



**TOWN OF WEDDINGTON
REGULAR TOWN COUNCIL MEETING
MONDAY, MAY 13, 2024 – 7:00 P.M.
WEDDINGTON TOWN HALL
1924 WEDDINGTON ROAD WEDDINGTON, NC 28104
AGENDA**

****AMENDED AT MEETING****

1. Call Meeting to Order
2. Pledge of Allegiance
3. Determination of Quorum
4. Additions, Deletions and/or Adoption of the Agenda
5. Conflict of Interest Statement: *In accordance with the state government ethics act, it is the duty of every Council member to avoid conflicts of interest. Does any Council member have any known conflict of interest with respect to any matters on the agenda? If so, please identify the conflict and refrain from any participation in the matter involved.*
6. Mayor/Councilmember Reports
7. Public Comments
8. Public Safety Report
9. Presentation from Dustin Johnson and John Massoud for Christian Coptic Village
10. Consent Agenda
 - A. Approval of April 8, 2024 Regular Town Council Meeting Minutes
 - B. Approval of Resolution to Participate in NC Cooperative Liquid Assets Security Systems (R-2024-05)
 - C. Approval of Weddington Joinder Agreement to Interlocal Agreement
 - D. Approval of Resolution R-2023-04 to NCDOT for Addition to State Maintained Secondary Road System Roads within the Canisteo Subdivision
 - E. Authorize Staff to enter into contract with XL Mediaworks for purchase and installation of streaming equipment in an amount not to exceed \$13,000.00
11. Public Hearing
 - A. Comprehensive Land Use Plan and Town Center Plan
12. Old Business
 - A. Discussion and possible consideration of Comprehensive Land Use Plan and Town Center Plan
 - B. Discussion of FY 2025 Preliminary Budget
 - C. Discussion of Stormwater Text Amendment
13. New Business
 - A. Discussion of Planning Board Rules of Procedure
 - ** B. Discussion of Amending Town Council Regular Meeting Schedule
14. Updates from Town Planner and Town Administrator
15. Code Enforcement Report
16. Update from Finance Officer and Tax Collector
17. Transportation Report
18. Council Comments
- ** 19. Enter into Closed Session Pursuant to NCGS 143-318.11(a)(5) To instruct public body's staff concerning the position to be taken by or on behalf of the public body in negotiation terms of a contract for real property
20. Adjournment



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WEDDINGTON TOWN HALL
MINUTES
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1. Call Meeting to Order

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

2. Pledge of Allegiance

Council led the Pledge of Allegiance.

3. Determination of Quorum

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

Staff: Town Administrator/Clerk Karen Dewey, Town Planner Greg Gordos, Finance Officer Leslie Gaylord, Deputy Clerk/Admin Asst Debbie Coram, Town Attorney, Karen Wolter

Visitors: Gayle Butler, Kim Topalian, Wayne Archie, Chad Emerine, Melissa Emerine, Liz Holtey, Terry Davis, Lori Walters, Vann Walters, Walton Hogan, Hugh Clark, John Drazhal, Bridget O'Brien, Charlie BonDurant, Julie Staley, Jack Plyler, Bill Deter, Sam Nicola, John Massoud, Dustin Johnson, Buntin Podrebarac, Tamara McDonald, Curtis McDonald, Joyce Plyler, Tom Snyder, Patricia Hines, Rusty Setzer

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

Mayor Bell asked to add agenda item 19. Closed Session pursuant to NCGS 143-318.11 (a)(5) To instruct public body's staff concerning the position to be taken in negotiation material terms of a contract or proposed contract for the acquisition of real property.

Councilmember Howie asked to add agenda item 13.B. Discussion of amending the Town Council Regular Meeting Schedule.

Motion: Mayor Pro Tem Smith made a motion to adopt the agenda as amended.

Vote: The motion passed with a unanimous vote.

5. Conflict of Interest Statement: *In accordance with the state government ethics act, it is the duty of every Council member to avoid conflicts of interest. Does any Council member have any known*

conflict of interest with respect to any matters on the agenda? If so, please identify the conflict and refrain from any participation in the matter involved.

Mayor Bell read the Conflict of Interest Statement. No Councilmember had a conflict of interest.

6. Mayor/Councilmember Reports

Councilmember Ladner reported on the Trees Union meeting to be held on May 21st in Wesley Chapel from 6 to 8 p.m. They will be forming the Board of Directors and ratifying bylaws.

Mayor Pro Tem Smith reported on his communications with NCDOT regarding the contract resurfacing schedule.

Councilmember Perryman reported on the May WUMA meeting. The CRTPO will be presenting on what they do.

Mayor Bell reported on the Town of Summerfield deannexation bill to be considered by the General Assembly. It has been moved to this Thursday's schedule from last Thursday. Senator Berger doesn't appear to have the votes.

7. Public Comments

Gayle Butler – 5146 Panhandle Circle: Ms. Butler expressed her concern regarding public comments made at the April Town Council meeting. She believes the comments were inappropriate and the resident was volatile.

Kim Topalian – 130 Bluebird Lane: Ms. Topalian thanked council for having the discussion of public comments added to the planning board agenda. She thanked the planning board members and councilmember that attended the Toll Brothers community meeting.

Chad Emerine – 953 Eagle Road: Mr. Emerine commented on public comments at planning board meeting. He referenced the UDO Section D301 that lists goals of the planning board to facilitate and coordinate citizen engagement. He requested an additional community meeting for the Toll Brothers development.

Wayne Archie - 5050 Ancestor Circle: Mr. Archie commented on painting the Weddington logo on the water tower on Hemby Road. He stated that if the town is interested, it needs to be pursued.

Walt Hogan – 5009 Laurel Grove Lane: Mr. Hogan commented on adding public comment to planning board meetings and commented on the Toll Brothers community meeting and the impact of the project.

Jack Plyler – 1015 Estate Lane: Mr. Plyler commented on the conflict of interest statement and the code of ethics. He stated that NCGS Chapter 138A only applies to state employees. The State Ethics Commission doesn't have jurisdiction over local officials. He disagrees that the statement on the council agenda covers the councilmembers.

Curtis McDonald – 930 Baron Road: Mr. McDonald commented on adding public comment to planning board meetings. He also requested an additional community meeting for the Toll Brothers project.

8. Public Safety Report

Deputy Wrenn gave the report: He thanked the public for the outpouring of respect for officers killed. Accidents with injuries are down, but those with property damage are on the increase. False alarms are skyrocketing because of rain and storms tripping breakers and emergency systems. He requested that residents let the deputies come out even for false alarms to check everything out. If you see suspicious vehicles or suspicious people, call the UCSO. There will be additional traffic saturations.

9. Presentation from Dustin Johnson and John Massoud for Christian Coptic Village

John Massoud and Dustin Johnson presented a church project on Old Mill Road on property owned by the Coptic Orthodox Church.

Councilmember Ladner asked about the entrance to the property off Providence Road. Mr. Johnson replied that plans are still in the early stages, there will be a TIA required.

Councilmember Ladner asked when the peak hours would be. Mr. Massoud replied that it would be mostly weekend or weeknight, but it isn't sure yet and it wouldn't be every day or every weekend.

Councilmember Ladner asked how big the parking lot is. Mr. Johnson replied 103 spaces.

Mayor Bell asked if there are anticipated more numbers than the 400 seats proposed or if there would be potential for expansion. Mr. Johnson replied that 400 is the max capacity at any time.

Councilmember Ladner asked how many acres is the property? Mr. Johnson responded that it is 13 acres total and will be built on 6 of those acres.

10. Consent Agenda

- A. Approval of April 8, 2024 Regular Town Council Meeting Minutes**
- B. Approval of Resolution to Participate in NC Cooperative Liquid Assets Security Systems (R-2024-05)**
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Motion: Mayor Pro Tem Smith made a motion to approve the Consent Agenda

Vote: The motion passed with a unanimous vote.

11. Public Hearing

A. Comprehensive Land Use Plan and Town Center Plan

Mayor Bell opened the public hearing at 7:42 p.m.

Kim Topalian – 130 Bluebird Lane: Ms. Topalian asked for more time to look the plan over. She commented on the map in the Town Center Plan. She believes that the goals listed on pages 46 through 48 conflict with the Town Center Master Plan.

Chad Emerine – 953 Eagle Road: Mr. Emerine commented verbiage in land use policy 11 and design policy 6 in the current Land Use Plan that he believes should be in the proposed plan.

Charlie BonDurant - 46 Brandy Courts: Mr. BonDurant agreed with the previous residents and commented that a document of this scale and intensity should have more time for additional review.

Jack Plyler – 1015 Estate Lane: Mr. Plyler commented that there should be an additional public hearing for the Land Use Plan. He stated that the projected population from 2025 to 2045 is incorrect and should be adjusted. There isn't enough land to get that population. He believes it should be reviewed and adjusted.

Mayor Bell closed public hearing at 7:50 p.m.

12. Old Business

A. Discussion and possible consideration of Comprehensive Land Use Plan and Town Center Plan

Mayor Pro Tem Smith commented on several of the goals in the document:

- In goal C 1.1 preserve open space and scenic views. In the current land use plan goal 3 states minimize the visual impact of development from surrounding properties and roadways. The current defines scenic views better to show it's from roads as well as adjacent properties. He suggested that be re-worded slightly to include that.
- In the current land use plan, there is Policy 11 stating to ensure that land uses abutting residential development are compatible with the scale, intensity and overall character of existing and planned neighborhoods. He believes this is important to ensure anything new is comparable or a higher standard than what is on the adjacent properties.
- In the current land use plan under community design policies #6 it states to give the highest priority for beautification efforts and corridor design to major thoroughfares and key entryways. He believes this will help to ensure that both RCD and R40 blend in with other neighborhoods and are not easily visible from the roads.
- He pointed out an inconsistency in the number due to a previous edit.

Councilmember Perryman stated that this is not time critical and he would be interested in getting Mr. Gordos' opinions.

Councilmember Howie agreed to take some time and to address the items residents are asking to be addressed.

Motion: Councilmember Perryman made a motion to defer consideration of the Comprehensive Land Use Plan and Downtown Master Plan until the June Town Council meeting

Vote: The motion passed with a unanimous vote.

B. Discussion of FY 2025 Preliminary Budget

Ms. Gaylord presented the preliminary budget with 3 different tax rates. Before finalizing a tax rate, the town will wait until the Board of County Commissioners decides what to do with the Providence Fire District. That will be before the commissioners on May 20th. The Council will decide tonight between which 2 non-fire tax rates, 2.5 cents or 2.7 cents. The main consideration is the addition of 2 deputies.

Councilmember Howie stated her concern regarding limited council discussion on additional deputies added to contract.

Council discussed adding deputies to the Town contract: adding two could provide for 24/7 coverage. There may not be a huge night-time call volume, but there are but speeding incidents.

Councilmember Perryman stated his preference for adding the deputies to be fully staffed. He asked Ms. Gaylord if she was comfortable with both the tax rates. Ms. Gaylord responded she is, and she would go with the 2.5 cent rate. The county will be doing another revaluation next year and it can be adjusted again then.

Mayor Pro Tem Smith stated that property values will increase 50-60% with the county revaluation next year.

Council agreed to publish the preliminary FY24-25 budget with a 2.5 cent tax rate and hold a public hearing at the June Town Council meeting.

C. Discussion of Stormwater Text Amendment

Mr. Gordos explained that staff will be bringing a stormwater text amendment to the Planning Board to make stormwater standards consistent throughout the UDO.

13. New Business

A. Discussion of Planning Board Rules of Procedure

Council discussed adding public comment to the Planning Board Rules of Procedure.

Councilmember Ladner stated her support for it and getting resident input sooner in the process.

Councilmember Howie stated her opposition as the planning board is a recommending body and not a deciding body. They determine consistency with the UDO. She referenced a conversation with Ms. Wolter regarding the best practice and asked for Ms. Wolter to share her input.

Ms. Wolter stated that there is no legal requirement, it's completely the Council policy, but there is a concern in jurisdiction. The Planning Board is technical and will recommend based on how an application applies to the UDO and Land Use Plan. Council is the legislative body. As an alternative to Planning Board comments, one of the other municipalities she works with have project specific public comment periods in front of the council. It just depends on what direction the council wants to take.

Mayor Pro Tem Smith is it more appropriate for Council to allow additional comments? He believes it needs to be increased one way or the other. The planning board makes recommendation after the community meeting, public comment after a project.

Council discussed the merits of adding additional public comments in the application process at the planning board to increase public input.

Mayor Pro Tem Smith asked if it has to be decided tonight. He believes one or the other should be done but wants to do it the best way.

Councilmember Howie stated that she agrees with increased public engagement, but wants it done the right way.

Councilmember Perryman agreed. The aim is to improve public input. Procedurally speaking, the planning board leadership and members can reach out and engage without direction from the Council.

B. Discussion of amending the Regular Town Council meeting schedule

Council discussed amending council meeting schedule. To June 3rd.

Motion: Mayor Pro Tem Smith made a motion to amend the Regular Town Council Meeting Schedule to change the June 10, 2024 meeting to June 3, 2024 at 7:00 p.m. at Town Hall.

Vote: The motion passed with a unanimous vote.

14. Updates from Town Planner and Town Administrator

Mr. Gordos gave the Planner update:

- **Deal Lake Subdivision**

93-lot conservation subdivision

Site Walk/ Charette: 11/28/23

Community Meeting: 5/2/24

Planning Board: TBD

- **Rea/ Providence Subdivision**

Conventional subdivision, 56 lots

Sketch Plan reviewed; TIA, CZ submittal under review

- **Ennis Road Subdivision**

Conventional subdivision, 14 lots

Planning Board: TBD

- **7112 New Town Road**

Prop. Land Use: Churches, Synagogues and Other Places of Worship

Community Meeting: 5/22/24

Planning Board: TBD

- **R-CD Text Amendment**

Lot Size, Yield Regulations, and Preservation of Continuous Forest

Met with two members of Council 5/10/24 for directives

Planning Board: **June 2024**

Ms. Dewey gave her update:

The public hearing for eliminating the Providence Fire District and incorporation of those properties into the Wesley Chapel Fire District will be held by the Board of County Commissioners on May 20th. The BOCC has the option at that meeting to adopt the resolution that would merge the district together and abolish the Providence District. That resolution is the last step in the process to turn the fire service over to the county.

The Antioch and Forest Lawn intersection traffic signal: the project has been approved by the Board of Transportation and the funds released. NCDOT will begin signal design work and that takes approximately 90 days. Once that is complete, NCDOT will work on installing the signal. NCDOT is in the process of

getting an agreement drafted for both parties to sign. Barring any major obstacles, installation will start early fall and be completed near end of 2024. They are also evaluating pavement markings in the area and are endeavoring to restripe, if needed, before the signal becomes operational.

Working on an RFP for park amenities discussed at the April special meeting. I've reached out to other municipalities to samples and an idea of costs.

15. Code Enforcement Report

Ms. Dewey gave the code enforcement report.

16. Update from Finance Officer and Tax Collector

Ms. Gaylord gave the financial update: monthly statements are in the packet. Tax collection percentage is great. The Quarterly ARPA report is in the packet. Money has been transferred from that fund to the General Fund. By the end of this year, there will be \$190,000 left to spend in the next fiscal year.

Next month there will be a budget amendment for the current fiscal year

17. Transportation Report

Mayor Bell gave the transportation report. At the CRTPO meeting, NCDOT gave a presentation on the I-77 corridor construction. It is estimated to cost up to \$4.2 billion for 11 miles.

Councilmember Perryman: I've got one last shot to get word out about the CRTPO presentation on Thursday, May 23rd, at Wesley Chapel Village Hall at 7:00 p.m. and it is open to the public. For my fellow Councilmembers, if you haven't seen this yet, please try to be there. Will send out a note to the planning board too and Karen has assured me that she'll put out a notice of quorum.

18. Council Comments

Councilmember Howie: I don't know who the organization was, but I wanted to say I saw an organization on 84 cleaning up the road toward Town Hall-Thank you very much. Just a little added comment relative to the water tower. We are still bound and cannot put anything on it.

Councilmember Ladner: I want to thank everyone who has worked so hard on Food Truck Fridays. It has been fun, so y'all need to come out. These ladies work really hard to do fun stuff for us. So, thank you.

Mayor Pro Tem Smith: Thank you everybody for coming out tonight and to those who expressed your opinions. If you don't speak, we don't hear you, so I encourage public comment at all times. Thank you.

Councilmember Perryman: Thank you everybody for coming out this evening. It's always good to see a full room. Thank you to staff for running a great meeting. I'll say it til the last day I'm here, we've got the best staff in the state.

Mayor Bell: We will end the regular session and go into closed session now. Thank you guys for coming out.

19. Enter into Closed Session Pursuant to NCGS 143-318.11(a)(5) To instruct public body's staff concerning the position to be taken by or on behalf of the public body in negotiation terms of a contract for real property

Motion: Councilmember Howie made a motion to enter into closed session pursuant to NCGS 143-318.11(a)(5) To instruct public body's staff concerning the position to be taken by or on behalf of the public body in negotiation terms of a contract for real property at 8:52 p.m.

Vote: The motion passed with a unanimous vote.

Mayor Bell called the meeting back to order at 9:30 p.m.

20. Adjournment

Motion: Councilmember Perryman made a motion to adjourn the May 8, 2024 Regular Town Council Meeting at 9:31 p.m.

Vote: The motion passed with a unanimous vote.

Approved: June 3, 2024

Jim Bell
Jim Bell, Mayor

Karen Dewey
Karen Dewey, Town Administrator/Clerk



**NORTH CAROLINA STATE DEPARTMENT OF TRANSPORTATION
REQUEST FOR ADDITION TO STATE MAINTAINED SECONDARY ROAD SYSTEM
TOWN OF WEDDINGTON, NORTH CAROLINA**

R-2024-04

North Carolina
County of Union

Road Descriptions: Canisteo Drive, Seth Drive and Ethan Way, Canisteo Subdivision, Town of Weddington, NC

WHEREAS, the attached petition has been filed with the Town Council of the Town of Weddington, Union County, requesting that the above described roads, the location of which has been indicated in red on the attached map, be added to the Secondary Road System; and,

WHEREAS, the Town of Weddington is of the opinion that the above described roads should be added to the Secondary Road System, if the roads meet minimum standards and criteria established by the Division of Highways of the Department of Transportation for the addition of roads to the System.


NOW, THEREFORE, be it resolved by the Town of Weddington of the County of Union that the Division of Highways is hereby requested to review the above-described roads, and to take over the roads for maintenance if it meets established standards and criteria.

Adopted this 13th day of May, 2024.



Jim Bell, Mayor

Attest:



Karen Dewey, Town Administrator/Clerk



**RESOLUTION TO PARTICIPATE IN NORTH CAROLINA
COOPERATIVE LIQUID ASSETS SECURITIES SYSTEMS
R-2024-05**

A resolution authorizing the Town of Weddington, North Carolina (the "Town") to join with other political subdivisions of the State of North Carolina as a Participant ("Participant") in the North Carolina Cooperative Liquid Assets Securities System (North Carolina CLASS) (the "Trust") to pool funds for investment.

WHEREAS, the provisions of Section 159-30 of the General Statutes of North Carolina, as amended ("N.C. Gen. Stat."), provide the guidelines for any local government or public authority of the State of North Carolina (a "Local Government" or "Local Government Unit") to invest idle funds;

WHEREAS, under N.C. Gen. Stat. § 159-30(c)(10), moneys may be invested in a commingled investment pool established by interlocal agreement pursuant to N.C. Gen. Stat. § 160A-460 through 160A-464 (a "Local Government Investment Pool"), if the investments of the Local Government Investment Pool are limited to those qualifying for investment under N.C. Gen. Stat. § 159-30(c) or other laws of the State of North Carolina governing the investment of monies of a Local Government Unit ("Permitted Investments");

WHEREAS, certain Local Government Units have executed an Interlocal Agreement dated March 1, 2023 (the "Original Interlocal Agreement" and as supplemented and amended the "Interlocal Agreement") for the purpose of creating the Trust or executed a joinder agreement for purposes of joining the Original Interlocal Agreement;

WHEREAS, the Trust is governed by the terms of an Indenture of Trust dated as of March 1, 2023 (the "Indenture"), which provides for the deposit of the pooled idle funds in the Trust and the investment of such funds in only Permitted Investments;

WHEREAS, the Town desires to become a party to the Interlocal Agreement and a Participant in the Trust.

NOW, THEREFORE, it is hereby RESOLVED by the Town Council (the "Governing Body") of the Town as follows:

1. The Governing Body hereby approves the Town becoming a party to the Interlocal Agreement and its participation in the Trust, which is governed by the Indenture.

2. The Governing Body authorizes the execution and delivery of a joinder agreement to Interlocal Agreement (the "Joinder Agreement") substantially in the form presented at this meeting, together with such changes, modifications and deletions as may be approved by the Town's Finance Officer (the "Finance Officer"). The approval of the Joinder Agreement will be evidenced conclusively by the execution and delivery of the Joinder Agreement by the Finance Officer.

3. The Finance Officer is hereby authorized to take or cause to be taken any and all such other actions as they may determine in their discretion to be necessary or advisable or in the best interest of the Town in order to effectuate, complete and carry out the intent and purposes of the foregoing resolutions and the management, supervision, and investment of the Town's idle funds, including, but not limited to, the execution of all depository forms or other documents required by the administrator, the custodian or the investment advisor of the Trust and execution of amendments to the Interlocal Agreement entered into for the purpose of (i) adding an additional Participant to the Trust or (ii) which do not have financial implications for the Town.

4. The Governing Body hereby approves the Finance Officer to serve as the Town's Authorized Representative under the Interlocal Agreement and the Indenture and in such capacity shall remain responsible for the management, supervision and investment of the Town's idle funds.

The undersigned hereby certifies that the Town Council has enacted this Resolution, or another form of Resolution, a copy of which is enclosed, and that such Resolution is a true and correct copy of the original which is in my possession.

Jim Bell
Authorized Signature

MAYOR
Title

JIM BELL
Printed Name

5/17/2024
Date