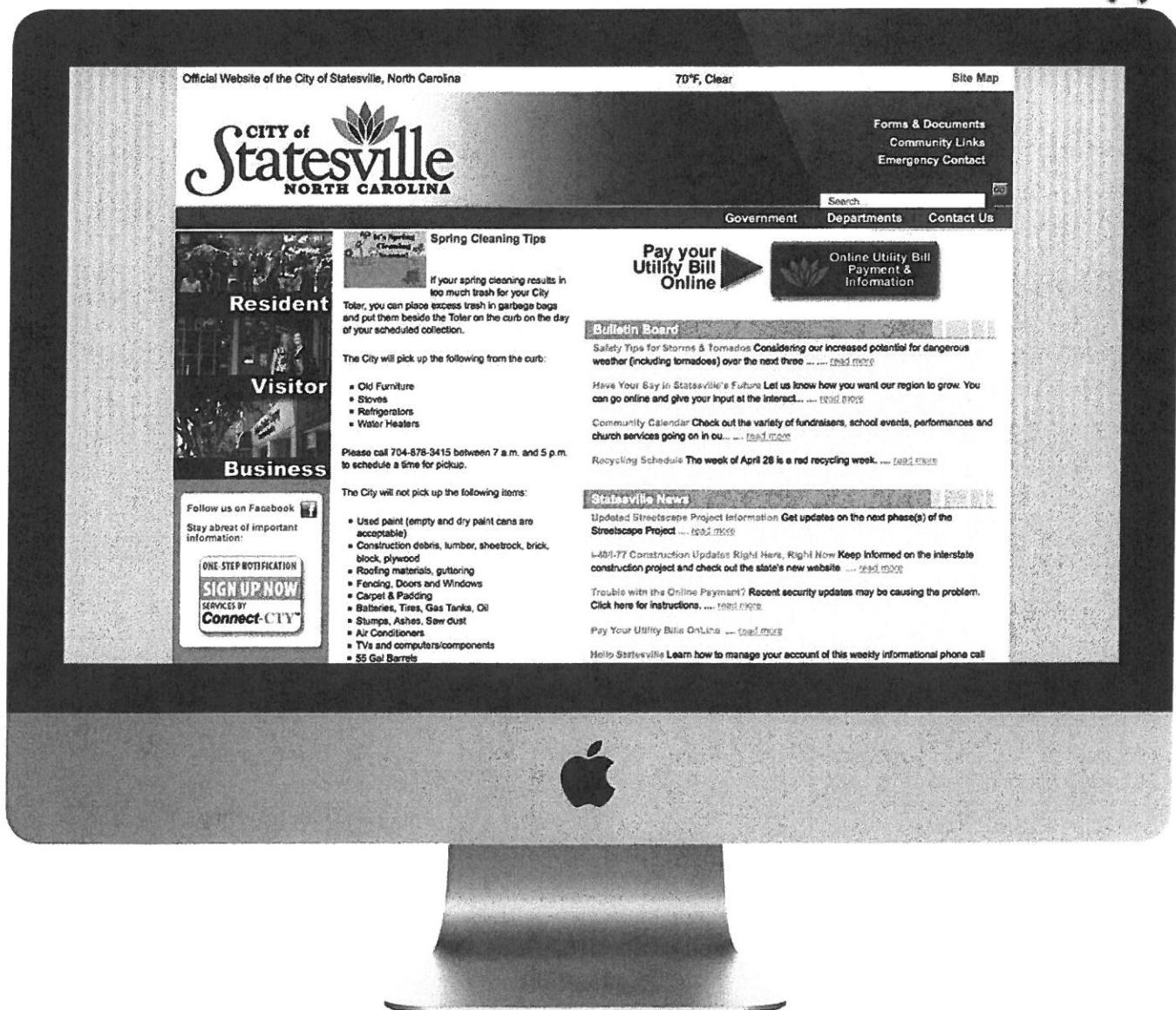
PROJECTS INCLUDE:

- Website Design & Implementation
- Website Re-skinning
- Branding Standards Manual
- Civic Center Marketing Packet
- CVB Marketing Brochures

We developed the original DNN website for the City of Statesville in 2009 and from that same framework we have given the site 2 face-lifts (re-skin) to keep it up-to-date with the latest and greatest, without ever having to build a new website or move to a new platform or migrate content.

Client Since 2001

TOP WEBSITE
GOVERNMENT
★ juggle awards ★



Town of Matthews

Annette Keller, *Public Information Manager, Assistant to Manager*
232 Matthews Station Street,
Matthews, NC 28105
aprivettekeller@matthewsnc.com
704.847.4411 ext 230

matthewsnc.com

GSD handles most citizen education and communication for the Town of Matthews.

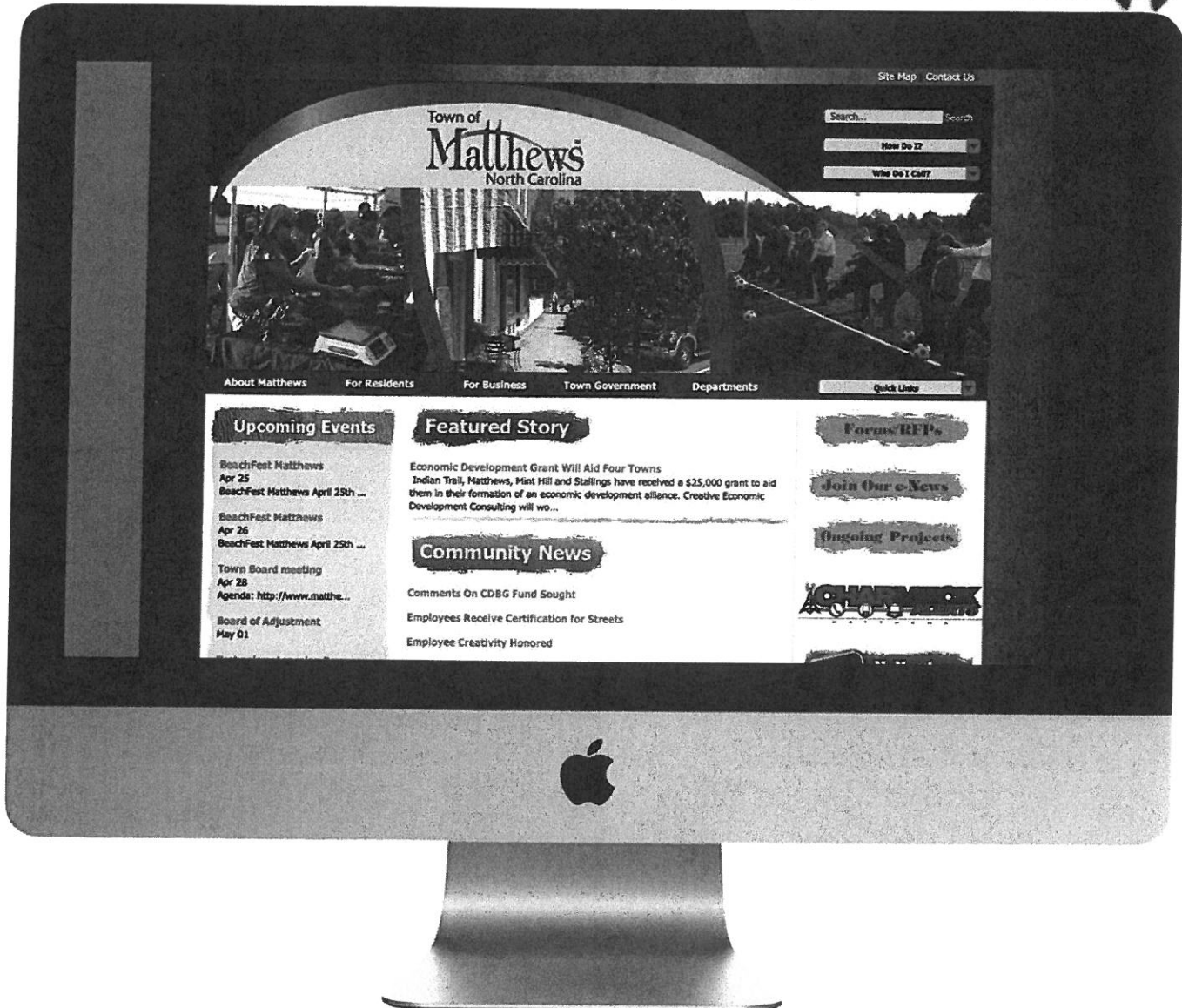
PROJECTS INCLUDE:

- Logo & Tagline, Brand & Communications Plan
- Website Design & Implementation
- Economic Development Ads
- Economic Development Brochure
- Newsletter Masthead
- Fleet Graphics
- Parks & Recreation Brochure & Maps
- Recycling Calendars & Brochures
- Town Banners
- Events Calendars

Client Since 2008



TOP WEBSITE
GOVERNMENT
★ juggle awards ★



Lake Norman Regional Economic Development Corporation

Ryan McDaniels, *Executive Director*
10115 Kinsey Avenue, Suite 148,
Huntersville, NC 28070
mcdaniels@lnredc.com
704.992.2300

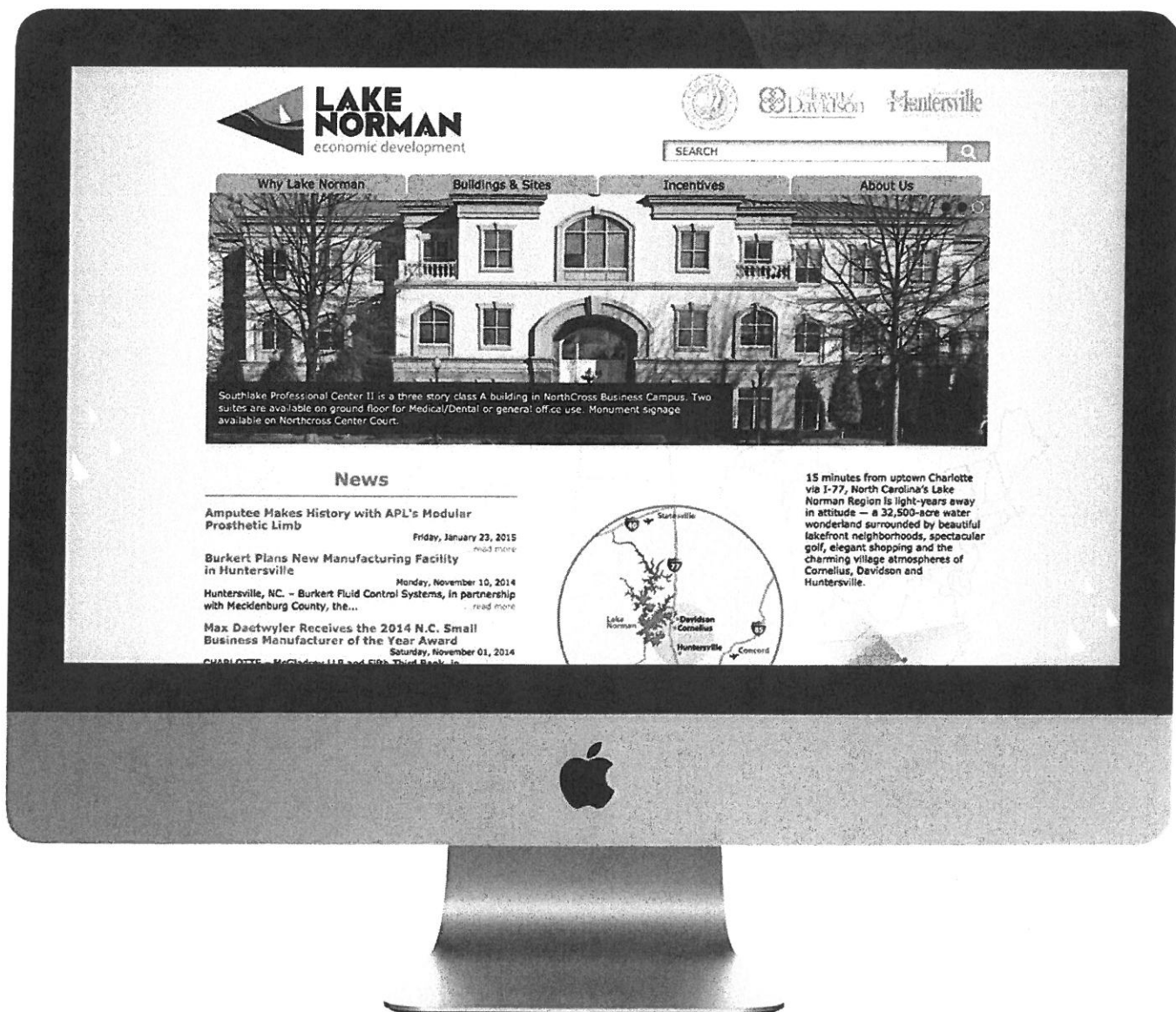
PROJECTS INCLUDE:

- Website Design & Implementation
- Newsletters
- Annual Reports

lakenormanregion.com

Developed new website to highlight economic development opportunities within the 3 member municipalities.

Client Since 2010



Town of Topsail Beach

Tim Holloman, Town Manager
820 S. Anderson Blvd.,
Topsail Beach, NC 28445
townmanager@topsailbeach.org
910.328.5841

PROJECTS INCLUDE:

- Website Design & Implementation

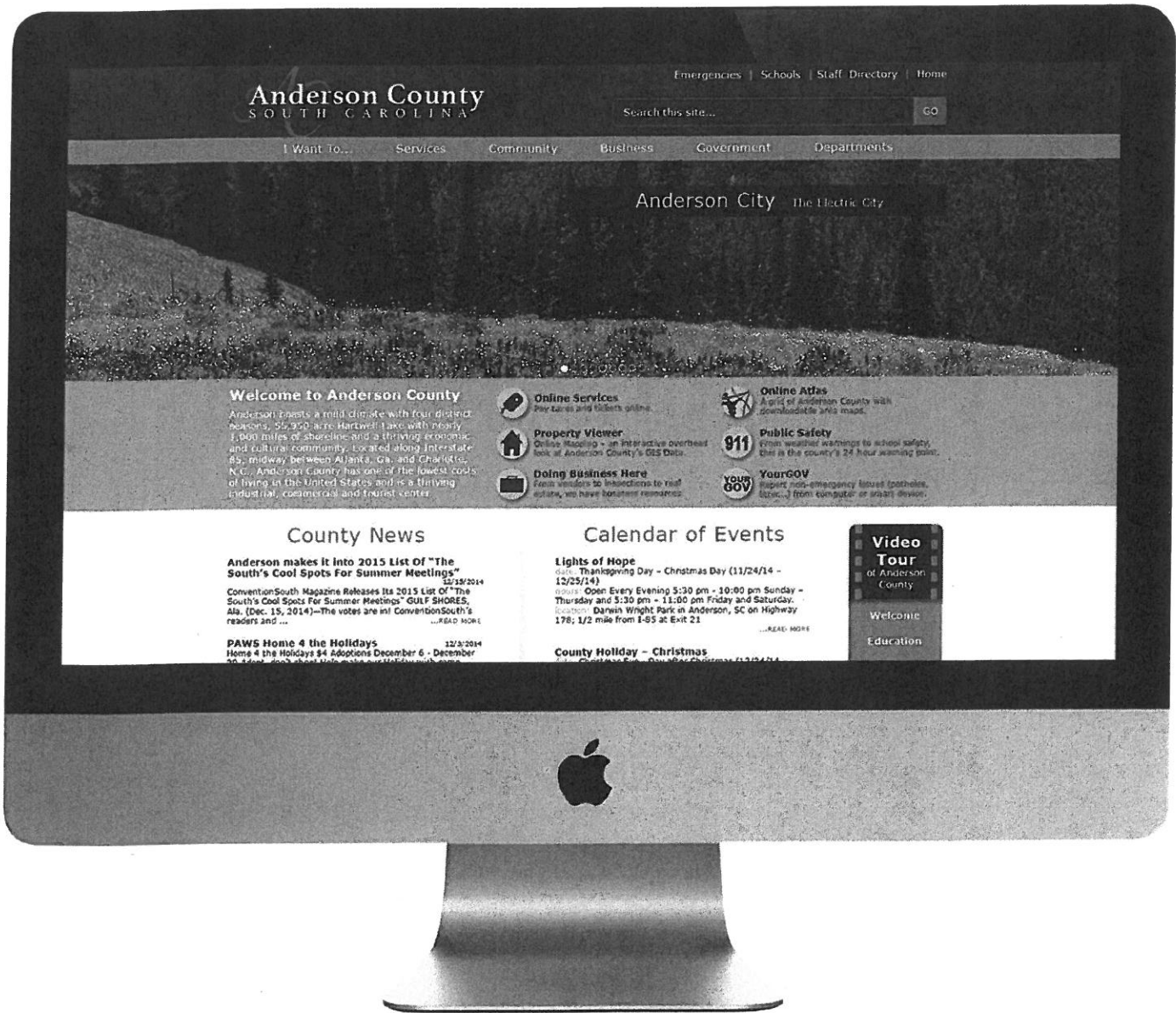
topsailbeach.org

Worked with staff from different departments to determine the look and feel of the new site.

Client Since 2012



CURRENT PROJECT IN PROGRESS – COUNTY OF ANDERSON, SC
 SITE IN FINAL DESIGN AND PROGRAMMING



Anderson County
 SOUTH CAROLINA

Emergencies | Schools | Staff Directory | Home

Search this site...

I Want To... Services Community Business Government Departments

Anderson City The Electric City

Welcome to Anderson County

Anderson boasts a mild climate with four distinct seasons, 30,000 acres of hardwood lake with 1,000 miles of shoreline and a thriving economic and cultural community. Located along Interstate 85, midway between Atlanta, Ga. and Charlotte, N.C., Anderson County has one of the lowest costs of living in the United States and is a thriving industrial, commercial and tourist center.



Online Services
 Pay taxes and submit online.



Property Viewer
 Online Mapping - an interactive overhead look at Anderson County's GIS Data.



Doing Business Here
 From visitors to inspections to real estate, we have business resources.



Online Atlas
 A grid of Anderson County with downloadable GIS maps.



Public Safety
 From weather warnings to school safety, this is the county's 24 hour warning point.



YourGov
 Report non-emergency issues (potholes, etc.) from computer or smart device.

County News

Anderson makes it into 2015 List of "The South's Cool Spots For Summer Meetings"
 12/18/2014
 ConventionSouth Magazine Releases Its 2015 List Of "The South's Cool Spots For Summer Meetings" GULF SHORES, Ala. (Dec. 15, 2014)—The votes are in! ConventionSouth's readers and ...
 ...READ MORE

PAWS Home 4 the Holidays
 Home 4 the Holidays 84 Adoptions December 6 - December 10
 ...READ MORE

Calendar of Events

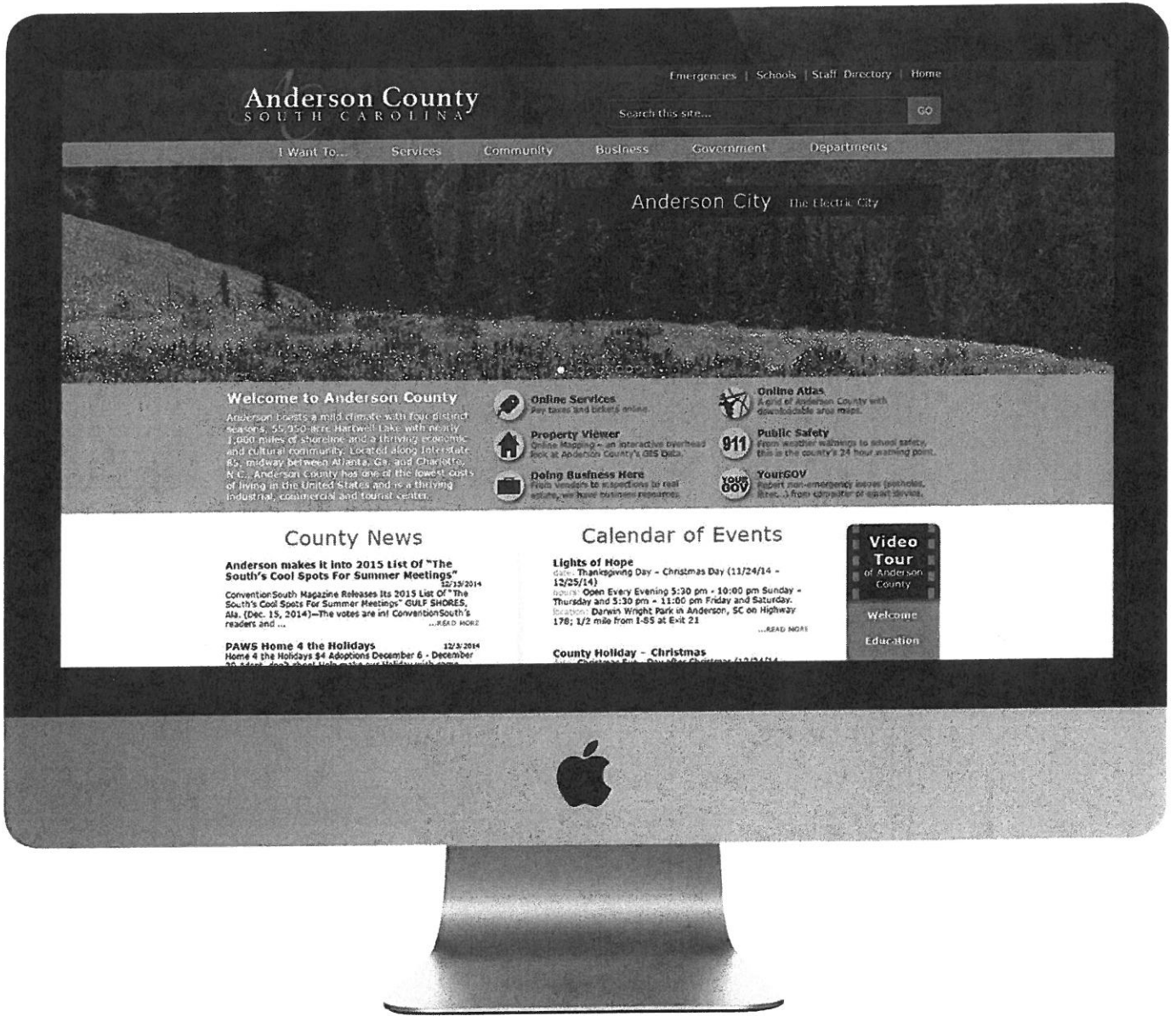
Lights of Hope
 12/24/14
 12/25/14
 12/26/14
 Lights of Hope - Thanksgiving Day - Christmas Day (11/24/14 - 12/25/14)
 Hours: Open Every Evening 5:30 pm - 10:00 pm Sunday - Thursday and 5:30 pm - 11:00 pm Friday and Saturday.
 Location: Darwin Wright Park in Anderson, SC on Highway 178; 1/2 mile from I-85 at Exit 21
 ...READ MORE

County Holiday - Christmas
 12/25/14
 ...READ MORE

Video Tour of Anderson County

Welcome
 Education

CURRENT PROJECT IN PROGRESS – COUNTY OF ANDERSON, SC
 SITE IN FINAL DESIGN AND PROGRAMMING



MUNICIPAL & GOVERNMENT RELATED CLIENT LIST

Anderson County, SC
City of Belmont, NC
City of Bessemer City, NC
City of Burlington, NC
City of Clinton, NC
City of Concord, NC
City of Gastonia, NC
City of Kannapolis, NC
City of Monroe, NC
City of Mount Airy, NC
City of Salisbury, NC
City of Statesville, NC
Town of Cornelius, NC
Town of Davidson, NC
Town of Denton, NC
Town of Harrisburg, NC
Town of Huntersville, NC
Town of Indian Trail, NC
Town of Matthews, NC
Town of Pineville, NC
Town of Topsail Beach, NC

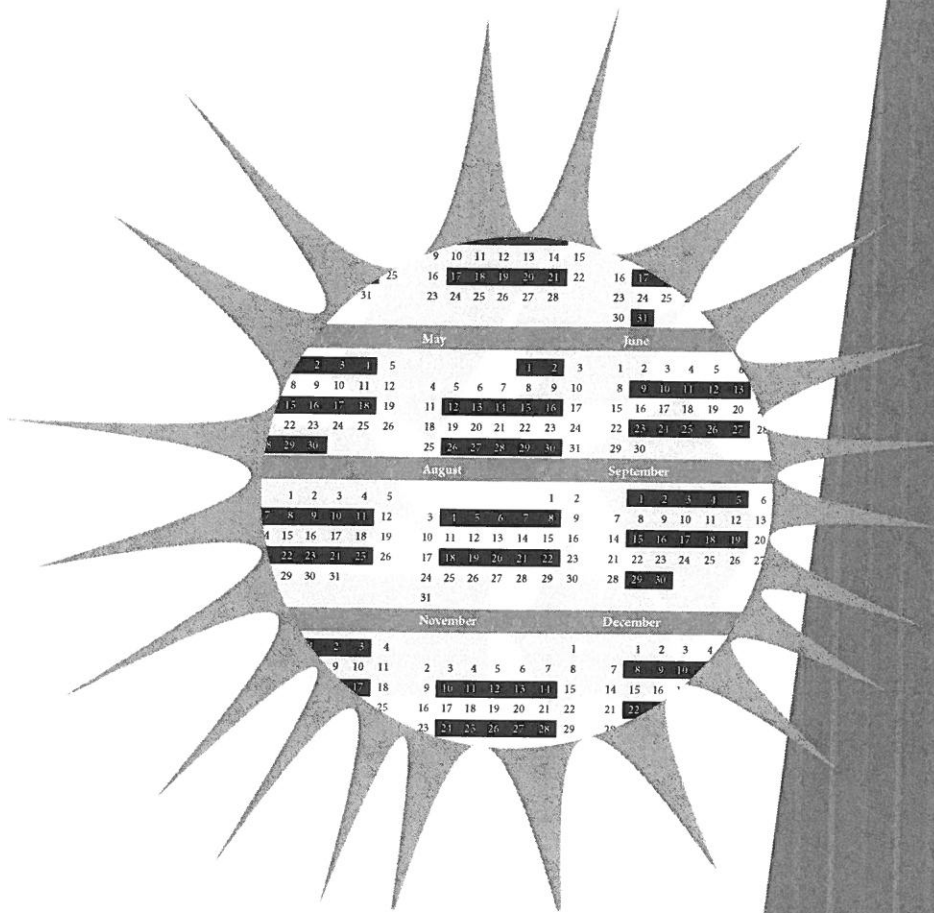
Cabarrus Partnership for Children
Carolina Recycling Association
Charlotte Housing Authority
Concord Wildlife Alliance
Lake Norman Chamber
Lake Norman Economic Development Corporation
NC Department of State Treasurer
UNC Pembroke

Granite Sky Design, Inc. is a full service marketing firm, this list includes municipal and government related client projects that include website and citizen education and communication campaigns. These are not all sole website clients.

The service and personal attention we receive from Granite Sky Design has been exceptional and exceeds our expectations. They are truly a high-caliber team. Their knowledge of the regional business market coupled with an innovative approach helped us define and communicate our brand and message to customers.

Regardless of the project size or time constraints, Granite Sky has been there for us by providing high quality work products. We could not have asked for a better partner to guide us through the process.

Jeffrey C. Nadeau
Vice President
Kuester Companies



Budget

BUDGET OPTIONS

Option 1: Website Purchase

Website Design & Development	\$23,409.00
Hosting (billed semiannually)	\$95.00
Includes: 2 GB of storage (additional GB can be purchased for \$10 per GB per month) (per month)	
Daily backup of site	
Website monitoring	
<hr/>	
Website Development and 1st year hosting not to exceed	\$24,549.00
(Support plan not included)	

This will be broken into 12 equal payment of \$2,045.75
Support plans and hosting will be billed separately each month.

Options

Focus Groups	\$2,330.00
We would recommend holding focus groups/work sessions with individuals deemed appropriate including citizens and business owners. This will provide valuable information about your municipality – the perception both internally and externally. We will provide 2 staff members to conduct and facilitate these meetings. This price includes one day on-site and travel expenses.	
Technical Support Plan	
Tier I Support	\$750.00 per month
Tier II Support (minimum recommendation)	\$350.00 per month
Content Migration (not recommended)	\$3,250.00
We do not recommend having your web development firm migrate the existing content from your website, we use the migration as a way of training on how to make edits and maintain the new site.	

Other Considerations

CMS Upgrade	
Recommended every two years to upgrade the CMS	\$2,750.00

BUDGET OPTIONS

Option 2: Website Subscription

Website Design & Development	\$1,485.00
2 Year subscription contract and includes the following:	(per month)
All initial core module licensing	
Monthly hosting	
Technical Support - Tier II (can be upgraded to Tier 1 for an additional \$350 per month)	
CMS upgrade at contract renewal	

This 2 year contract has an automatic renewal every 2 years that would include minor updates to the site at renewal. A full site redesign will be included at the renewal of the 4th year. If you do not wish to renew then you must inform GSD by mail within 30 days of the subscription renewal, the website will then remain available for up to 6 months and you will be charged month-to-month hosting during this period. The Town would also have the opportunity to buyout the website before the 4 year renewal the price would be negotiated at that time.

Options

Focus Groups	\$2,330.00
We would recommend holding focus groups/work sessions with individuals deemed appropriate including citizens and business owners. This will provide valuable information about your municipality – the perception both internally and externally. We will provide 2 staff members to conduct and facilitate these meetings. This price includes one day on-site and travel expenses.	
Technical Support Plan	
Tier I Support	\$350.00 per month upgrade
Tier II Support (Included in Subscription)	\$0.00 per month
Content Migration (not recommended)	\$3,250.00
We do not recommend having your web development firm migrate the existing content from your website, we use the migration as a way of training your staff so they are ready to make edits and maintain the new site right from the start.	

Other Considerations

CMS Upgrade	
Recommended every two years to upgrade the CMS	\$2,750.00

TERMS & CONDITIONS

RESERVATION OF RIGHTS. All rights are reserved to GSD including, but not limited to, all rights in sketches, comps or other preliminary materials created by GSD.

ADDITIONAL USAGE. If the client wishes to make any additional uses of the designs, the client agrees to seek permission from GSD and make such payments as are agreed to between the two parties.

CANCELLATION. In the event that work is postponed or terminated at the client's request, GSD will bill for work performed through the date of that request. All expenses incurred by GSD related to the postponed/terminated project will be payable in full at that time.

HOLD HARMLESS. GSD agrees to exercise its best judgement in the preparation of all collateral material for the Client with a view to avoiding any claims, proceedings or suits being made or instituted against you or ourselves. It is mutually agreed, however, that the Client will indemnify GSD against any loss we may incur as the result of any claim, suit or proceedings made or brought against GSD based upon marketing collateral which GSD prepared based on information provided by the Client, and which the Client approved in writing before its production. The Client will indemnify GSD against any loss GSD may sustain as a result of any claim, suit or proceeding made or brought against GSD caused by Client's negligence. Likewise, GSD will indemnify the Client against any loss the Client may sustain as a result of any claim, suit or proceeding made or brought against the Client caused by GSD's negligence.

LEGAL FEES. In the event that any disputes arise out of this Agreement, the client shall pay all arbitration and court costs, reasonable attorney's fees and legal interest on any award of judgement in favor of GSD.

TRAVEL. Pricing includes 3 onsite meetings, initial work session, concept presentation and training. Additional meetings will be billed at \$50 per travel hour per GSD staff member and \$120 per hour for meetings and meeting facilitation, plus travel expenses that could include airfare or billable mileage, as well as per diem lodging and meal rates. Any additional travel expenses will be agreed upon and billed as incurred.

PAYMENT. Billing option are defined in the Budget section of this proposal. The client agrees to pay GSD based on payment terms of net 10 with 1.5% interest accruing monthly after 30 days. Above estimate is for described work only. Monthly billings will reflect any additional charges or credits. Some costs are subject to sales tax. This estimate is valid for 60 days.

All parties agree to parameters listed above: (Signature/Date)



Granite Sky Design, Inc.

Town of Weddington /Date



February 20, 2015

Amy McCollum
Town of Weddington
1924 Weddington Road
Weddington, NC 28104

RE: 2015 Town of Weddington – Clerk Assistance

Dear Amy:

In response to your request, Centralina is pleased to submit this proposal to provide assistance to the Town of Weddington for the following services:

- Meet with Amy to review procedures and timelines for assigned tasks.
- Assist the mayor in developing the Town Board agenda.
- Develop meeting packets (agenda, materials, and minutes) and send out to the Board and others on the notification list.
- Develop meeting notices, send out notices to required entities, and post where required.
- Attend Weddington Town Board meetings.
- Record minutes at the Board meetings and type minutes.

The work noted above would also require travel time, meeting preparation, etc. Due to the unknown tenure for this work and time required for each task, I propose that we work on an hourly basis, with a not to exceed amount of \$5,000. If the tenure for this work extends past current estimates, we can revisit the contract.

I also failed to mention that we also provide services for employment searches and assessment centers when local governments are hiring new positions. Let me know if you'd like to hear more about these services.

If you have any questions about the proposal, don't hesitate to contact me directly at 704-348-2709 or mnance@centralina.org. We thank you for the opportunity to serve the Town of Weddington and look forward to hearing from you soon.

Sincerely,

Michelle E. Nance, AICP
Planning Director

**TOWN OF WEDDINGTON
ESTIMATED TOWN OPERATING BUDGET
FY2016**

	<u>FY2014 ACTUAL</u>	<u>FY 2014 AMENDED BUDGET</u>	<u>\$0.052 Tax FY 2015 BUDGET</u>	<u>AS OF 2/28/15 ACTUAL</u>	<u>PROJECTED 6/30/2015</u>	<u>PRELIMINARY BUDGET FY2016</u>
REVENUE:						
10-3101-110 AD VALOREM TAX - CURRENT	1,000,426.00	980,000.00	990,000.00	1,019,442.17	1,023,025.23	1,025,000.00
10-3102-110 AD VALOREM TAX - 1ST PRIOR YR	8,433.34	7,000.00	7,000.00	2,318.00	3,500.00	4,100.00
10-3103-110 AD VALOREM TAX - NEXT 8 YRS PRIOR	4,174.96	4,000.00	2,000.00	3,077.19	3,075.00	1,500.00
10-3110-121 AD VALOREM TAX - MOTOR VEH CURRENT	85,427.56	60,000.00	54,000.00	43,336.56	72,000.00	73,075.00
10-3115-180 TAX INTEREST	2,778.07	2,250.00	2,250.00	1,337.84	2,250.00	2,250.00
10-3231-220 LOCAL OPTION SALES TAX REV - ART 39	274,355.82	250,000.00	275,000.00	152,760.18	285,000.00	285,000.00
10-3322-220 BEER & WINE TAX	42,142.01	38,750.00	38,750.00	0.00	38,750.00	41,000.00
10-3324-220 UTILITY FRANCHISE TAX	414,069.48	400,000.00	400,000.00	211,351.93	422,703.86	425,000.00
10-3340-400 ZONING & PERMIT FEES	35,880.00	25,000.00	25,000.00	31,902.50	36,000.00	10,000.00
10-3350-400 SUBDIVISION FEES	109,680.00	78,750.00	77,500.00	76,890.00	86,890.00	
10-3830-891 MISCELLANEOUS REVENUES	2,405.00	1,500.00	1,500.00	980.00	1,000.00	1,000.00
10-3831-491 INVESTMENT INCOME	6,551.95	7,000.00	7,500.00	2,786.35	5,000.00	5,000.00
TOTAL REVENUE	1,986,324.19	1,854,250.00	1,880,500.00	1,546,182.72	1,979,194.09	1,872,925.00
GENERAL GOVERNMENT EXPENDITURE:						
10-4110-126 FIRE DEPT SUBSIDIES	758,475.00	752,625.00	752,625.00	560,868.75	752,625.00	
10-4110-127 FIRE DEPT CAPITAL		677,000.00	712,975.00	706,995.28	717,795.00	
10-4110-128 POLICE PROTECTION	242,888.00	243,500.00	243,850.00	182,213.38	243,850.00	243,850.00
10-4110-192 ATTORNEY FEES	140,701.97	140,000.00	125,000.00	53,941.11	125,000.00	125,000.00
10-4110-195 ELECTION EXPENSE	7,673.21	8,500.00	5,000.00	0.00	5,000.00	11,000.00
10-4110-340 EVENTS & PUBLICATIONS	6,168.72	6,500.00	9,000.00	2,679.11	11,649.00	12,000.00
10-4110-341 WEDDINGTON FESTIVAL	1,466.79	4,000.00	5,000.00	-3,421.06	0.00	
10-4110-342 HOLIDAY/TREE LIGHTING	4,262.57	5,240.00	6,500.00	5,529.01	6,000.00	
10-4110-343 EASTER EGG HUNT	358.54	500.00	500.00	0.00	500.00	
10-4110-344 OTHER COMMUNITY EVENTS	136.10	510.00	750.00	16.01	750.00	
10-4110-495 OUTSIDE AGENCY FUNDING	3,577.78	3,600.00	3,800.00	3,799.09	3,800.00	
TOTAL GENERAL GOVT EXPENDITURE	1,165,708.68	1,841,975.00	1,865,000.00	1,512,620.68	1,866,969.00	391,850.00
ADMINISTRATIVE EXPENDITURE:						
10-4120-121 SALARIES - CLERK	73,707.26	73,500.00	72,500.00	50,349.83	72,500.00	65,000.00
10-4120-123 SALARIES - TAX COLLECTOR	39,752.29	43,500.00	43,500.00	27,014.17	40,521.26	43,500.00
10-4120-124 SALARIES - FINANCE OFFICER	13,966.28	15,000.00	11,525.00	7,935.40	13,255.40	13,000.00

**TOWN OF WEDDINGTON
ESTIMATED TOWN OPERATING BUDGET
FY2016**

	<u>FY2014 ACTUAL</u>	<u>FY 2014 AMENDED BUDGET</u>	<u>\$0.052 Tax FY 2015 BUDGET</u>	<u>AS OF 2/28/15 ACTUAL</u>	<u>PROJECTED 6/30/2015</u>	<u>PRELIMINARY BUDGET FY2016</u>
10-4120-125 SALARIES - MAYOR & TOWN COUNCIL	23,450.00	25,200.00	25,200.00	16,800.00	25,200.00	25,200.00
10-4120-181 FICA EXPENSE	11,474.99	13,000.00	12,250.00	7,779.65	11,669.48	12,000.00
10-4120-182 EMPLOYEE RETIREMENT	17,202.94	16,500.00	18,150.00	11,720.54	17,580.81	18,000.00
10-4120-183 EMPLOYEE INSURANCE	21,741.62	22,000.00	23,275.00	15,810.06	23,715.09	25,000.00
10-4120-184 EMPLOYEE LIFE INSURANCE	357.28	400.00	375.00	237.44	356.16	400.00
10-4120-185 EMPLOYEE S-T DISABILITY	288.00	325.00	300.00	192.00	288.00	300.00
10-4120-191 AUDIT FEES	8,000.00	8,000.00	8,500.00	8,000.00	8,000.00	8,500.00
10-4120-193 CONTRACT LABOR	1,105.00	3,500.00	23,000.00	11,188.50	23,000.00	2,500.00
10-4120-200 OFFICE SUPPLIES - ADMIN	13,964.28	32,000.00	25,500.00	5,548.12	12,500.00	12,500.00
10-4120-210 PLANNING CONFERENCE	2,029.46	2,000.00	2,500.00	1,262.48	2,500.00	2,500.00
10-4120-321 TELEPHONE - ADMIN	3,203.51	4,000.00	4,000.00	1,575.17	3,500.00	3,500.00
10-4120-325 POSTAGE - ADMIN	2,383.21	4,200.00	4,200.00	948.94	2,500.00	2,500.00
10-4120-331 UTILITIES - ADMIN	3,076.45	4,725.00	4,725.00	1,917.52	4,000.00	4,250.00
10-4120-351 REPAIRS & MAINTENANCE - BUILDING	17,996.89	34,500.00	20,000.00	1,259.00	15,000.00	5,000.00
10-4120-352 REPAIRS & MAINTENANCE - EQUIPMENT	63,095.74	55,000.00	58,000.00	50,455.74	60,000.00	63,000.00
10-4120-354 REPAIRS & MAINTENANCE - GROUNDS	57,614.80	53,000.00	52,950.00	21,742.00	53,000.00	42,500.00
10-4120-355 REPAIRS & MAINTENANCE - PEST CONTRL	902.00	1,250.00	1,000.00	220.00	1,000.00	1,000.00
10-4120-356 REPAIRS & MAINTENANCE - CUSTODIAL	4,900.00	6,250.00	6,250.00	3,000.00	6,000.00	6,000.00
10-4120-370 ADVERTISING - ADMIN	1,278.59	1,000.00	1,000.00	594.50	1,000.00	1,000.00
10-4120-397 TAX LISTING & TAX COLLECTION FEES	403.02	1,000.00	1,000.00	39.88	1,000.00	1,000.00
10-4120-400 ADMINISTRATIVE:TRAINING	3,690.25	4,100.00	4,100.00	1,583.00	3,500.00	4,000.00
10-4120-410 ADMINISTRATIVE:TRAVEL	8,260.90	8,000.00	6,500.00	1,360.21	5,000.00	6,000.00
10-4120-450 INSURANCE	11,521.38	11,500.00	12,000.00	14,909.94	15,000.00	15,500.00
10-4120-491 DUES & SUBSCRIPTIONS	16,030.10	21,000.00	18,000.00	16,972.20	18,000.00	18,000.00
10-4120-498 GIFTS & AWARDS	454.93	1,500.00	1,500.00	384.43	1,500.00	1,500.00
10-4120-499 MISCELLANEOUS	5,081.85	5,000.00	5,000.00	4,401.34	7,000.00	5,000.00
TOTAL ADMINISTRATIVE EXPENDITURE	426,933.02	470,950.00	466,800.00	285,202.06	448,086.19	408,150.00
PLANNING & ZONING EXPENDITURE:						
10-4130-121 SALARIES - ZONING ADMINISTRATOR	60,962.41	61,000.00	55,350.00	36,020.48	55,350.00	55,350.00
10-4130-122 SALARIES - ASST ZONING ADMINISTRATR	2,768.82	3,500.00	2,250.00	1,220.03	2,250.00	2,250.00
10-4130-123 SALARIES - RECEPTIONIST	20,001.11	21,500.00	24,150.00	13,539.08	24,150.00	24,150.00
10-4130-124 SALARIES - PLANNING BOARD	15,750.00	16,500.00	5,200.00	3,100.00	5,200.00	5,200.00

**TOWN OF WEDDINGTON
ESTIMATED TOWN OPERATING BUDGET
FY2016**

	<u>FY2014 ACTUAL</u>	<u>FY 2014 AMENDED BUDGET</u>	<u>\$0.052 Tax FY 2015 BUDGET</u>	<u>AS OF 2/28/15 ACTUAL</u>	<u>PROJECTED 6/30/2015</u>	<u>PRELIMINARY BUDGET FY2016</u>
10-4130-125 SALARIES - SIGN REMOVAL	4,753.13	5,000.00	5,000.00	2,012.63	4,000.00	4,000.00
10-4130-181 FICA EXPENSE - P&Z	7,982.27	10,660.00	9,100.00	4,275.88	7,500.00	7,500.00
10-4130-182 EMPLOYEE RETIREMENT - P&Z	12,274.69	12,700.00	12,000.00	7,517.31	12,000.00	12,500.00
10-4130-183 EMPLOYEE INSURANCE	20,876.37	22,500.00	25,000.00	15,884.00	25,000.00	27,000.00
10-4130-184 EMPLOYEE LIFE INSURANCE	224.84	325.00	300.00	163.52	300.00	300.00
10-4130-185 EMPLOYEE S-T DISABILITY	120.00	215.00	150.00	96.00	150.00	150.00
10-4130-193 CONSULTING	17,256.62	12,000.00	10,000.00	3,380.94	10,000.00	10,000.00
10-4130-194 CONSULTING - COG	7,420.00	2,500.00	14,250.00	0.00	14,250.00	14,250.00
10-4130-200 OFFICE SUPPLIES - PLANNING & ZONING	5,638.63	7,000.00	5,000.00	5,277.43	5,000.00	5,000.00
10-4130-201 ZONING SPECIFIC OFFICE SUPPLIES	7,967.16	9,000.00	2,500.00	0.00	2,500.00	2,500.00
10-4130-215 HISTORIC PRESERVATION		1,000.00	3,000.00	717.02	1,250.00	
10-4130-220 TRANSPORTATION & IMPROVEMENTS	9,000.00	9,000.00	0.00			
10-4130-321 TELEPHONE - PLANNING & ZONING	3,203.58	4,000.00	4,000.00	1,575.16	3,500.00	3,500.00
10-4130-325 POSTAGE - PLANNING & ZONING	2,256.72	4,200.00	4,200.00	-529.86	2,500.00	2,500.00
10-4130-331 UTILITIES - PLANNING & ZONING	3,101.61	4,725.00	4,725.00	1,917.60	4,000.00	4,250.00
10-4130-370 ADVERTISING - PLANNING & ZONING	1,020.41	1,000.00	1,000.00	375.70	1,000.00	1,000.00
TOTAL PLANNING & ZONING EXPENDITURE	<u>202,578.37</u>	<u>208,325.00</u>	<u>187,175.00</u>	<u>96,542.92</u>	<u>179,900.00</u>	<u>181,400.00</u>
TOTAL EXPENDITURES	<u>1,795,220.07</u>	<u>2,521,250.00</u>	<u>2,518,975.00</u>	<u>1,894,365.66</u>	<u>2,494,955.19</u>	<u>981,400.00</u>
NET REVENUES/(EXPENDITURES)	<u>191,104.12</u>	<u>-667,000.00</u>	<u>-638,475.01</u>	<u>-348,182.95</u>	<u>-515,761.11</u>	<u>891,524.99</u>

**TOWN OF WEDDINGTON
NON-OPERATING EXPENDITURES**

	Approved FY2015 @ 5.2 cents	Proposed FY2016
<u>Proposed non-recurring revenues</u>		
Zoning & Permit Fees	10,000.00	25,000.00
Subdivision Fees		
Currently in discussions (40 lot preliminary, 150 to final)	62,500.00	27,500.00
Future unidentified (50 lot sketch/prel)	10,000.00	27,500.00
<u>Proposed non-operating expenditures to be funded</u>		
PVFD	573,825.00	573,825.00
Audit fees	6,000.00	6,000.00
Additional increase to fund projected deficit		71,000.00
Fire station purchase (578,327+70753+48000+15895)	712,975.00	
WCVFD	124,800.00	135,985.00
Estimated increase for additional territory	11,185.00	
Stallings VFD	48,000.00	36,815.00
Estimated decrease for territory transfer to WCVFD	(11,185.00)	
Police	2,850.00	3,500.00
Estimated Increase in contract price (1.5%)		
Laptop	1,000.00	
Public Safety	1,500.00	
CERT training materials		
Other	500.00	500.00
Attorney	30,000.00	
Litigation		
Outside agency	3,800.00	3,800.00
Urban forester		
Publications	3,000.00	
Newsletter (publish 6 times versus 4)		
Parks & Rec	500.00	750.00
Easter Egg Hunt		
Festival -- upfront money	3,500.00	3,500.00
Festival -- net	1,500.00	1,500.00
Historic committee	500.00	1,000.00
Tree lighting	6,500.00	6,500.00
Litter sweeps	250.00	250.00
Litter sweep signs and vests (one-time)	500.00	
Fencing & signs		500.00
Office supplies	6,500.00	
Street banners		
Gifts & Awards		2,000.00
Pins, tshirts, sweatshirts, etc.		
Grounds maintenance		5,000.00
Landscape upgrades		
Mulch		9,750.00
Medians landscaping	10,000.00	
Winter maintenance & mulching (every other year)	1,950.00	
Roundabout lighting/landscaping	5,000.00	

**TOWN OF WEDDINGTON
NON-OPERATING EXPENDITURES**

		Approved FY2015 @ 5.2 cents	Proposed FY2016
Building	Garage renovation	5,000.00	
Maintenance	Renovation of deputies office	5,000.00	
	Minor repairs		2,000.00
	Parking expansion and garage pavement		??
Technology	Website design	8,000.00	
	Upgraded recording software for new laptop	1,945.00	
	Alarm software package		8,000.00
Consulting/	Historian - expense stipends	2,500.00	
Contract Labor	Code Enforcement (contract in FY15, funds for remedies in FY16)	11,250.00	5,000.00
	Retreat mediator	1,500.00	1,500.00
	Fire consultant	10,000.00	
Salary adj	COLA/Merit/Bonus/Taxes/Benefits - (1.5% COLA, 1.5% bonus)	6,500.00	
	Planning board	(12,300.00)	
	Adjustment for new clerk/administrator's actual salary		
Transportation	Streetlights near roundabout per Barbara (2)		18,000.00
	Streetlights per Amy (8 -- 6 in addition to above)		54,000.00
Total cost of non-operating expenditures less other revenues		1,584,345.00	870,675.00

FUND BALANCE ASSIGNMENTS

Capital Projects			
Fire Service		\$200,000	\$300,000
Town Hall -- Buildings		\$30,000	\$45,000
Town Hall -- Sidewalks		\$6,000	\$9,000



TOWN OF WEDDINGTON MEMORANDUM

DATE: 03/09/2015
TO: MAYOR AND THE TOWN COUNCIL
CC: AMY MCCOLLUM, TOWN CLERK
FROM: JULIAN BURTON, ZONING ADMINISTRATOR/PLANNER
RE: UPDATE FROM PLANNING/ZONING OFFICE

- The LDS church on Hemby Road has submitted an application for a Conditional Zoning major amendment to resolve some issues with the initial construction of the church. The application will likely be heard at the February 23rd Planning Board meeting.
- The Town's Transportation Engineer has started his review of the TIA documents. Staff is also in the process of communicating with Union County and surrounding communities regarding the TIA update to ensure that new requirements align well with the plans and policies of nearby municipalities.



Union County Sheriff's Office
Events By Nature

Date of Report

3/3/2015
3:01:40PM

For the Month of: February 2015

<u>Event Type</u>	<u>Total</u>
911 HANG UP	28
911 MISDIAL	6
ACCIDENT EMD	4
ACCIDENT HITRUN PD LAW	4
ACCIDENT PD COUNTY NO EMD	15
ALARMS LAW	53
ANIMAL BITE FOLLOW UP	5
ANIMAL BITE REPORT LAW	3
ANIMAL COMP SERVICE CALL LAW	12
ASSIST EMS OR FIRE	1
ASSIST OTHER AGENCY LAW	2
ATTEMPT TO LOCATE	1
BARKING DOG	1
BOLO	6
BURGLARY HOME OTHER NONBUSINESS	2
BURGLARY VEHICLE	1
BUSINESS CHECK	27
CALL BY PHONE	3
CARDIAC RESPIRATORY ECHO	1
DELIVER MESSAGE	1
DISTURBANCE OR NUISANCE	2
DOMESTIC DISTURBANCE	4
DRUG INFORMATION NOT IN PROGR	1
ESCORT	1
FIGHT IN PROGRESS	1
FOLLOW UP INVESTIGATION	6
FOOT PATROL	2
FRAUD DECEPTION FORGERY	6

<u>Event Type</u>	<u>Total</u>
FUNERAL ESCORT	1
HARASSMENT STALKING THREATS	1
IMPROPERLY PARKED VEHICLE	1
INVESTIGATION	6
JURISDICTION CONFIRMATION LAW	9
LARCENY THEFT	4
LOST OR FOUND PROPERTY	1
MEET REQUEST NO REFERENCE GIVN	1
MENTAL DISORDER LAW	3
MOTORIST ASSIST	3
PREVENTATIVE PATROL	303
PROP DAMAGE VANDALISM MISCHIEF	3
PSYCHIATRIC PATIENT EMD	1
PUBLIC SERVICE	2
RADAR PATROL INCLUDING TRAINIG	7
REFERAL OR INFORMATION CALL	4
REPOSESSION OF PROPERTY	1
RESIDENTIAL CHECK	1
SERVE CIVIL PAPER	2
SERVE CRIMINAL CIVIL SUBPOENA	1
SERVE CRIMINAL SUMMONS	3
SERVE DOMESTIC VIOL ORDER	1
SERVE EVICTION NOTICE	1
SERVE WARRANT	2
STAB GUNSHOT PENETRATING EMD	1
SUICIDAL THREAT EPD	2
SUSPICIOUS CIRCUMSTANCES	8
SUSPICIOUS PERSON	6
SUSPICIOUS VEHICLE	6
TRAFFIC DIRECT CONTROL	1
TRAFFIC HAZARD	2
TRAFFIC STOP	17

<u>Event Type</u>	<u>Total</u>
TRAFFIC VIOLATION COMPLAINT	13
TRESPASSING UNWANTED SUBJ	1
UNLOCK REQUEST	1
WANTED PERSON	1
WELL BEING CHECK	3

Total Calls for Month: 623

PROVIDENCE

Union Calls

Fire: 25

EMS: 15

Total: 40

Mecklenburg Calls

Fire: 10

EMS: 7

Total: 17

Kenny Schott
Chief, Providence VFD

Providence Volunteer Fire Department Income & Expense Budget Performance

February 2015

	Feb 15	Budget	\$ Over Budget	Jul '14 - Feb 15	YTD Budget	\$ Over Budget	Annual Budget
Ordinary Income/Expense							
Income							
110 - Subsidies							
111 - Mecklenburg Cty	1,171.35	4,000.00	-2,828.65	34,149.99	32,000.00	2,149.99	48,000.00
112 - Union County	2,158.75			16,110.00			
113 - Town of Weddington	0.00	52,551.08	-52,551.08	435,783.75	420,408.68	15,375.07	630,613.00
Total 110 - Subsidies	3,330.10	56,551.08	-53,220.98	486,043.74	452,408.68	33,635.06	678,613.00
120 - Dues & Fees							
121 - Union County Fire Fees	0.00	868.92	-868.92	9,410.00	6,951.32	2,458.68	10,427.00
120 - Dues & Fees - Other	0.00			5.00			
Total 120 - Dues & Fees	0.00	868.92	-868.92	9,415.00	6,951.32	2,463.68	10,427.00
130 - Vol Donations							
134 - Other	130.00	416.67	-286.67	7,408.00	3,333.32	4,074.68	5,000.00
130 - Vol Donations - Other	0.00			100.00			
Total 130 - Vol Donations	130.00	416.67	-286.67	7,508.00	3,333.32	4,174.68	5,000.00
135 - Revenue from Closing 8/2014	0.00			70,838.62			
140 - Other Income							
142 - Fire Fighters' Relief Fund	0.00			3,854.59			
143 - Fuel Tax Refund	0.00	83.33	-83.33	668.92	666.68	2.24	1,000.00
144 - Sales Tax Refund	0.00	333.33	-333.33	5,573.01	2,666.68	2,906.33	4,000.00
145 - Interest	0.00	51.67	-51.67	10.99	413.32	-402.33	620.00
147 - Medic-EMS Reimbursement	0.00	1,041.67	-1,041.67	7,521.30	8,333.32	-812.02	12,500.00
148 - Firemen Relief Interest	0.00			5.18			
155 - Christmas Fundraising Income	0.00	500.00	-500.00	15,469.00	4,000.00	11,469.00	6,000.00
156 - Newsletter Income	0.00			8,915.00			
140 - Other Income - Other	0.00			288.01			
Total 140 - Other Income	0.00	2,010.00	-2,010.00	42,306.00	16,080.00	26,226.00	24,120.00
150 - Uncategorized Income	0.00			5.00			
Total Income	3,460.10	59,846.67	-56,386.57	616,116.36	478,773.32	137,343.04	718,160.00
Expense							
200 - Administration							
202 - Legal Fees	0.00	416.67	-416.67	11,717.00	3,333.32	8,383.68	5,000.00
204 - Ladder Shed Upgrade Fees	0.00			192.95			
209 - Annual Dinner/Award	0.00	416.67	-416.67	4,021.45	3,333.32	688.13	5,000.00
210 - Fire Chief Discretionary	149.95	166.67	-16.72	1,238.35	1,333.32	-94.97	2,000.00
211 - Bank Charges & Credit Card Fees	0.00	33.33	-33.33	147.55	266.68	-119.13	400.00
212 - Prof Fees	450.00	708.33	-258.33	9,550.00	5,666.68	3,883.32	8,500.00
213 - Computer Upgrades	0.00	500.00	-500.00	2,541.97	4,000.00	-1,458.03	6,000.00
214 - Off Supplies	729.92	166.67	563.25	1,523.42	1,333.32	190.10	2,000.00
215 - Printing/Newsletter	0.00	250.00	-250.00	2,284.45	2,000.00	284.45	3,000.00
216 - Postage	65.66	125.00	-59.34	1,979.08	1,000.00	979.08	1,500.00
217 - Dues, Subscriptions, & Internet	0.00	41.67	-41.67	239.40	333.32	-93.92	500.00
218 - Fire Fighters' Association	0.00	83.33	-83.33	2,460.00	666.68	1,793.32	1,000.00
219 - Miscellaneous	168.00	166.67	1.33	2,553.77	1,333.32	1,220.45	2,000.00
Total 200 - Administration	1,563.53	3,075.01	-1,511.48	40,449.39	24,599.96	15,849.43	36,900.00
220 - Insurance							
222 - Accident & Sickness Policy	0.00			7,555.00			

Providence Volunteer Fire Department Income & Expense Budget Performance

February 2015

	Feb 15	Budget	\$ Over Budget	Jul '14 - Feb 15	YTD Budget	\$ Over Budget	Annual Budget
223 - Vol. Fire Fighters' Workers Com	0.00	916.67	-916.67	0.00	7,333.32	-7,333.32	11,000.00
224 - Commercial Package	0.00	1,500.00	-1,500.00	19,972.00	12,000.00	7,972.00	18,000.00
220 - Insurance - Other	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Total 220 - Insurance	0.00	2,416.67	-2,416.67	27,527.00	19,333.32	8,193.68	29,000.00
225 - Drug Testing/Physical Exams	0.00	416.67	-416.67	415.00	3,333.32	-2,918.32	5,000.00
230 - Taxes							
231 - Sales Taxes							
232 - Meck CO.	1,546.33	666.67	879.66	4,631.62	5,333.32	-701.70	8,000.00
233 - Union County	0.00	166.67	-166.67	41.97	1,333.32	-1,291.35	2,000.00
238 - NC Sales & Use Qualifying Food	0.00			13.34			
231 - Sales Taxes - Other	0.00			346.02			
Total 231 - Sales Taxes	1,546.33	833.34	712.99	5,032.95	6,666.64	-1,633.69	10,000.00
236 - Property Tax	0.00	8.33	-8.33	0.00	66.68	-66.68	100.00
237 - Freight	182.10	41.67	140.43	722.92	333.32	389.60	500.00
Total 230 - Taxes	1,728.43	883.34	845.09	5,755.87	7,066.64	-1,310.77	10,600.00
240 - Interest Expense	0.00			2.44			
300 - Build Maintenance							
370 - Security Monitoring	0.00	50.00	-50.00	186.00	400.00	-214.00	600.00
320 - Landscaping & Lawn Care	145.00	250.00	-105.00	1,430.00	2,000.00	-570.00	3,000.00
330 - Trash and Landfill	50.00	50.00	0.00	400.00	400.00	0.00	600.00
340 - Pest Control	0.00	41.67	-41.67	100.00	333.32	-233.32	500.00
350 - Maintenance Supplies	454.27	416.67	37.60	4,597.55	3,333.32	1,264.23	5,000.00
351 - Furniture	0.00	166.67	-166.67	343.52	1,333.32	-989.80	2,000.00
360 - Repairs	1,042.31	666.67	375.64	5,223.66	5,333.32	-109.66	8,000.00
361 - Other	0.00			86.01			
Total 300 - Build Maintenance	1,691.58	1,641.68	49.90	12,366.74	13,133.28	-766.54	19,700.00
400 - Utilities							
410 - Electric	711.51	833.33	-121.82	5,633.10	6,666.68	-1,033.58	10,000.00
420 - Natural Gas	528.83	250.00	278.83	1,164.52	2,000.00	-835.48	3,000.00
430 - Telephone	442.83	375.00	67.83	4,675.47	3,000.00	1,675.47	4,500.00
440 - Water	36.90	66.67	-29.77	408.10	533.32	-125.22	800.00
Total 400 - Utilities	1,720.07	1,525.00	195.07	11,881.19	12,200.00	-318.81	18,300.00
500 - Fire Fighters' Equip/Training							
510 - Clothing							
512 - Dress Uniforms	869.03	166.67	702.36	1,773.97	1,333.32	440.65	2,000.00
513 - Clothing - Other	1,029.00	333.33	695.67	1,029.00	2,666.68	-1,637.68	4,000.00
Total 510 - Clothing	1,898.03	500.00	1,398.03	2,802.97	4,000.00	-1,197.03	6,000.00
520 - Equipment							
521 - Radios\ Pagers - New	0.00	250.00	-250.00	1,100.00	2,000.00	-900.00	3,000.00
522 - Radios\ Pagers - Maintenance	0.00	83.33	-83.33	177.00	666.68	-489.68	1,000.00
523 - Equipment - New	10,269.50	750.00	9,519.50	13,739.92	6,000.00	7,739.92	9,000.00
524 - Equipment - Maintenance	1,740.34	833.33	907.01	5,560.36	6,666.68	-1,106.32	10,000.00
525 - Firefighting Supplies	122.52	125.00	-2.48	122.52	1,000.00	-877.48	1,500.00
528 - Mecklenburg Radio Contract	0.00	833.33	-833.33	9,152.88	6,666.68	2,486.20	10,000.00
Total 520 - Equipment	12,132.36	2,874.99	9,257.37	29,852.68	23,000.04	6,852.64	34,500.00
529 - PPE (Personal Protective Equip)	0.00	2,083.33	-2,083.33	17,914.60	16,666.68	1,247.92	25,000.00

Providence Volunteer Fire Department Income & Expense Budget Performance

February 2015

	Feb 15	Budget	\$ Over Budget	Jul '14 - Feb 15	YTD Budget	\$ Over Budget	Annual Budget
530 - Medical							
531 - Equipment	0.00			1,021.80			
532 - Supplies	1,873.50	333.33	1,540.17	4,030.97	2,666.68	1,364.29	4,000.00
533 - Waste	279.28	208.33	70.95	1,954.96	1,666.68	288.28	2,500.00
Total 530 - Medical	2,152.78	541.66	1,611.12	7,007.73	4,333.36	2,674.37	6,500.00
540 - Training							
541 - Seminars	208.64	750.00	-541.36	3,514.82	6,000.00	-2,485.18	9,000.00
542 - Books	0.00	125.00	-125.00	0.00	1,000.00	-1,000.00	1,500.00
543 - PR Literature	0.00	83.33	-83.33	1,181.50	666.68	514.82	1,000.00
544 - Other - Training Bonus	4,500.00	1,250.00	3,250.00	8,100.00	10,000.00	-1,900.00	15,000.00
540 - Training - Other	0.00			1,451.00			
Total 540 - Training	4,708.64	2,208.33	2,500.31	14,247.32	17,666.68	-3,419.36	26,500.00
Total 500 - Fire Fighters' Equip/Training	20,891.81	8,208.31	12,683.50	71,825.30	65,666.76	6,158.54	98,500.00
600 - Fire Engines							
620 - '99 Southern Coach Eng #322	833.27	1,250.00	-416.73	6,022.33	10,000.00	-3,977.67	15,000.00
635 - '93 KME Engine #323	521.16	1,250.00	-728.84	16,653.18	10,000.00	6,653.18	15,000.00
640 - '03 Red Diamond #324	0.00	500.00	-500.00	1,808.77	4,000.00	-2,191.23	6,000.00
650 - '02 Ford Quesco Brush #326	0.00	166.67	-166.67	0.00	1,333.32	-1,333.32	2,000.00
660 - '95 Intern\Hackney Squad #32	0.00	416.67	-416.67	1,042.83	3,333.32	-2,290.49	5,000.00
680 - '06 KME Pumper #321	0.00	1,333.33	-1,333.33	3,959.18	10,666.68	-6,707.50	16,000.00
681 - Diesel Fuel	827.72	1,458.33	-630.61	9,998.23	11,666.68	-1,668.45	17,500.00
682 - Gasoline	0.00	16.67	-16.67	73.66	133.32	-59.66	200.00
683 - Cleaning Supplies	0.00	41.67	-41.67	0.00	333.32	-333.32	500.00
684 - Miscellaneous Parts	141.37	83.33	58.04	344.28	666.68	-322.40	1,000.00
685 - Fire Engines - Other	0.00	250.00	-250.00	323.60	2,000.00	-1,676.40	3,000.00
Total 600 - Fire Engines	2,323.52	6,766.67	-4,443.15	40,226.06	54,133.32	-13,907.26	81,200.00
800 - Firefighters Payroll							
801 - Payroll - Day Shift (Hourly)	13,864.00	16,666.67	-2,802.67	115,520.63	133,333.32	-17,812.69	200,000.00
809 - Payroll - Day Shift (Stipend)	2,400.00	2,083.33	316.67	23,580.00	16,666.68	6,913.32	25,000.00
802 - Payroll - Night Shift (Hourly)	9,222.00	9,666.67	-444.67	78,436.75	77,333.32	1,103.43	116,000.00
810 - Payroll - Night Shift (Stipend)	3,280.00	2,166.67	1,113.33	23,120.00	17,333.32	5,786.68	26,000.00
808 - Payroll Expenses							
FICA	2,234.42	2,250.00	-15.58	18,581.80	18,000.00	581.80	27,000.00
SUTA	417.68	291.67	126.01	3,765.71	2,333.32	1,432.39	3,500.00
808 - Payroll Expenses - Other	348.40	1,455.00	-1,106.60	2,895.60	11,640.00	-8,744.40	17,460.00
Total 808 - Payroll Expenses	3,000.50	3,996.67	-996.17	25,243.11	31,973.32	-6,730.21	47,960.00
Total 800 - Firefighters Payroll	31,766.50	34,580.01	-2,813.51	265,900.49	276,639.96	-10,739.47	414,960.00
850 - Christmas Fundraising Expense	0.00	333.33	-333.33	5,689.86	2,666.64	3,023.22	4,000.00
Total Expense	61,685.44	59,846.69	1,838.75	482,039.34	478,773.20	3,266.14	718,160.00
Net Ordinary Income	-58,225.34	-0.02	-58,225.32	134,077.02	0.12	134,076.90	0.00
Other Income/Expense							
Other Income							
Gain/Loss on Sale of Property	0.00			-297,845.11			
Total Other Income	0.00			-297,845.11			
Net Other Income	0.00			-297,845.11			
Net Income	-58,225.34	-0.02	-58,225.32	-163,768.09	0.12	-163,768.21	0.00

Providence Volunteer Fire Department

Balance Sheet

As of February 27, 2015

ASSETS

Current Assets

Checking/Savings

Checking Accounts

BB&T Checking-5119 237,916.41

BOA Payroll-7449 30,035.63

Total Checking Accounts 267,952.04

Firemen Relief-BOA-8254 44,668.12

Total Checking/Savings 312,620.16

Other Current Assets

1300 - Prepaid Expenses - Auditor 23,066.75

1400 - Sales Tax Refund-Auditor 5,633.75

Total Other Current Assets 28,700.50

Total Current Assets 341,320.66

Fixed Assets

Air Packs 73,087.70

Bauer Vertecon Air Compressor 40,000.00

Dexter T-400 Washer\Extractor 3,611.00

Fire Fighter Main Equipment 2,448.00

Total Fixed Assets 119,146.70

Other Assets

1993 KME Engine #323 50,000.00

1996 Internat'l #32 119,365.76

1999 SouthCo #322 274,231.58

2002 Ford #326 44,029.33

2003 Red Diamond #324 240,302.00

2006 KME Pumper #321 400,555.50

Equip 34,615.27

X Accum Depr -961,874.00

Total Other Assets 201,225.44

TOTAL ASSETS 661,692.80

LIABILITIES & EQUITY

Liabilities

Current Liabilities

Other Current Liabilities

2100 - Payroll Liabilities 7,811.79

52 - Accrued Interest 13,905.00

Total Other Current Liabilities 21,716.79

Total Current Liabilities 21,716.79

Total Liabilities 21,716.79

Equity

3900 - Retained Earnings 803,744.10

Net Income -163,768.09

Total Equity 639,976.01

TOTAL LIABILITIES & EQUITY 661,692.80

Providence Volunteer Fire Department Income & Expense Budget Performance February 2015

	Feb 15	Jul '14 - Feb 15	Amended Budget	% Budget Remaining
Ordinary Income/Expense				
Income				
110 - Subsidies				
111 - Mecklenburg Cty	1,171.35	34,149.99	48,000.00	29%
112 - Union County	2,158.75	16,110.00	24,165.00	33%
113 - Town of Weddington	0.00	435,783.75	579,825.00	25%
Total 110 - Subsidies	3,330.10	486,043.74	651,990.00	25%
120 - Dues & Fees				
121 - Union County Fire Fees	0.00	9,410.00	10,427.00	10%
120 - Dues & Fees - Other	0.00	5.00		
Total 120 - Dues & Fees	0.00	9,415.00	10,427.00	10%
130 - Vol Donations				
134 - Other	130.00	7,408.00	5,000.00	-48%
130 - Vol Donations - Other	0.00	100.00		
Total 130 - Vol Donations	130.00	7,508.00	5,000.00	-50%
135 - Revenue from Closing 8/2014	0.00	70,838.62	19,713.00	-259%
140 - Other Income				
142 - Fire Fighters' Relief Fund	0.00	3,854.59		
143 - Fuel Tax Refund	0.00	668.92	1,000.00	33%
144 - Sales Tax Refund	0.00	5,573.01	8,000.00	30%
145 - Interest	0.00	10.99	620.00	98%
147 - Medic-EMS Reimbursement	0.00	7,521.30	12,500.00	40%
148 - Firemen Relief Interest	0.00	5.18		
155 - Christmas Fundraising Income	0.00	15,469.00	6,000.00	-158%
156 - Newsletter Income	0.00	8,915.00	6,000.00	-49%
140 - Other Income - Other	0.00	288.01		
Total 140 - Other Income	0.00	42,306.00	34,120.00	-24%
150 - Uncategorized Income	0.00	5.00		
Total Income	3,460.10	616,116.36	721,250.00	15%
Expense				
200 - Administration				
202 - Legal Fees	0.00	11,717.00	12,000.00	2%
204 - Ladder Shed Upgrade Fees	0.00	192.95		
209 - Annual Dinner/Award	0.00	4,021.45	5,000.00	20%
210 - Fire Chief Discretionary	149.95	1,238.35	2,000.00	38%
211 - Bank Charges & Credit Card Fees	0.00	147.55	400.00	63%
212 - Prof Fees	450.00	9,550.00	12,500.00	24%
213 - Computer Upgrades	0.00	2,541.97	6,000.00	58%
214 - Off Supplies	729.92	1,523.42	2,000.00	24%
215 - Printing/Newsletter	0.00	2,284.45	3,000.00	24%
216 - Postage	65.66	1,979.08	1,500.00	-32%
217 - Dues, Subscriptions, & Internet	0.00	239.40	500.00	52%
218 - Fire Fighters' Association	0.00	2,460.00	1,000.00	-146%
219 - Miscellaneous	168.00	2,553.77	2,000.00	-28%
Total 200 - Administration	1,563.53	40,449.39	47,900.00	16%
220 - Insurance				
222 - Accident & Sickness Policy	0.00	7,555.00	7,550.00	0%

Providence Volunteer Fire Department Income & Expense Budget Performance February 2015

	Feb 15	Jul '14 - Feb 15	Amended Budget	% Budget Remaining
223 - Vol. Fire Fighters' Workers Com	0.00	0.00	14,400.00	100%
224 - Commercial Package	0.00	19,972.00	19,800.00	-1%
220 - Insurance - Other	0.00	0.00		
Total 220 - Insurance	0.00	27,527.00	41,750.00	34%
225 - Drug Testing/Physical Exams	0.00	415.00	3,500.00	88%
230 - Taxes				
231 - Sales Taxes				
232 - Meck CO.	1,546.33	4,631.62	7,000.00	34%
233 - Union County	0.00	41.97	1,000.00	96%
238 - NC Sales & Use Qualifying Food	0.00	13.34		
231 - Sales Taxes - Other	0.00	346.02		
Total 231 - Sales Taxes	1,546.33	5,032.95	8,000.00	37%
236 - Property Tax	0.00	0.00		
237 - Freight	182.10	722.92	500.00	-45%
Total 230 - Taxes	1,728.43	5,755.87	8,500.00	32%
240 - Interest Expense	0.00	2.44		
300 - Build Maintenance				
370 - Security Monitoring	0.00	186.00	300.00	38%
320 - Landscaping & Lawn Care	145.00	1,430.00	3,000.00	52%
330 - Trash and Landfill	50.00	400.00	600.00	33%
340 - Pest Control	0.00	100.00	500.00	80%
350 - Maintenance Supplies	454.27	4,597.55	5,000.00	8%
351 - Furniture	0.00	343.52	1,000.00	66%
360 - Repairs	1,042.31	5,223.66	8,000.00	35%
361 - Other	0.00	86.01		
Total 300 - Build Maintenance	1,691.58	12,366.74	18,400.00	33%
400 - Utilities				
410 - Electric	711.51	5,633.10	10,000.00	44%
420 - Natural Gas	528.83	1,164.52	3,000.00	61%
430 - Telephone	442.83	4,675.47	4,500.00	-4%
440 - Water	36.90	408.10	800.00	49%
Total 400 - Utilities	1,720.07	11,881.19	18,300.00	35%
500 - Fire Fighters' Equip/Training				
510 - Clothing				
512 - Dress Uniforms	869.03	1,773.97	1,000.00	-77%
513 - Clothing - Other	1,029.00	1,029.00	4,000.00	74%
Total 510 - Clothing	1,898.03	2,802.97	5,000.00	44%
520 - Equipment				
521 - Radios\ Pagers - New	0.00	1,100.00	5,000.00	78%
522 - Radios\ Pagers - Maintenance	0.00	177.00	1,000.00	82%
523 - Equipment - New	10,269.50	13,739.92	9,000.00	-53%
524 - Equipment - Maintenance	1,740.34	5,560.36	10,000.00	44%
525 - Firefighting Supplies	122.52	122.52	1,500.00	92%
528 - Mecklenburg Radio Contract	0.00	9,152.88	10,000.00	8%
Total 520 - Equipment	12,132.36	29,852.68	36,500.00	18%
529 - PPE (Personal Protective Equip)	0.00	17,914.60	25,000.00	28%

Providence Volunteer Fire Department Income & Expense Budget Performance February 2015

	Feb 15	Jul '14 - Feb 15	Amended Budget	% Budget Remaining
530 - Medical				
531 - Equipment	0.00	1,021.80		
532 - Supplies	1,873.50	4,030.97	4,000.00	-1%
533 - Waste	279.28	1,954.96	2,500.00	22%
Total 530 - Medical	2,152.78	7,007.73	6,500.00	-8%
540 - Training				
541 - Seminars	208.64	3,514.82	7,000.00	50%
542 - Books	0.00	0.00	1,500.00	100%
543 - PR Literature	0.00	1,181.50	1,000.00	-18%
544 - Other - Training Bonus	4,500.00	8,100.00	10,000.00	19%
540 - Training - Other	0.00	1,451.00		
Total 540 - Training	4,708.64	14,247.32	19,500.00	27%
Total 500 - Fire Fighters' Equip/Training	20,891.81	71,825.30	92,500.00	22%
600 - Fire Engines				
620 - '99 Southern Coach Eng #322	833.27	6,022.33	15,000.00	60%
635 - '93 KME Engine #323	521.16	16,653.18	15,000.00	-11%
640 - '03 Red Diamond #324	0.00	1,808.77	6,000.00	70%
650 - '02 Ford Quesco Brush #326	0.00	0.00	2,000.00	100%
660 - '95 Intern\Hackney Squad #32	0.00	1,042.83	5,000.00	79%
680 - '06 KME Pumper #321	0.00	3,959.18	16,000.00	75%
681 - Diesel Fuel	827.72	9,998.23	17,500.00	43%
682 - Gasoline	0.00	73.66	200.00	63%
683 - Cleaning Supplies	0.00	0.00	500.00	100%
684 - Miscellaneous Parts	141.37	344.28	1,000.00	66%
685 - Fire Engines - Other	0.00	323.60	3,000.00	89%
Total 600 - Fire Engines	2,323.52	40,226.06	81,200.00	50%
800 - Firefighters Payroll				
801 - Payroll - Day Shift (Hourly)	13,864.00	115,520.63		
809 - Payroll - Day Shift (Stipend)	2,400.00	23,580.00		
802 - Payroll - Night Shift (Hourly)	9,222.00	78,436.75		
810 - Payroll - Night Shift (Stipend)	3,280.00	23,120.00		
808 - Payroll Expenses				
FICA	2,234.42	18,581.80		
SUTA	417.68	3,765.71		
808 - Payroll Expenses - Other	348.40	2,895.60		
Total 808 - Payroll Expenses	3,000.50	25,243.11		
Total 800 - Firefighters Payroll	31,766.50	265,900.49	405,200.00	34%
850 - Christmas Fundraising Expense	0.00	5,689.86	4,000.00	-42%
Total Expense	61,685.44	482,039.34	721,250.00	33%
Net Ordinary Income	-58,225.34	134,077.02	0.00	
Other Income/Expense				
Other Income				
Gain/Loss on Sale of Property	0.00	-297,845.11		
Total Other Income	0.00	-297,845.11		
Net Other Income	0.00	-297,845.11		
Net Income	-58,225.34	-163,768.09		

Providence Volunteer Fire Department

Balance Sheet

As of February 27, 2015

Feb 27, 15

ASSETS

Current Assets

Checking/Savings

Checking Accounts

BB&T Checking-5119 237,916.41

BOA Payroll-7449 30,035.63

Total Checking Accounts 267,952.04

Firemen Relief-BOA-8254 44,668.12

Total Checking/Savings 312,620.16

Other Current Assets

1300 - Prepaid Expenses - Auditor 23,066.75

1400 - Sales Tax Refund-Auditor 5,633.75

Total Other Current Assets 28,700.50

Total Current Assets 341,320.66

Fixed Assets

Air Packs 73,087.70

Bauer Vertecon Air Compressor 40,000.00

Dexter T-400 Washer\Extractor 3,611.00

Fire Fighter Main Equipment 2,448.00

Total Fixed Assets 119,146.70

Other Assets

1993 KME Engine #323 50,000.00

1996 Internat'l #32 119,365.76

1999 SouthCo #322 274,231.58

2002 Ford #326 44,029.33

2003 Red Diamond #324 240,302.00

2006 KME Pumper #321 400,555.50

Equip 34,615.27

X Accum Depr -961,874.00

Total Other Assets 201,225.44

TOTAL ASSETS 661,692.80

LIABILITIES & EQUITY

Liabilities

Current Liabilities

Other Current Liabilities

2100 - Payroll Liabilities 7,811.79

52 - Accrued Interest 13,905.00

Total Other Current Liabilities 21,716.79

Total Current Liabilities 21,716.79

Total Liabilities 21,716.79

Equity

3900 - Retained Earnings 803,744.10

Net Income -163,768.09

Total Equity 639,976.01

TOTAL LIABILITIES & EQUITY 661,692.80

Town of Weddington
January 2015
Stallings Fire Department Response
Fire Districts PV1

FIRE ALARM NONCOMMERICAL EFD	2
SICK PERSON EMD	1
VEHICLE FIRE	1
Total Number of Calls: 4	

2/6/2015 1:43:00 PM

Town of Weddington
February 2015
Stallings Fire Department Response
Fire Districts PV1

ACCIDENT PININ EMD	1
UNKNOWN PROBLEM EMD	1
Total Number of Calls: 2	

3/1/2015 10:00:16 AM

Town of Weddington January 2015

Wesley Chapel Fire Department Response Fire Districts PV4, PV5, PV7, and PV8

ACCIDENT EMD	3
CITIZEN ASSIST SERVICE EFD	2
COMMERCIAL ALARM	1
FALLS EMD	2
FIRE STANDBY	1
OUTSIDE FIRE EFD NONBRUSH	1
OVERDOSE POISONING EMD	1
SICK PERSON EMD	1
SMOKE OUTSIDE INVEST EFD	1
TRAUMATIC INJURIES EMD	1
Total Number of Calls: 14	

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2/6/2015 1:43:05 PM

Wesley Chapel Volunteer Fire Department

Incident List by Alarm Date/Time

Alarm Date Between {02/01/2015} And {02/28/2015}

Incident-Exp#	Alm Date	Alm Time	Location	Incident Type
15-1500486-000	02/01/2015	10:38:03	8600 POTTER RD /WEDDINGTO	745 Alarm system activation, no
15-1500487-000	02/01/2015	11:07:41	1924 SMARTY JONES DR	321 EMS call, excluding vehicle
15-1500488-000	02/01/2015	14:56:37	2901 BLACKBURN DR	611 Dispatched & cancelled en ro
15-1500493-000	02/01/2015	17:34:23	933 S TWELVE MILE CREEK R	631 Authorized controlled burnin
15-1500497-000	02/01/2015	22:15:11	1103 CRANE RD /WEDDINGTON	324 Motor Vehicle Accident with
15-1500501-000	02/02/2015	05:46:17	6109 LOWERGATE DR /WESLEY	321 EMS call, excluding vehicle
15-1500505-000	02/02/2015	09:07:46	1002 BENNING CIR /INDIAN	321 EMS call, excluding vehicle
15-1500506-000	02/02/2015	09:21:09	628 BRANDY COURTS /Weddin	321 EMS call, excluding vehicle
15-1500510-000	02/02/2015	13:15:07	832 SPRING OAKS DR /WEDDI	631 Authorized controlled burnin
15-1500512-000	02/02/2015	13:28:07	1612 LOOK OUT CIR	142 Brush or brush-and-grass mix
15-1500513-000	02/02/2015	13:48:26	1602 S PROVIDENCE RD	745 Alarm system activation, no
15-1500516-000	02/02/2015	14:04:10	3438 FOREST LAWN DR /WEDD	444 Power line down
15-1500517-000	02/02/2015	15:15:28	ENNIS RD & NEW TOWN RD /W	500 Service Call, other
15-1500518-000	02/02/2015	15:19:03	1528 S PROVIDENCE RD	311 Medical assist, assist EMS c
15-1500519-000	02/02/2015	15:53:35	NEW TOWN RD & S TWELVE MI	324 Motor Vehicle Accident with
15-1500522-000	02/02/2015	16:16:38	CHERRYBROOK LN & CHAMBWO	322 Motor vehicle accident with
15-1500523-000	02/02/2015	16:29:19	8804 PEPPERGRASS LN	736 CO detector activation due t
15-1500524-000	02/02/2015	17:47:00	9003 MASTERS CT	321 EMS call, excluding vehicle
15-1500532-000	02/02/2015	22:26:52	WEDDINGTON RD & S POTTER	322 Motor vehicle accident with
15-1500543-000	02/03/2015	13:14:24	9715 SADDLE AV /MARVIN, N	311 Medical assist, assist EMS c
15-1500547-000	02/03/2015	16:46:52	6209 POTTER RD /INDIAN TR	111 Building fire
15-1500553-000	02/04/2015	01:56:38	6490 WEDDINGTON RD /Wesle	321 EMS call, excluding vehicle
15-1500556-000	02/04/2015	10:27:16	1213 GLYNWATER LN	321 EMS call, excluding vehicle
15-1500565-000	02/04/2015	22:08:33	7001 WEDDINGTON BROOK DR	321 EMS call, excluding vehicle
15-1500571-000	02/05/2015	09:58:45	5607 WEDDINGTON RD /Weddi	553 Public service
15-1500572-000	02/05/2015	11:48:19	1041 KITE CT /Matthews, N	321 EMS call, excluding vehicle
15-1500573-000	02/05/2015	12:28:37	3927 N TWELVE MILE CREEK	321 EMS call, excluding vehicle
15-1500578-000	02/05/2015	15:12:06	500 AMERSHAM LN	321 EMS call, excluding vehicle
15-1500581-000	02/05/2015	17:47:59	2010 APPLEBROOK DR /WESLE	550 Public service assistance, O
15-1500587-000	02/06/2015	06:55:17	NEW TOWN RD & BILLY HOWEY	352 Extrication of victim(s) fro
15-1500589-000	02/06/2015	08:44:01	2826 CUTTER CT	651 Smoke scare, odor of smoke
15-1500594-000	02/06/2015	11:36:07	431 RANELAGH DR	554 Assist invalid
15-1500598-000	02/06/2015	18:35:20	WAXHAW MARVIN RD & LAUREL	631 Authorized controlled burnin
15-1500599-000	02/06/2015	18:59:01	6390 WEDDINGTON RD /Matth	600 Good intent call, Other
15-1500600-000	02/06/2015	19:01:19	GRAY BYRUM RD & CHASEMONT	500 Service Call, other
15-1500601-000	02/06/2015	21:02:40	3026 SEMMES LN /INDIAN TR	321 EMS call, excluding vehicle
15-1500603-000	02/06/2015	22:58:28	1432 WILLOW RIDGE LN /WES	321 EMS call, excluding vehicle
15-1500636-000	02/08/2015	13:09:45	2116 N ROCKY RIVER RD /MO	571 Cover assignment, standby, m
15-1500630-000	02/08/2015	14:27:42	5917 LINDENWOOD DR /INDIA	311 Medical assist, assist EMS c
15-1500638-000	02/08/2015	21:15:01	1106 DEEP HOLLOW CT /WESL	500 Service Call, other
15-1500643-000	02/09/2015	08:51:37	706 DEERCROSS LN	321 EMS call, excluding vehicle
15-1500644-000	02/09/2015	09:37:54	318 DEERWOOD CT	611 Dispatched & cancelled en ro
15-1500649-000	02/09/2015	15:10:58	2825 CRANE RD	324 Motor Vehicle Accident with
15-1500652-000	02/09/2015	18:00:24	9017 PINE LAUREL DR /WEDD	611 Dispatched & cancelled en ro
15-1500653-000	02/09/2015	22:24:00	8811 WINGARD RD	114 Chimney or flue fire, confin
15-1500655-000	02/10/2015	07:58:46	1114 DOBSON DR	321 EMS call, excluding vehicle

Wesley Chapel Volunteer Fire Department

Incident List by Alarm Date/Time

Alarm Date Between {02/01/2015} And {02/28/2015}

Incident-Exp#	Alm Date	Alm Time	Location	Incident Type
15-1500656-000	02/10/2015	11:07:02	201 HUGH CROCKER DR /Wesl	321 EMS call, excluding vehicle
15-1500673-000	02/12/2015	05:09:58	13801 PROVIDENCE RD /Wedd	611 Dispatched & cancelled en ro
15-1500681-000	02/12/2015	16:59:30	2012 WAXHAW MARVIN RD /MA	321 EMS call, excluding vehicle
15-1500682-000	02/12/2015	17:32:12	1638 LOOK OUT CIR	745 Alarm system activation, no
15-1500686-000	02/12/2015	20:17:41	8407 ROYSTER RUN	745 Alarm system activation, no
15-1500687-000	02/12/2015	23:26:04	7626 WESTMONT WAY /MARVIN	311 Medical assist, assist EMS c
15-1500703-000	02/14/2015	16:49:13	2018 CANOPY DR /INDIAN TR	142 Brush or brush-and-grass mix
15-1500714-000	02/14/2015	21:23:01	2321 CARSON DR /MARVIN, N	114 Chimney or flue fire, confin
15-1500719-000	02/15/2015	14:19:18	MCNEELY RD & HARRINGTON P	611 Dispatched & cancelled en ro
15-1500729-000	02/16/2015	05:29:28	304 IVY SPRINGS CT	321 EMS call, excluding vehicle
15-1500736-000	02/16/2015	12:06:07	TOM SHORT RD & REA RD	412 Gas leak (natural gas or LPG
15-1500739-000	02/16/2015	17:52:43	2707 CREEK MANOR DR	745 Alarm system activation, no
15-1500743-000	02/16/2015	19:37:24	8609 LAURELWOOD LN /MARVI	745 Alarm system activation, no
15-1500742-000	02/16/2015	19:40:24	1604 SEATTLE SLEW CT	300 Rescue, EMS incident, other
15-1500744-000	02/16/2015	20:12:18	304 IVY SPRINGS CT	311 Medical assist, assist EMS c
15-1500746-000	02/16/2015	21:29:33	504 SHORELINE DR /Wedding	735 Alarm system sounded due to
15-1500747-000	02/16/2015	21:40:43	2010 MAGNA LN /INDIAN TRA	735 Alarm system sounded due to
15-1500749-000	02/17/2015	02:44:35	417 RANELAGH DR	735 Alarm system sounded due to
15-1500752-000	02/17/2015	09:57:22	315 WAXHAW INDIAN TRAIL R	735 Alarm system sounded due to
15-1500753-000	02/17/2015	11:10:54	2401 WESLEY CHAPEL RD /IN	322 Motor vehicle accident with
15-1500754-000	02/17/2015	12:58:23	200 MONTROSE DR	700 False alarm or false call, O
15-1500761-000	02/17/2015	20:55:55	3106 HIGHBURY PL /WEDDING	611 Dispatched & cancelled en ro
15-1500766-000	02/17/2015	23:01:21	9003 LUCERNE CT	311 Medical assist, assist EMS c
15-1500767-000	02/18/2015	09:46:56	304 OAKMONT LN	733 Smoke detector activation du
15-1500773-000	02/18/2015	18:31:52	1109 HANSLER LN	500 Service Call, other
15-1500775-000	02/18/2015	21:16:52	2003 LITTLE CHAPEL LN /IN	321 EMS call, excluding vehicle
15-1500778-000	02/19/2015	03:50:00	313 APPOMATOX DR /MARVIN,	733 Smoke detector activation du
15-1500779-000	02/19/2015	09:38:36	8718 BEAMINSTER PL	733 Smoke detector activation du
15-1500786-000	02/19/2015	14:45:45	5903 DEAL RD /Weddington,	321 EMS call, excluding vehicle
15-1500791-000	02/19/2015	21:32:11	8323 WOODMONT DR /MARVIN,	735 Alarm system sounded due to
15-1500793-000	02/20/2015	01:21:27	2908 MEHERRIN CT	733 Smoke detector activation du
15-1500796-000	02/20/2015	03:45:40	402 MATFIELD CT /MONROE,	735 Alarm system sounded due to
15-1500799-000	02/20/2015	05:25:30	9806 JOE KERR RD /MARVIN,	736 CO detector activation due t
15-1500804-000	02/20/2015	09:29:57	1100 WAXHAW INDIAN TRAIL	323 Motor vehicle/pedestrian acc
15-1500805-000	02/20/2015	11:42:39	1220 HIGH BROOK DR /WESLE	736 CO detector activation due t
15-1500809-000	02/20/2015	12:23:25	5010 HAMPTON MEADOWS RD /	321 EMS call, excluding vehicle
15-1500813-000	02/20/2015	19:30:39	502 CIRCLE TRACE RD /Monr	111 Building fire
15-1500822-000	02/21/2015	03:42:18	1411 KRONAS CIR	611 Dispatched & cancelled en ro
15-1500825-000	02/21/2015	11:47:07	719 PERTH DR /MONROE, NC	735 Alarm system sounded due to
15-1500829-000	02/21/2015	13:54:31	2508 CUTHBERTSON RD	611 Dispatched & cancelled en ro
15-1500836-000	02/22/2015	00:18:07	NEW TOWN RD & S PROVIDENC	143 Grass fire
15-1500843-000	02/22/2015	13:01:26	6300 WEDDINGTON RD /WESLE	350 Extrication, rescue, Other
15-1500855-000	02/24/2015	07:02:55	719 PERTH DR /Monroe, NC	733 Smoke detector activation du
15-1500862-000	02/24/2015	18:11:18	6311 PUMPERNICKEL LN /WES	321 EMS call, excluding vehicle
15-1500861-000	02/24/2015	18:30:11	1006 MEADOW VISTA DR /MAR	311 Medical assist, assist EMS c
15-1500864-000	02/25/2015	03:34:11	1007 FORESTWAY CT /INDIAN	320 Emergency medical service, o

Wesley Chapel Volunteer Fire Department

Incident List by Alarm Date/Time

Alarm Date Between {02/01/2015} And {02/28/2015}

Incident-Exp#	Alm Date	Alm Time	Location	Incident Type
15-1500867-000	02/25/2015	07:47:14	8805 REDMAYNE CT	311 Medical assist, assist EMS c
15-1500866-000	02/25/2015	07:48:26	348 S PROVIDENCE RD /Wedd	322 Motor vehicle accident with
15-1500868-000	02/25/2015	08:54:07	1515 WAXHAW INDIAN TRAIL	321 EMS call, excluding vehicle
15-1500869-000	02/25/2015	09:24:37	1515 WAXHAW INDIAN TRAIL	311 Medical assist, assist EMS c
15-1500873-000	02/25/2015	14:03:59	4901 WEDDINGTON RD /WEDDI	740 Unintentional transmission o
15-1500879-000	02/25/2015	20:13:14	111 ABBOTSBURY CT	736 CO detector activation due t
15-1500888-000	02/26/2015	15:35:37	1005 GRAYSCROFT DR	311 Medical assist, assist EMS c
15-1500890-000	02/26/2015	17:13:39	9204 CLERKENWELL DR	311 Medical assist, assist EMS c
15-1500893-000	02/26/2015	22:01:36	509 JIM PARKER RD /Monroe	311 Medical assist, assist EMS c
15-1500900-000	02/27/2015	07:13:48	4107 WESLEY CHAPEL RD /WE	324 Motor Vehicle Accident with
15-1500915-000	02/28/2015	08:54:28	S PROVIDENCE RD & ENNIS R	324 Motor Vehicle Accident with
15-1500916-000	02/28/2015	09:49:39	4407 MARYS POINT RD /MONR	111 Building fire
15-1500917-000	02/28/2015	11:26:54	125 TURKEY HUNT CT /MARVI	522 Water or steam leak
15-1500923-000	02/28/2015	15:45:50	8309 PRESCOT GLEN	611 Dispatched & cancelled en ro
15-1500927-000	02/28/2015	20:42:49	401 PALMERSTON LN	700 False alarm or false call, O

Total Incident Count 107

Town of Weddington February 2015

Wesley Chapel Fire Department Response Fire Districts PV4, PV5, PV7, and PV8

ACCIDENT EMD	2
BRUSH FIRE EFD	1
COMMERCIAL ALARM	2
ELECTRICAL HAZARD EFD	1
HEART PROBLEMS EMD	1
OUTSIDE FIRE EFD NONBRUSH	1
PSYCHIATRIC PATIENT EMD	1
SEIZURE EMD	1
STROKE EMD	1
UNKNOWN PROBLEM EMD	1
Total Number of Calls: 12	

3/1/2015 10:00:19 AM

3/1/2015 10:00:19 AM

**TOWN OF WEDDINGTON
REVENUE & EXPENDITURE STATEMENT BY DEPARTMENT**

FY 2014-2015

02/01/2015 TO 02/28/2015
CURRENT PERIOD YEAR-TO-DATE BUDGETED % BUDGET REM

REVENUE:

10-3101-110 AD VALOREM TAX - CURRENT	30,122.97	1,019,442.17	990,000.00	-3
10-3102-110 AD VALOREM TAX - 1ST PRIOR Y	320.18	2,318.00	7,000.00	67
10-3103-110 AD VALOREM TAX - NEXT 8 YRS	1,061.64	3,077.19	2,000.00	-54
10-3110-121 AD VALOREM TAX - MOTOR VEH	5,873.20	43,336.56	54,000.00	20
10-3115-180 TAX INTEREST	894.70	1,337.84	2,250.00	41
10-3231-220 LOCAL OPTION SALES TAX REV -	25,023.42	152,760.18	275,000.00	44
10-3322-220 BEER & WINE TAX	0.00	0.00	38,750.00	100
10-3324-220 UTILITY FRANCHISE TAX	0.00	211,351.93	400,000.00	47
10-3340-400 ZONING & PERMIT FEES	3,947.50	31,902.50	25,000.00	-28
10-3350-400 SUBDIVISION FEES	0.00	76,890.00	77,500.00	1
10-3830-891 MISCELLANEOUS REVENUES	420.00	980.00	1,500.00	35
10-3831-491 INVESTMENT INCOME	380.05	2,786.35	7,500.00	63
TOTAL REVENUE	68,043.66	1,546,182.72	1,880,500.00	18

AFTER TRANSFERS 68,043.66 1,546,182.72 1,880,500.00

4110 GENERAL GOVERNMENT

EXPENDITURE:

10-4110-126 FIRE DEPT SUBSIDIES	25,200.00	560,868.75	752,625.00	25
10-4110-127 FIRE DEPARTMENT GRANT	0.00	706,995.28	712,975.00	1
10-4110-128 POLICE PROTECTION	532.36	182,213.38	243,850.00	25
10-4110-192 ATTORNEY FEES - GENERAL	3,919.76	53,941.11	125,000.00	57
10-4110-195 ELECTION EXPENSE	0.00	0.00	5,000.00	100
10-4110-340 EVENTS & PUBLICATIONS	0.00	2,679.11	9,000.00	70
10-4110-341 WEDDINGTON FESTIVAL	0.00	-3,421.06	5,000.00	168
10-4110-342 HOLIDAY/TREE LIGHTING	0.00	5,529.01	6,500.00	15
10-4110-343 EASTER EGG HUNT	0.00	0.00	500.00	100
10-4110-344 OTHER COMMUNITY EVENTS	0.00	16.01	750.00	98
10-4110-495 OUTSIDE AGENCY FUNDING	0.00	3,799.09	3,800.00	0
TOTAL EXPENDITURE	29,652.12	1,512,620.68	1,865,000.00	19

BEFORE TRANSFERS -29,652.12 -1,512,620.68 -1,865,000.00

AFTER TRANSFERS -29,652.12 -1,512,620.68 -1,865,000.00

4120 ADMINISTRATIVE

EXPENDITURE:

10-4120-121 SALARIES - CLERK	7,907.50	50,349.83	72,500.00	31
10-4120-123 SALARIES - TAX COLLECTOR	3,032.07	27,014.17	43,500.00	38
10-4120-124 SALARIES - FINANCE OFFICER	1,931.48	7,935.40	11,525.00	31
10-4120-125 SALARIES - MAYOR & TOWN COU	2,100.00	16,800.00	25,200.00	33
10-4120-181 FICA EXPENSE	1,141.39	7,779.65	12,250.00	36
10-4120-182 EMPLOYEE RETIREMENT	1,657.32	11,720.54	18,150.00	35
10-4120-183 EMPLOYEE INSURANCE	1,985.51	15,810.06	23,275.00	32
10-4120-184 EMPLOYEE LIFE INSURANCE	29.68	237.44	375.00	37
10-4120-185 EMPLOYEE S-T DISABILITY	24.00	192.00	300.00	36
10-4120-191 AUDIT FEES	0.00	8,000.00	8,500.00	6
10-4120-193 CONTRACT LABOR	1,188.50	11,188.50	23,000.00	51
10-4120-200 OFFICE SUPPLIES - ADMIN	2,541.79	5,548.12	25,500.00	78
10-4120-210 PLANNING CONFERENCE	1,075.97	1,262.48	2,500.00	50
10-4120-321 TELEPHONE - ADMIN	217.03	1,575.17	4,000.00	61
10-4120-325 POSTAGE - ADMIN	0.00	948.94	4,200.00	77
10-4120-331 UTILITIES - ADMIN	68.32	1,917.52	4,725.00	59

**TOWN OF WEDDINGTON
REVENUE & EXPENDITURE STATEMENT BY DEPARTMENT**

FY 2014-2015

02/01/2015 TO 02/28/2015

	<u>CURRENT PERIOD</u>	<u>YEAR-TO-DATE</u>	<u>BUDGETED</u>	<u>% BUDGET REM</u>
10-4120-351 REPAIRS & MAINTENANCE - BUIL	350.00	1,259.00	20,000.00	94
10-4120-352 REPAIRS & MAINTENANCE - EQU	5,518.13	50,455.74	58,000.00	13
10-4120-354 REPAIRS & MAINTENANCE - GRO	3,335.00	21,742.00	52,950.00	59
10-4120-355 REPAIRS & MAINTENANCE - PES	0.00	220.00	1,000.00	78
10-4120-356 REPAIRS & MAINTENANCE - CUS	400.00	3,000.00	6,250.00	52
10-4120-370 ADVERTISING - ADMIN	36.55	594.50	1,000.00	41
10-4120-397 TAX LISTING & TAX COLLECTION	-118.18	39.88	1,000.00	96
10-4120-400 ADMINISTRATIVE:TRAINING	1,019.00	1,583.00	4,100.00	61
10-4120-410 ADMINISTRATIVE:TRAVEL	205.22	1,360.21	6,500.00	79
10-4120-450 INSURANCE	-1,219.00	14,909.94	12,000.00	-24
10-4120-491 DUES & SUBSCRIPTIONS	0.00	16,972.20	18,000.00	6
10-4120-498 GIFTS & AWARDS	0.00	384.43	1,500.00	74
10-4120-499 MISCELLANEOUS	922.09	4,401.34	5,000.00	12
TOTAL EXPENDITURE	35,349.37	285,202.06	466,800.00	39
BEFORE TRANSFERS	-35,349.37	-285,202.06	-466,800.00	
AFTER TRANSFERS	-35,349.37	-285,202.06	-466,800.00	
4130 PLANNING & ZONING				
EXPENDITURE:				
10-4130-121 SALARIES - ZONING ADMINISTR	4,502.56	36,020.48	55,350.00	35
10-4130-122 SALARIES - ASST ZONING ADMIN	66.30	1,220.03	2,250.00	46
10-4130-123 SALARIES - RECEPTIONIST	1,514.50	13,539.08	24,150.00	44
10-4130-124 SALARIES - PLANNING BOARD	375.00	3,100.00	5,200.00	40
10-4130-125 SALARIES - SIGN REMOVAL	238.65	2,012.63	5,000.00	60
10-4130-181 FICA EXPENSE - P&Z	512.35	4,275.88	9,100.00	53
10-4130-182 EMPLOYEE RETIREMENT - P&Z	911.59	7,517.31	12,000.00	37
10-4130-183 EMPLOYEE INSURANCE	1,985.50	15,884.00	25,000.00	36
10-4130-184 EMPLOYEE LIFE INSURANCE	20.44	163.52	300.00	45
10-4130-185 EMPLOYEE S-T DISABILITY	12.00	96.00	150.00	36
10-4130-193 CONSULTING	2,374.75	3,380.94	10,000.00	66
10-4130-194 CONSULTING - COG	0.00	0.00	14,250.00	100
10-4130-200 OFFICE SUPPLIES - PLANNING &	2,392.55	5,277.43	5,000.00	-6
10-4130-201 ZONING SPECIFIC OFFICE SUPPLI	0.00	0.00	2,500.00	100
10-4130-215 HISTORIC PRESERVATION	0.00	717.02	3,000.00	76
10-4130-321 TELEPHONE - PLANNING & ZONI	217.04	1,575.16	4,000.00	61
10-4130-325 POSTAGE - PLANNING & ZONING	0.00	-529.86	4,200.00	113
10-4130-331 UTILITIES - PLANNING & ZONING	68.34	1,917.60	4,725.00	59
10-4130-370 ADVERTISING - PLANNING & ZON	36.55	375.70	1,000.00	62
TOTAL EXPENDITURE	15,228.12	96,542.92	187,175.00	48
BEFORE TRANSFERS	-15,228.12	-96,542.92	-187,175.00	
AFTER TRANSFERS	-15,228.12	-96,542.92	-187,175.00	
GRAND TOTAL	-12,185.95	-348,182.94	-638,475.00	

TOWN OF WEDDINGTON
BALANCE SHEET

FY 2014-2015

PERIOD ENDING: 02/28/2015

10

ASSETS

ASSETS

10-1120-000 TRINITY CHECKING ACCOUNT	713,948.22
10-1120-001 TRINITY MONEY MARKET	1,104,394.59
10-1170-000 NC CASH MGMT TRUST	530,136.97
10-1211-001 A/R PROPERTY TAX	42,653.10
10-1212-001 A/R PROPERTY TAX - 1ST YEAR PRIOR	7,072.54
10-1212-002 A/R PROPERTY TAX - NEXT 8 PRIOR YRS	12,560.10
10-1232-000 SALES TAX RECEIVABLE	819.42
10-1610-001 FIXED ASSETS - LAND & BUILDINGS	828,793.42
10-1610-002 FIXED ASSETS - FURNITURE & FIXTURES	23,513.12
10-1610-003 FIXED ASSETS - EQUIPMENT	125,355.42
10-1610-004 FIXED ASSETS - INFRASTRUCTURE	26,851.01
TOTAL ASSETS	3,416,097.91

LIABILITIES & EQUITY

LIABILITIES

10-2120-000 BOND DEPOSIT PAYABLE	44,791.25
10-2620-000 DEFERRED REVENUE - DELQ TAXES	7,072.54
10-2625-000 DEFERRED REVENUE - CURR YR TAX	42,653.10
10-2630-000 DEFERRED REVENUE-NEXT 8	12,560.10
TOTAL LIABILITIES	107,076.99

EQUITY

10-2620-001 FUND BALANCE - UNASSIGNED	2,425,631.09
10-2620-003 FUND BALANCE-ASSIGNED	236,000.00
10-2620-004 FUND BALANCE-INVEST IN FIXED ASSETS	1,004,512.97
CURRENT FUND BALANCE - YTD NET REV	-348,182.94
TOTAL EQUITY	3,317,961.12

TOTAL LIABILITIES & FUND EQUITY	3,425,038.11
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TOWN OF W E D D I N G T O N

MEMORANDUM

TO: Mayor and Town Council

FROM: Kim Woods, Tax Collector

DATE: March 9, 2015

SUBJECT: Monthly Report –February 2015

Transactions:	
Over Ten Year Write Offs	\$(334.02)
Adjustment under \$5.00	\$(127.51)
Balance Adjustments	\$(61.73)
Releases	\$(296.76)
Interest Charges	\$594.97
Tax Charge for NSF Check	\$689.76
Overpayments	\$(440.83)
Penalties and Interest	\$(946.28)
Refunds	\$663.62
Taxes Collected:	
2009	\$(53.40)
2010	\$(59.56)
2011	\$(425.76)
2012	\$(584.59)
2013	\$(320.18)
2014	\$(29798.92)
As of February 28, 2015; the following taxes remain Outstanding:	
2005	\$252.74
2006	\$56.80
2007	\$144.42
2008	\$1319.80
2009	\$1219.94
2010	\$1421.83
2011	\$1909.27

2012	\$6235.30
2013	\$7072.54
2014	\$42653.10
Total Outstanding:	\$62285.74