

**TOWN OF WEDDINGTON
REGULAR TOWN COUNCIL MEETING
MONDAY, MARCH 12, 2012 – 7:00 P.M.
WEDDINGTON TOWN HALL
1924 WEDDINGTON ROAD
WEDDINGTON, NC 28104
AGENDA**

Prayer – Walker Davidson

1. Call to Order
2. Pledge of Allegiance
3. Determination of Quorum
4. Presentations
 - A. Western Union Fire Safety – A Concerned Citizens Group (20 Minute Presentation)
 - B. Weddington Voters for Public Safety – An Active Citizens Group (20 Minute Presentation)
5. Public Comments
6. Additions, Deletions and/or Adoption of the Agenda
7. Approval of Minutes
 - A. January 9, 2012 Regular Town Council Meeting
8. Public Hearings and Consideration of Public Hearings
 - A. Public Hearing to Review a Voluntary Non-Contiguous Annexation Request Pursuant to G.S. 160A-58.2 – New Town Market
 - B. Consideration of Ordinance to Extend the Corporate Limits of the Town of Weddington, North Carolina – New Town Market Annexation
 - C. Public Hearing to Review Luminous/Lighted Signs Text Amendment
 - D. Consideration of Ordinance to Adopt Luminous/Lighted Signs Text Amendment
 - E. Public Hearing to Review Freestanding Ground Signs Height Text Amendment
 - F. Consideration of Ordinance to Adopt Freestanding Ground Signs Height Text Amendment
9. Old Business
 - A. Discussion and Possible Consideration of Fire Service in the Town of Weddington
10. New Business
 - A. Preliminary Discussions Regarding Fiscal Year 2012-2013 Budget
11. Update from Town Planner
12. Update from Town Administrator/Clerk
13. Public Safety Report

14. Update from Finance Officer and Tax Collector
15. Transportation Report
16. Council Comments
17. Adjournment

This agenda is tentative and is subject to change up to and including at the time of the meeting.

**TOWN OF WEDDINGTON
REGULAR TOWN COUNCIL MEETING
MONDAY, JANUARY 9, 2012 - 7:00 P.M.
MINUTES**

The Town Council of the Town of Weddington, North Carolina, met in a Regular Session at the Weddington Town Hall, 1924 Weddington Road, Weddington, NC 28104 on January 9, 2012, with Mayor Walker F. Davidson presiding.

Present: Mayor Walker F. Davidson, Mayor Pro Tem Daniel Barry, Councilmembers Werner Thomisser, Pamela Hadley and Barbara Harrison, Town Attorney Anthony Fox, Finance Officer Leslie Gaylord, Town Planner Jordan Cook and Town Administrator/Clerk Amy S. McCollum

Absent: None

Visitors: Bill Price, Lib Propst, Janice Propst, Janet Garvey, Mickey Key, Brian Carlton, Judy Johnston, Jack Parks, Peggy Stallings, Andy Stallings, Mike Davis, David Basri, Annette Baker, John Hoin, Marsha Mayhew, Frank Aikmus, John Houston, Silvano Ferrazzo, Laura Ferrazzo, Genny Reid, Richard Sahlie, Scott Buzzard, Patrick Garvey, Stephanie Belcher, Sue Fitch, LA Smith, Sharon Sanders, Jerilyn Davidson, Mike Davidson, Walton L. Hogan, Kaitlin Wood, Stan Sewell, Bruce Johnston, Steven Carow, Beverly Turpin, Tom Turpin, Ken Evans, Jim Vivian, Bob Rapp, Dan Loch, Butch Plyler, Hannah McLendon, Steven McLendon, Michael Sullivan, Charlie Porter, Andrew Moore, Ben Brooks and Joshua Dye

Mayor Walker F. Davidson offered an Invocation prior to the opening of the meeting.

Item No. 1. Call to Order. Mayor Davidson called the January 9, 2012 Regular Town Council Meeting to order at 7:02 p.m.

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

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

Mayor Davidson stated, "There is a rumor that we are going to do something significant with fire service tonight. I have no intention of making a major decision tonight. It is going to be six to eight months of deliberation on different options and we will publish the agenda the night that we are going to make a major decision."

Item No. 4. Public Comments.

Mr. Jerry McKee – Last week Jack Parks made his presentation. He came up with a 3 cents tax rate to generate \$600,000 for their budget. After looking at this throughout my four years on this Council, I finally came to the point what is the planning for the future for Providence VFD. He talked about wanting to buy property, expand it and renovate the existing building. A 3 cents tax rate will hardly meet those demands. Just to renovate the current fire department is estimated to cost \$1 million which is probably low. Expanding with property purchases would probably be another \$2 million. In their Long Range Planning Committee they state that Engine 322 would need to be replaced in 2014. I have not seen anybody discuss the future needs. The \$600,000 budget is only to pay expenses. How are they going to fund these expansions? They have already been to the bank once and cannot get a loan. Guess where the money is coming from – the Town of Weddington or as we are referred to the "Bank of Weddington."

You have got to look into this to see what the tax rate would be if there was a district. If a district comes into place 3 cents gives them their \$600,000 and the next year they come back just like they have been coming back for 10 years to a tune of over \$1,000,000. Something needs to be done – the merger is the less expensive way to go. The coverage in Weddington will remain the same regardless of the situation that happens at Providence if it merges or closes someone is going to be there. It is time for you to step up to the plate. The only way to make this merger work, because they do not want to have merger talks, is to stop funding this at the end of this fiscal year. Rather than worry about getting reelected do the right thing for the Town of Weddington and the taxpayers. We do not want higher taxes.

Mr. Jerry Fitzgerald – I am not on any board or committee. I beg to differ with Mr. McKee's interpretation of Jack Parks and Ken Evans and the Providence VFD. Those guys have numbers that are dead square on the money. Professionally I am a commercial real estate broker. I have a real good idea of how all of this works. I have a real good idea of the integrity and responsibility of the people that are carrying the torch on this. As a Weddington resident, it is ludicrous to give up our fire department that has been here almost 50 years – it is totally paid for. Their numbers can show if there is an increase in property tax it is minuscule when you consider it in context of the whole situation. I am going to say that the majority of the people in this room will say let's keep our fire department and let's back these guys and come up with a plan that makes it work.

Ms. Annette Baker – I am here to address the future funding of Weddstock. If I remember correctly, Weddington was incorporated to protect its citizens from high taxes and big government from the surrounding towns so that they could not come in and swallow us up and charge us their tax rate. I moved to Weddington for that protection but I see that our Town Council in the past is starting to adopt some of the same ideas that surrounding Towns have that will eventually lead to higher taxes here. Weddstock is a prime example. Our Town Council is sitting on my taxes and it is nearly burning a hole in your pocket so you decide to spend a little money here and a little there and soon the hole gets bigger and more money goes out. I know that the Town has a bank account that money just appears in every year and you get to decide how it is spent but that money is coming from families who have had to make difficult decisions on what to buy and what to save. We haven't the luxury to throw a party – Weddstock – at someone else's expense. If it is not fire, police or medic, I do not want my taxes spent on it. If you want to have Weddstock let corporate sponsors take care of the expense or better yet let the participants that are there support it and not tax dollars. I do not want parties, street lights, parks, shopping centers, etc. I want protection from other high taxes and fire and police protection. It is not the purpose of the government to throw parties – so why are you?

Ms. Sue Fitch – I have been asked to speak as the representative of the Weddstock Committee. I am honored to represent this amazingly talented, resourceful, hardworking group of women. I speak for many when I say that, besides the return on investment people seek when choosing a town to call home, even more important is the quality of life. Surrounding townships and their residents are placing significant value on the promotion of 'community'. Residents understand home values and ongoing appreciation are intrinsically linked to the township in which they live. Many people expect a township, as an institution for its people, should go beyond basic operational infrastructure. Above and beyond the basics are the community amenities and township events. Over the last two years I have spoken with hundreds of Weddington residents as the President of the Weddington Middle School PTSO, and there is an increasing trend of perception building, that people see other townships as more appealing to live and raise their families, and are having to go to other townships to enjoy their events and amenities. As a home owner and believer in community, this is very alarming. People are happy to see that the Town has finally seen the importance of a community gathering. They look forward to this event, and express the desire to see more events in the Town in which they live. People have begun talking about how is the Weddstock planning going, and how can they be involved? Unfortunately, we have to tell them planning is coming to a halt. The residents are expressing their concern that the new Town Council may be out of touch with their

Town vision of community. The Weddstock event is the biggest and most successful event in this Town's history to date, and has become a forum to promote a sense of community and Town pride. Success is typically measured by results, and for an event, interest is based on attendance. With a turnout of over 6,000 people last year, mainly Weddington taxpayers, it was clear this event was important and interesting enough for people to make time in their busy schedules to bring their families to enjoy the day with other families in Weddington. Throughout the day the attendees supported local merchants, restaurants, home businesses, girl and boy scouts, churches, and schools. The local fire department benefitted from the visibility of this event, and spotlighted awareness and appreciation of their service. All benefitted from a place to gather in their home town. Due to the high visibility of the Weddstock 5K for local runners and a local TV station running a news story, an issue was brought to light during the Weddstock event. The Weddington High School running track needed to be resurfaced due to safety and school pride issues. This issue ended in a favorable decision by the County Commissioners to repair and resurface the track. The work is to be completed by April of this year. Serving on my neighborhood HOA Board for the last 5 years, I am very aware how difficult it can be to navigate personal opinions versus the good of the majority. Considering that many more people attended Weddstock last year than came to the polls to vote, it is obvious that this community event has the support of the majority of the townspeople. The overwhelming consensus was the event was unique, great family fun, and a source of pride for members of the Town.

Ms. Sharon Sanders – I am on the Parks and Recreation Advisory Board and I am also the head of the Weddstock Committee and I run the charity Kids First of the Carolinas which is Weddington based. She read the following portion of Sue Fitch's comments for the record: The Town Council told the Committee they wanted an annual event to showcase the Town. That was brought up at our Parks and Recreation Committee and hence that is where Weddstock came from. Since the charity is local, they were in the unique position of joining with a proven volunteer force through working on highly successful fundraisers in the schools, who would work for free, could find additional sponsors because of the tax breaks, and procure the extremely important in-kind donations to the charity, that a township simply does not have access to. That means in-kind donations for Weddstock last year were over \$180,000 that were donated. A true win-win for all parties involved. Based on the success in just two short years, according to the budget approval on the Weddington website from last June, the Town Council approved the budget for this year's third Weddstock. At the Weddstock report meeting last August, the Town Council agreed Weddstock was a proven success and the event was promised to go forward. Planning and promotion for the third annual Weddstock has already been well underway. Since last October, we have secured five radio stations and a television station. Even the Town of Weddington's website, whose slogan is 'a great place to live' is currently advertising Weddstock as an annual event. The charity has already met to finalize the promotional advertising package of 5 radio stations, and a TV station. Bands are being booked and vendors have already set up the date for their own scheduling. Verbal commitments have been made. This was a set Town event with approved funding since last June. Based upon this new proposal, the townspeople are required to pay taxes to the township, but if they want to have an event that promotes the town to help increase the taxpayer's quality of life, they will need to pay for it themselves. Unless there are fiscal limitations that are not enabling the Town to fund the event themselves, which clearly was not an issue last June when the annual budget was passed, that is not a typical 'best practice' approach. Starting from scratch from the funding level, and waiting to see where that goes, is not a successful approach to organize an event of this magnitude. It is a huge event and thank goodness we have 10 awesome moms that volunteer and give up their entire summer for this. It is not just a party. We know, because we have done it twice already. If this event does not have funding this year, it is unfortunate, we will move it but skipping a year loses the momentum, and the Committee will move onto other projects – no problem. No one will want to start again from scratch – believe me it is a lot of work to start an event and prove it and get people that want to sponsor. By setting the task of raising the funds to another volunteer Town committee possibly the Parks and Recreation Advisory Board and the unlikely probability that they would be able to raise these funds in enough time logistically to have the event organized for this year would be

impossible. I can tell you that because I would be the one on Parks and Recreation that would do that. How it appears to the Committee, is the event is not being blown out quickly like a candle, it is being covered, so the lack of oxygen can snuff out the flame.

Ms. Jerilyn Davidson – We moved here about 4 ½ years ago from a little town in New Hampshire called New London. It was similar in size to Weddington. We really loved its charm and in fact the first week that we moved there it was the week of their annual festival that was started in 1924 by a group of community volunteers. It was a great event. Everyone got together for fun, food and fellowship. It was real clear to us that we were living in a place where residents spent time together and they shared a lot of pride in the community that they were a part of. People left there and went to college and they came and brought their kids back. They wanted to raise their families there. It was home to them. It fostered a sense of family and community and bringing all of those people together. Even though we were brand new within the first week we felt like we were in a place that we belonged. It was hard to leave there but we knew we would find our place again in Weddington. We really miss that sense of community and I can honestly say that it was not until this past summer when we attended Weddstock for the first time that we really felt like we belonged. It finally did feel like a family. At this event there were so many parts of the community represented – church groups, Councilmembers, clubs from different schools, girl scouts, cheerleaders, runners from the 5k that we did, local businesses, Representative Craig Horn was there, World War II Veterans were there for our kids to meet and talk with. Everyone came together to celebrate being a part of Weddington and it was awesome to see that happen and be a part of it. When I was asked to be a part of the 2011 Weddstock Committee, I took on the task of organizing the 5K race. The team volunteers that I put together were a group of parents whose children were on the high school track team. Our goal was to raise awareness in the community of the poor conditions of the high school track which was not due to be resurfaced by the County for another three to five years. We were told that we would have no hope of that happening. But through the exposure created by Weddstock the community awareness was raised and we learned this past week that the Weddington High school track will be resurfaced this spring. That Weddstock event gave our High School Administration a vehicle to take their case and re-petition the County to reassess our track which they did. Many families are staying closer to home due to the economy. They are not going on vacation. This was a great way to end our summer. It was a weekend before school started. It raised that sense of community and fostered that family feeling that a lot of people really need right now.

Ms. Judy Johnston – Tonight we have heard about home values and how important that is and about some wonderful events that are very successful. But I have not heard about priorities except to not fund fire services which is a vital service. As far as I am concerned, vital services should be the number one priority of our Town leaders over and above any these extra entertainment events, parks and recreation activities and landscaping and such. There is a cost to fire services. That is absolutely correct. Although Jerry McKee has misquoted his numbers on what Jack Parks quoted in the presentation that he gave, I am sure when you get to the financial part of that you will clarify that. But each day that passes increases the cost that you cannot measure on a financial statement. That is the cost of safety for the residents and some of those residents are currently in the Wesley Chapel Fire District in the neighborhoods of Williamsburg, Weddington Heritage, Weddington Downs, Waybridge, Hadley Park, Greystone and Gatewood. These neighborhoods are all closer in proximity to the Providence Fire Station and yet they are potentially at risk of longer response time because they are assigned to a Fire Department that is significantly at a greater distance. I ask that the Town Council at this point to set your priorities. If you want to fund these events such as Weddstock or landscaping activities, then do it but don't do it at the expense of fire services and the safety of the residents of Weddington.

Ms. Stephanie Belcher – I am the current chair of the Parks and Recreation Advisory Board of the Town. I would like to address two topics. Weddstock is a community wide music event for families. It was conceived two years ago. It took us as a Town over six years of discussion and hoping that someone

would volunteer to step up to organize an event. Larger towns (not by population but in spirit) run events all the time and put significant dollars into those events as part of their Town budget. Specifically what is at question here today I believe is whether the Town will continue to fund its sponsorship of this event. The Town is merely a sponsor. It is putting in a small investment for a large event. The Town could not pay for this event on its own. It is a \$250,000 event. The Town is basically getting a significant branding effort for itself for next to nothing. Part of community and the Town's responsibility is to build our brand and our reputation. Everyone is absolutely concerned about the fire safety. What I am very confused about is why the Town has decided to take on the responsibility of funding the Providence VFD when this is a County effort to fund fire departments. We are taxed by the County and no town in our area is contributing to a fire department. Wesley Chapel does not give money to the Wesley Chapel VFD. Marvin is not giving money to any of our fire departments. I am very confused as to why our Town Council thinks that it is its responsibility to take on this funding. If we think Providence VFD needs help then it is a County initiative to figure out how that funding should be taken care of. I think that everyone needs to understand and clearly separate Town responsibility from County responsibility so we are clear that the Town does not tax us for the fire department – the County does.

Mr. Richard Sahlie – I commend the ladies who are so excited about Weddstock and I do not doubt for a minute that it is a great event; however the question comes is this a legitimate government expense? Let's separate the things that we forcibly take taxes from people from things that are outside of that realm. Thomas Jefferson once said that government governs best which governs least. I firmly believe that is a principal that we should run this Town on. I lived in Mecklenburg County more years than I want to count and was active in politics there and I watched Mecklenburg take on more and more things that were not legitimate functions. I do not want us to go down that slippery slope of doing things no matter how beneficial they are. They are not government functions. They are not the things that you ought to take money by force in taxes and then spend it for things you like. Let's look at the things first that are government functions – the first is the protection of tax payers. Fire, EMT and police - you take care of those first and leave festivals for private funding. I have no doubt that this festival could be taken care of by private donations if you get out there and put your mind to it but please do not ask the tax payers that may not even be benefitted by it.

Ms. Hallie Sanders – I am here to discuss Weddstock. Our cheerleaders have been a part of the Weddstock event for two years. Not only has it brought us together as a community but also as a team. My team has raised over \$400.00 by selling snow cones to take us to competitions, give us places to practice and it has brought us together as a team. Weddstock is a great event for all ages. Even high school and college kids attend the event. My mom has done this event for two years now. Personally when my mom makes an event it becomes a part of me and it is hard to let it go. I am very fond of Weddstock and so are all of my friends that attend the event. We have performed at Weddstock every year and hopefully we will next year. I am proud to say that my mom has made this event to raise money and to bring our Town together. While performing at Weddstock, I learned that it is not only an event but it is not all fun and games either. Ten moms give up their summer to make an event for our community. It is not like we need street lights or parks – this event gives what we want. It raises money for our community too. This outstanding event has given me something – not only do you raise money for your event but you do it to help in your community. Weddstock has helped our school and it has helped me to learn that when you want something you go for it and you do not give up on it and that is what my mom has taught me through this event. If you lose Weddstock for one year you are going to lose people that want to come to Weddstock and I do not want to see this event go because it would be taking a part of me.

Mr. Bill Price - Providence VFD was established as a Mecklenburg County unit. Basically it was for the people of Providence Presbyterian Church and the people of Southern Mecklenburg County. In the mid 80's the City of Charlotte moved out of the Providence Department on Tilley Morris Road and their property forcing them to move which they did into the Town of Weddington at their present location. Just

because they moved here does not make this a Town Fire Department. This Town should have never gotten into this discussion. These fire departments are volunteer units. I am not against helping fire departments but I am against the present procedure of helping a department that covers 25 to 30% of the Town and I do not get any benefit from this and you are using my tax dollars. If the Town is not very careful with their money, this fire department and the Weddington WCWAA will bankrupt this Town then what are we going to do – Welcome to the City of Charlotte.

Ms. Sania Tucker – I lived in Charlotte for 18 years and had an opportunity to move into Weddington 9 years ago. I am amazed about this Town. I am amazed about people I have been able to volunteer with and was even more excited about Weddstock when it happened two years ago. I saw an opportunity for a lot of charities and the whole community to come together to work together and actually make Weddington a designation. I do feel that if we do continue with Weddstock people will find us better because it was an event that brought a few thousand people out of Weddington just to our little festival here at Hunter Farms. I would like to see it continue because many of our Girl Scouts want to do a lot of adventures and without these types of events they do not have an opportunity to raise funds. They can sell cookies but those cookies only bring 45 to 55 cents a box to the girls. My Girl Scout Troop hosted the Cowboy Breakfast – our girls were able to sell so many pancakes that we gained \$500 to start our steps towards Europe in 2014 and I am very proud of that. Weddstock gave us that little stepping stone to do that. I would like to continue that tradition and who knows there may be another charity that may want to volunteer at the event and gain some funds for their own purpose too. It shows the Mecklenburg area that Weddington is really a neat town. Thank you for your time and I hope you will vote for Weddstock.

Mr. Silvano Ferrazzo - I do not think people are against Weddstock. What I am hearing is that people are against the Town funding it. There are many events and festivals that go on with private funding and public fundraising which may be the preferable way to approach it. Being Italian I can give you a little bit of Roman History. When government became very corrupt and people became upset over the government, the government started giving them festivals. We should take that to heart. It is not the government's business to give people festivals. I agree with whoever said that the government's business is to protect the people and that is what the Providence VFD is doing for our community. Someone said that it was the County's responsibility. Well it may be that except for two Council meetings ago a vote was taken to make it a tax district which would be our responsibility and everyone agreed that was a great step forward and at the next meeting they reversed that vote. That is why I am here. I am concerned with a Town Council that cannot stick with a decision that they have made. There is no interest in a merger with Wesley Chapel VFD. The County has turned its back on this issue. They are not interested and when we approached them about setting up a tax district they said that they were going to postpone the decision and revisit it. I am very concerned Mayor when I hear you say that this may take 6 to 8 months of more deliberation when a vote was taken to set up a tax district and for some reason the vote was reversed. I would like to see the Council stick to a vote that they have taken – and stand behind it and move forward.

Ms. LA Smith – Ms. Fitch was unable to finish what she had written and asked if I would read one portion of her statement. She had spoken with our State Representative Craig Horn this afternoon regarding the Weddstock funding issue and he gave her a statement that he wanted entered into the record. He said that Weddstock is a community wide event that has been growing in visibility for the last couple of years and it would be doing the community a disservice to make this an agenda item to be voted on at the same time without creating more public awareness about this agenda item. He does not believe this issue should be voted on and closed without letting the community having more public testimony on this issue. I believe that is clearly how all of us feel in this room. I know there have been some efforts here to pit Weddstock versus the Fire Department. I think sometimes if you are perceived as speaking against the fire department it is like flag burning – everyone gets all up in arms and I do not think it has to be that way. I do not think it is a choice between Weddstock and the fire department. We have the mechanisms in place to provide funding. We are fortunate to be the Town that we are and to have the budget that we have and we can use

it responsibly. I think what the Town puts in its budget for the Weddstock event is a minuscule amount compared to what you get out of it. Not only in the good will and the charity donations and the visibility that the Town gets from an event like Weddstock. I would urge you to give serious consideration before you pull that.

Mr. Eric Anderson – I want to speak briefly in support of the Providence VFD. I know a lot of people think that since it covers such a small area it does not do the Town of Weddington residents any good. With the tax district it would serve most of Weddington. They are going to repair the sign across from the Harris Teeter because somebody passed out at the wheel and ran into it. They were there within 2 minutes. It probably saved that woman's life. That is what the fire department provides for us. Sometimes things happen that we have no control over and they are there to save us.

Mr. David Basri – How many people are primarily served by Providence VFD and think they get good service? How many people are primarily served by Wesley Chapel VFD and think they get good service? This is not about service. Both departments provide good service and I am absolutely convinced of that. What is this about? It is about funding and it is about structure. As a couple of people have said legally this is a County issue. Providence and Wesley Chapel follow different formulas for staffing and different formulas for funding. The Town of Weddington through a lot of history has become a major part of the funding source for the Providence VFD. I am glad that you are not going to make a decision tonight because this is going to take a lot of consideration. The gentleman over there said that it is our fire department. It is not your fire department. It is the County fire department and it only serves 25% of the Town. Again, I happen to be served by Wesley Chapel VFD. I have made use of both their EMT and their fire service. Their response time is excellent. I think we all agree that both fire departments deliver excellent service. This really is about whether the Town wants to become more than it currently is. Do we want to take on fire and police service? When I was in college, I served as a fireman at my university. I lived at the fire station for 2 ½ years. The university paid for that fire department by its reduction in fire insurance. When I was there in 1976 the budget was about 1.1 million dollars a year. By the time I left 2 ½ years later the fire department's budget was up 1.6 million dollars and finally the university turned it over to the City. I respect and admire fire departments. I have been one. I love it. It is a never ending escalating thing and it has to be spread across as big a funding base as we can possibly get. The County funded an independent study of consultants to say what is the most rational way to do this and the answer is a merger. I understand that there are a lot of emotions about a merger. The assets of Providence are going to stay there because Wesley Chapel cannot cover their area without their assets. Providence cannot cover the rest of Weddington without Wesley Chapel's assets. It cannot be done. The assets are going to stay there. The personnel are going to stay there. This is a question of what name is on the door. It is a question of spreading out the funding in as rational a way as possible and it is a question of whether the Town wants to become the City of Charlotte and take on fire and police service. I would hope that you do not do that.

Item No. 5. Additions, Deletions and/or Adoption of the Agenda. Councilmember Thomisser moved to approve the agenda with moving the following items up on the agenda:

- § Consideration of Future Funding for Weddstock 2012
- § Discussion and Possible Consideration of Fire Service in the Town of Weddington
- § Discussion and Consideration of a Fund Balance Assignment or Committed Fund Balance Item Regarding Providence VFD

All were in favor, with votes recorded as follows:

AYES: Councilmembers Thomisser, Hadley, Harrison, Mayor Pro Tem Barry and Mayor Davidson

NAYS: None

Item No. 6. Consideration of Future Funding for Weddstock 2012. Mayor Davidson – I put this on the agenda. The intent of putting this on the agenda for January was to give time if the Council wanted to go the route of seeing if we can fund Weddstock privately. Barbara and I have had some history with Weddstock and the funding. I think the event is great. I have gone to the event every year. The question is whether it is the role of the Town to pay for it. It started out at \$2,500. It quickly went to \$11,500. I believe the next year they asked for more than \$20,000.

Finance Officer Gaylord - I do not remember what the initial request was. We gave them \$20,000 - \$5,000 in one fiscal year and \$15,000 in the next.

Mayor Davidson - It went from \$2,500 to \$11,500 to \$20,000. The three components of Weddstock are the festival part of it, the charity part of it and the economic development for your vendors to promote their businesses. As a Republican I feel it is one of those things that we should try to do privately before we do them publicly and I think we skipped a step in the funding of it. Participation was mentioned. Two years ago I was able to pick up the phone and call and raise about \$600.00 and that was a point that I was trying to make. Werner gave \$100, I gave \$100, Daniel gave \$100 and Barbara gave \$100 and I would be willing to do that again this year if we can make the attempt to do this on a private basis. We did not know Pam at the time. I wanted to see if the Council would consider an attempt to privately fund it and perhaps send to the Parks and Recreation Committee to develop a plan. This is why it is brought up in January and not at budget time.

Finance Officer Gaylord - Can I make one further clarification item? There was a stipulation that was put in place that if enough money was raised the Town would be paid back. There was a potential that amount would be less.

Councilwoman Hadley - How much was paid back?

Finance Officer Gaylord - We did not get any this past year. We came close.

Mayor Pro Tem Barry - In the budget for 2011-2012, we allocated \$15,000 for Weddstock. How much of that has been spent?

Finance Officer Gaylord - All of it.

Mayor Pro Tem Barry - They do not have any money from us towards the 2012 event left in the budget.

Finance Officer Gaylord – No, we have always said we would approve it annually. We would have the event and then it would be reevaluated. The split was actually from the prior year and last year and not last year and this year.

Councilwoman Harrison – I am on Parks and Recreation. I believe that Weddstock is a good venue and a good festival but I have always been concerned that the Town has funded this. Last year when the budget was brought out, it was emailed to the Parks and Recreation Committee. I asked where the numbers came from and were we going to have a discussion. I was told the numbers are what the numbers are. Having worked in corporate America, I was kind of taken back by that. I heard tonight and I actually wrote down what different people from the committee said and one of the issues that I had was is this a Town festival or is the Town one of the sponsors for the festival? Those are two different and very distinct items. Ms. Belcher said that we are nothing more than a sponsor and that we cannot possibly pay for it because it was said it costs \$250,000. If this is the case, then I think there is one decision to be made. The decision is if

we put it back in Parks and Recreation and ask them to come up with private funding and the corporate sponsorships. It should be done by all of the committee on the Parks and Recreation and not just by Ms. Sanders. She is one person. One of the issues that I went through as I went door to door campaigning was people asked me why was the Town funding a charity. In the end, though we have not approved it in the minutes it said that the charity made about \$9,000. I have been told multiple times that if you went to any of the other Town's they have Event Coordinators that cost a lot of money. Is not the charity the event coordinator and were they not paid by getting most of the profit from the festival? Those have been my issues. If you go to Matthews and Matthews Alive the Town may fund or put up upfront money but in the end they get their money back before any charity gets any money. That is an issue. Ms. Fitch was quoted as saying if more than \$17,000 in sponsorship money is garnered then the Town would get any money above that back. If the charity was going through their resources and capabilities and a small amount was given back to the charity what is the incentive for the charity if there is no potential to make money – proceeds would be nominal. It sounds to me like we should be having the Parks and Recreation Board work as a group to find out how this can be publicly funded by getting corporate sponsorships and then if the charity wants to come back and ask the Town if they want to sponsor we should be able to say yes or no to that. Right now there are two different issues on hand. Either this is a Town festival or we give money. I have been confused for two years on that. If you listen to Ms. Belcher it is one thing and if you listen to other people it is something different. I would rather put it to the committee.

Councilmember Thomisser - Where can you get a \$200,000 return by spending \$20,000? Our Mayor is in the financial planning business. That is a great return on an investment. To those who have questioned the legitimacy of the Town doing this - I wrote an email to an Assistant Professor of Public Law and Government at the School of Government. She replied back the following: *You asked me whether the governing board of the Town of Weddington could legally appropriate tax proceeds to pay for community events such as communal viewing movies or similar type of festival activities.* She answered in the affirmative. It is absolutely legitimate and absolutely legal. She gave me approximately over 40 legitimate uses for tax payer dollars. The Town of Matthews, Wesley Chapel, Indian Trail, Waxhaw, Marvin have festivals. Every municipality around Weddington has a festival. I attended Weddstock in 2010 and 2011 – what I saw were young families with children, teenagers participating, middle aged people listening to music and senior citizens were there also. This is a quality of life issue. This is good for the Town. If we are splitting hairs about a \$20,000 investment when you get over \$200,000 return to me - it is a no brainer. I totally support the funding of Weddstock.

Mayor Pro Tem Barry - It is interesting to me – we probably have 70 people in this room clearly 85% - 90% of you are here to talk about the fire department and this issue just happened to land on the agenda on the same night. Sorry for the confusion.

Councilwoman Hadley - I am totally supportive of Weddstock. I love festivals and I think it has the potential to probably grow as much as Matthews Alive. That would be my hope. However, I would not give my daughter \$1,000 without having a business plan. That is just good business to have a business plan. I also think the situation where we are in now with our fire department it is real easy for me to say like I have said on the campaign trail for months and months until we have public safety straightened out I could not spend money for anything other than public safety. I think it is perfectly reasonable for this to be put to Parks and Recreation.

Mayor Davidson – Werner, I know you have the list that states everything that we are allowed to use taxes to pay for. It is not illegal and it is within the law. The Republican part of this for me is to attempt to do things privately. We can do it. As far as the viability of funding it privately – if you have 5,000 people that come to this then you have brand equity. There are vendors that will want to get in front of 5,000 people. All I am asking is go try to find them. If you look at this there is land, labor and capital. The land has been given voluntarily, the labor has been given voluntarily the only thing that is not voluntary is the

capital. I know it takes work. I also heard what a hard time it is for people with the economy. It is no easier on the tax payer. The issue with public safety being moved up in priority is important to me. Those that have concerns about moving into the fire department issue it is because of taxes. It is not the end of Weddstock. I would like to see a plan put together by a group of people. It would be real irresponsible to show up at budget time to propose this. That is why it is on the January agenda.

Councilmember Thomisser - Two years ago you did come to me and some of the Councilmembers and asked for a donation. We saw the benefit of this program. You raised \$600 but a lot of that was Town Councilmembers' money. Nine years ago the former Mayor decided to have a Strawberry Festival and I had just moved to Weddington and I worked with her because of my corporate experience in marketing. Getting sponsors is very difficult. I spent two to three days walking up and down Independence Boulevard calling on car dealers and any business that I could try to get to sponsor. In three days I got one sponsor – Home Depot and they gave \$2,000. It is not as easy as it appears to be.

Councilwoman Harrison – I do not think anyone questions that but what I see is no one has tried. By starting in January you have the ability to get those corporate sponsors because I have done it by working with a charity. I would like to make a motion that we move this to Parks and Recreation and the entire committee work on getting private donations for this festival.

The vote was as follows:

AYES: Councilwomen Hadley and Harrison
NAYS: Councilmember Thomisser and Mayor Pro Tem Barry

Mayor Davidson voted in the affirmative; therefore the motion passed.

Item No. 7. Discussion and Possible Consideration of Fire Service in the Town of Weddington.

Mayor Davidson - We are going to have a discussion tonight that is going to continue on for many meetings. There are four scenarios – Do Nothing, Merger, Move the lines with a fire tax and a Municipal Fire District. What I have done is gone through and put a lot of numbers together. The first thing that it says on this worksheet for disclosure is these numbers are wrong and the goal of the Town Council is to work together to get the correct numbers and assumptions. Opinions may still vary among the Town Council after the numbers are corrected and assumptions are listed. We have to go through this if we are going to make a decision. The County has been asked to address it and they have not and they have not shown any indication that they will address it.

Mayor Davidson discussed the financial worksheets he had developed showing that it costs approximately \$875,000 to run the Town but the Town receives approximately \$1,200,000 in revenues. He stated, “That number includes the deputies but not fire. That would leave \$325,000 at the 3 cents tax rate. Providence VFD’s total revenue is \$213,600 with projected costs of \$523,000 which will give us the service that we currently have. That is operating only.”

Finance Officer Gaylord advised that government is required to do a balanced budget with revenues equaling expenses and government is also required to do a short term one year budget. She stated, “You cannot budget to save more than 5% of what your expenditures are unless you have a construction in process or a fund where you are specifically allocating money for known projects that you are setting up then you can go out further than that. The State’s minimum Fund Balance is 8% of your budget. It is only to keep you going for a couple of months. The Town has a policy that we maintain at least 50% of our expenditures as a fund balance.”

Mayor Davidson - The intent is to create a shell and start putting in the numbers over the next few months. If we combine the two budgets, we have \$325,000 and they have a deficit of \$309,000, we could do this without a lot of pain – no tax increase but we would be running extremely lean. It is not a viable model.

Mayor Pro Tem Barry – But 70% of the revenues is generated by the tax base where Providence VFD is not the primary.

Mayor Davidson - Providence gets paid by 20% of Weddington, but if there is a fire we all know that both are going. One of them gets paid and one of them does not. I have put some assumptions that this assumes no change year to year which is a bad assumption because we need to forecast out a 5 to 10 year plan. The good about this is that Providence VFD stays open for five more years. The insurance rates in Providence VFD and Wesley Chapel VFD remain stable for five more years and the response times would remain the same. The bad thing is that it does not fix the long term problem and the response times for medical do not improve and it prevents the Town from spending on other items. It prevents the Town from reducing taxes if it wanted to, it is unsustainable for Town financials without a tax increase and it does not reduce the burden on all taxpayers paying for a regional fire service. It does not improve the number of houses paying for a fire station closest to their house. The essence of my argument is when we dial 911; you want the closest fire station to come. That situation does not exist for medical. The second scenario is how can we expand more of Providence's territory? It is underutilized. If you convert Providence to a fire tax at 2.2 cents you get \$142,947 but it is kind of a wash because you lose the \$21,600 from Union County and you were getting \$120,000 from your fire fee. If we were able to ask some of these neighborhoods such as the back of Highgate, Williamsburg, Waybridge would they like to be in the Providence district and have the medical coverage and pay the same rate that they are paying Wesley Chapel? I asked Jordan to give me some property values on Phase I and that territory is worth \$20,233 at 2.2 cents. If we did Phase II and Phase III you see that it helps our situation. In Fiscal Year 15/16, I have a 2.2 rate in there. That is moving in the direction of moving the lines but it is on a tiered basis where people can make preparations over a few years.

Mayor Pro Tem Barry – Is there a staffing and apparatus impact of adding those phases?

Mayor Davidson – I have not heard one because when I hear underutilize I hear I can do more.

Mayor Pro Tem Barry - What about in their long range plan the acquisition of the new engine in the next 24 months?

Mayor Davidson - I think we can go through this exercise operationally and then look at the capital improvement budget on our 5 to 10 year plan.

Councilwoman Harrison – If Providence went to 2.2 cents have you taken into account that all the people in that district would now also be paying a fire fee out of their automobile fee? We should also look at the grant process. After talking with some chiefs, there is a grant process out there.

Mayor Davidson - I do not have car or sales tax on there. I will add sales tax, CIP process and grant process to the list of assumptions/questions.

Councilmember Thomisser – What motivation would someone have to pay 2.2 cents per \$100 if they are only paying the \$100.00 fire fee?

Mayor Davidson - The medical is going to help and the fact that under the other scenarios they are going to pay 2.2 cents any way.

Mayor Davidson - I want to know would the Town Council allow a letter from the Mayor be sent to these neighborhoods asking their opinion?

Councilmember Thomisser – Unfortunately, most people paying their tax bill have no idea what they are paying and then we would go out and ask whether they want to pay \$100 or 2.2 cents. They are confused before you even start. I am questioning whether that would be legitimate way to go.

Councilwoman Harrison - I have been trying to educate myself on this. I have gone to talk to five different fire chiefs in five towns and have a couple more set up. Stallings put a referendum to the Town and asked if instead of being part of the County would you pay for fire service and the answer was yes. Do we have the right to write a letter to the different subdivisions asking their opinion?

Attorney Fox - You can certainly write a letter to your residents and ask opinions about anything you want to do. You have to have the approval of the General Assembly to get authority to hold a referendum on a specific issue.

Councilmember Thomisser discussed how many people turned out to vote this last time and what good does a referendum do if it only represents less than 19% of the people.

Mayor Davidson - Do you see anything wrong with us getting input from these people who are very close to a fire station and when they call 911 it is not coming to them?

Councilwoman Harrison – I see no problem with that.

Mayor Pro Tem Barry - It depends on how it is worded.

Mayor Davidson discussed the merger scenario. He stated, “If we convert to a fire tax at 2.2 cents we no longer get the \$21,600 from the County and still get the \$72,000 from Mecklenburg. You have a deficit of \$308,000. From that County document, I derived Wesley Chapel VFD’s numbers. I am showing a projected deficit of \$18,000. Under a merger scenario Providence goes to Wesley Chapel’s tax rate. If we did the merger, all we have done at 2.2 cents is created a deficit of \$326,000. Now we have the merger at 2.2 cents and it still costs \$523,000 at Providence and you have a loss of \$326,000. What does it take to make that zero? It takes a 2.7 cents tax rate to make that zero when you merge the two fire departments. The assumption is that they spend \$523,000 at Providence VFD.”

Councilmember Thomisser - The operating expense per square mile for Wesley Chapel VFD is approximately \$39,000 and for Providence VFD is \$139,000. Both fire departments are operating under different scenarios.

Council agreed to allow Mayor Pro Tem Barry and Mayor Davidson work together on preparing the accurate financial information. Councilwoman Harrison advised the Town Council that she would like to start investigating the grant process.

Councilmember Thomisser – In order to do a municipal fire district you are going to have to get the legislature to agree to do that and I do not believe that we have the support there to do that. That fire station on Hemby Road is not going to close. I do not think the Providence VFD Board of Directors, Wesley Chapel VFD Board of Directions and this Town Council is that irresponsible to allow that fire station to close.

Attorney Fox - A town has clear authority to establish a fire department and to provide fire service for its residents. Funding is accomplished through their property tax rate. The creation of fire tax districts are

generally conferred upon the County under the current authority. There is the possibility that you can get a local act from the General Assembly. If you get a local act you can create it and form it in any way that is amenable to the legislators to approve. If you were to seek a local act, it could provide for a fire tax district. This year it is a short session of the General Assembly so things available for introduction in the short session are very limited. Special legislation in the short session has to be non-controversial and has to enjoy the uniform approval of your local delegation. The long session does not require unanimity to introduce a local act but you would be talking about another year.

Mayor Davidson - How do you feel about a letter from the Mayor's office on letterhead to these neighborhoods?

Mayor Pro Tem Barry moved that the Council send a letter under the Mayor's signature to all the neighborhoods of Phases I, II and III to let them know about this issue and to let the Town know what their wishes are.

The vote on this motion is as follows:

AYES: Councilmembers Hadley, Harrison and Mayor Pro Tem Barry
NAYS: Councilmember Thomisser

Mayor Davidson – This opens up an immediate issue with the people spending the night at the fire station. Jack Parks has said that it is difficult and improvements need to be made to the station. It is difficult to get contractors to talk with them and he has asked us to do a letter of support to provide to the contractors. The letter would state the following: *The Town of Weddington agrees to partner with Providence VFD to facilitate the needed upgrades to the station located at 5025 Hemby Road. The support will include financial assistance to be used for the acquisition of contiguous property, renovation of the existing facilities and construction of a building addition. The financial assistance will consist of money and loan guarantees not to exceed \$750,000. Providence VFD will be expected to bring offers for purchase of property and estimates from contractors to the Town Council for review and approval. In return the Providence VFD will agree to transfer ownership of real estate including land and structures to the Town of Weddington.* If you want overnight coverage, we have a problem there. Jack has a plan to improve fire service for the future. You and I have talked about this land and building swap as a way to protect the Town's balance sheet. Anthony, are there any issues of a fire department donating property to the Town?

Attorney Fox – No, the General Statutes provide that persons can donate and give to the Town real or personal property - the use of which the Town can use for any purpose that it deems appropriate for a public purpose. My reaction to the letter is that we need a formal agreement structure that is legally binding if you got to that point.

Mayor Davidson – Jack and I talked about there is a \$300,000 balance at Providence. Barbara had brought up that having a balance may hurt you in the grant process. They were turned down for a loan because they do not have any type of taxing authority.

Attorney Fox – The Town could fund a loan for the volunteer fire department which is a separate entity. We would have to look at the structure of that. I think it is a public purpose but you have got to make sure that you meet the requirements and the LGC would be comfortable with the approach. It sounds like we are being a Guarantor on behalf of a non-profit entity that is not us.

Mayor Pro Tem Barry – I understand where we are going. Until there is closure in the operational, I do not want to subject taxpayers to the liability of acquiring property, building buildings and renovating buildings if the end result may be where we are sitting and all this becomes Wesley Chapel's responsibility

and they tax and build. Then we would have delivered \$750,000 of assets to a volunteer fire department that has the wherewithal to generate their own borrowing capacity and to take over fire service. I think we are way in front. I do not want the fire department to close. Our balance sheet is available to help them. I said to Jack spend your money first. Let's get the issues revolved and then come back and deal with the physical plans.

Councilmember Thomisser – Neal Speer told me that Union County is not guaranteeing Wesley Chapel VFD's loan. If Union County Board of Commissioners is uncomfortable about doing something like that why should the Town of Weddington consider it?

Mayor Davidson – You have been over there and seen the beds downstairs and it is 24/7 coverage and it is not a very nice place to sleep right now. What is different is we would be getting an asset?

Mayor Pro Tem Barry – We have to fix the operational cash requirements. Once you resolve all of your operational issues, then you have a capital issue.

Councilmember Thomisser – I ran an idea past Attorney Fox regarding a wholly owned subsidiary versus a merger which is another option on the table. Non-profit organizations are permitted in North Carolina to own non-profit subsidiaries. It would be a parent subsidiary relationship. The Providence VFD name would be preserved. The Providence VFD and Wesley Chapel VFD would have an agreement to give Providence power to appoint members to their board. I informally discussed this idea with Wesley Chapel VFD and Providence VFD and there was no interest. With a passionate issue like this, there are a lot of rumors floating around such as over the weekend I found out that everybody is going to pay \$250 to \$600 in insurance costs if the Hemby Road station closes. I think everybody on this Town Council has said that is not an option. Police, Fire and EMT are the highest priority that the Town can address and we can do all three and we can have superior service in all three areas but that does not mean we have to cancel everything else in order to achieve that. There is a way to achieve superior fire service in Weddington at a reasonable cost. Another rumor that is floating around is regarding emergency medical service. I had Jordan prepare a map for me. I did not have an opportunity to ask Providence VFD to put circles on the map as to where their EMT people live. I will give them an opportunity to do that. As you see every red circle is an EMT person affiliated with the Wesley Chapel VFD that lives in the district. There are 36 EMT people either in Weddington or close to Weddington to get to a medical emergency and there are six others that I have not put on the map because I did not think it was relevant but there are a total of 42 EMT people that are qualified to go to a medical emergency and give CPR and save a life. In addition to that, we have an ambulance at the Wesley Chapel VFD fire station which happens to be in Weddington. There is also an ambulance in Waxhaw and there are two ambulances at Chestnut. I would also like to ask the Providence VFD to augment this map.

Mayor Davidson asked that Council take a brief recess.

Item No. 8. Discussion and Consideration of a Fund Balance Assignment or Committed Fund Balance Item Regarding Providence VFD. Mayor Davidson – I would like for us to set aside \$350,000 for Providence VFD in our Fund Balance. We have \$1.9 in the Fund Balance that is unallocated and then \$600,000 that we must keep which leaves \$1.3 million. This would be a good faith effort that we are going to support Providence while we work this out.

Finance Officer Gaylord - It earmarks that money so that it would not be spent on something at a later time. You can change your mind. It is not binding. If we get to a position where we are the primary source of income for the fire department they will become a component unit of the Town from a financial statement standpoint and we would reflect them in our financial statements and they would have to have an audit.

Mayor Pro Tem Barry moved that we set aside \$250,000 out of the fund balance for the next calendar year. We subsidize them at a rate between \$230,000 and \$260,000. It seems that we would be on the hook for about that same amount for the operation next year anyway based on my comments of support towards the fire station. All we are doing is setting it aside before the budget process begins.

Councilwoman Hadley - I would like to raise it to \$300,000.

Councilmember Thomisser – There is no question that everyone at this table supports the fire services and the Providence VFD but it delivers a message much like what is happening in Washington, DC. We are kicking this issue down the road. I want to see a resolution to this before June 30. I cannot support it.

Mayor Pro Tem Barry – The Town Council at our retreat in 2011 met with the President and Board members of Providence VFD and I remember our commitment to them that the Council had heartburn of them spending our money first and we are desirous of them paying off some equipment and spending their balances and we would be there as a fall back for them during this process. We agreed later that we would be here for the next 18 to 24 months to continue to work with them as they work to resolve their operational cash flow issue. Beyond 2012/2013 budget year is beyond the scope of any of those agreements that we made with them.

Councilwoman Harrison – I did not see anything in the minutes that said June 30 was the drop dead date. In good faith they have paid off some of their equipment and this is no different than putting money aside for a road or for a library. I think we should do this. You keep saying that station will not close but I do not think anyone here can guarantee that is not the case. I want to make sure that they understand and the people of their district understand that we are here to make sure that does not happen.

Councilmember Thomisser – The people that ultimately decide whether that station stays or goes away is the board of the Providence VFD and the board of Wesley Chapel VFD.

Mayor Davidson – The deficit that they are going to run is \$309,400. I would like to see it up to \$300,000.

Mayor Pro Tem Barry advised that he would not accept a friendly amendment. The vote on Mayor Pro Tem Barry’s motion is as follows:

AYES: Mayor Pro Tem Barry
NAYS: Councilmembers Thomisser, Hadley, Harrison

The motion failed.

Councilwoman Hadley moved to assign \$300,000 in the Fund Balance for Providence VFD. The vote on this motion is as follows:

AYES: Councilwomen Hadley and Harrison
NAYS: Councilmembers Thomisser and Mayor Pro Tem Barry

Mayor Davidson voted in the affirmative; therefore, the motion passed.

Item No. 9. Approval of Minutes.

A. November 14, 2011 Regular Town Council Meeting. Councilmember Thomisser moved to approve the November 14, 2011 Regular Town Council Meeting minutes. All were in favor, with votes recorded as follows:

AYES: Councilmembers Thomisser, Hadley, Harrison and Mayor Pro Tem Barry
NAYS: None

B. December 12, 2011 Regular Town Council Meeting. Councilmember Thomisser moved to approve the December 12, 2011 Regular Town Council Meeting minutes. All were in favor, with votes recorded as follows:

AYES: Councilmembers Thomisser, Hadley, Harrison and Mayor Pro Tem Barry
NAYS: None

C. December 15, 2011 Special Town Council Meeting. Councilmember Thomisser moved to approve the December 15, 2011 Special Town Council Meeting minutes. All were in favor, with votes recorded as follows:

AYES: Councilmembers Thomisser, Hadley, Harrison and Mayor Pro Tem Barry
NAYS: None

Item No. 10. Public Hearings and Consideration of Public Hearings.

A. Public Hearing to Review Building Mounted Signs Text Amendment. Mayor Davidson opened the public hearing to review the building mounted signs text amendment. The Town Council received a copy of the following proposed text amendments:

Sec. 58-4.-Definitions

Sign, attached (on-structure), means a sign applied or attached directly to the face of a building and becoming, or appearing to become, a part of the building. **These signs are flush to the wall to which they are affixed.**

Sign, building-mounted, means any sign attached to and deriving its major support from a building, and including wall or fascia signs, projecting signs, and roof signs. **These signs are perpendicular to the wall and protrude from the wall to which they are affixed.**

Sec. 58-146. - Prohibited signs.

The following signs are expressly prohibited within all zoning districts, unless as otherwise specified in this chapter:

- (1) All off-premises signs, including directional signs and billboards. Such prohibition, however, shall not be applicable to temporary signs permitted by section 58-151
- (2) All portable signs, except as may otherwise be allowed by this chapter.
- (3) Flashing light signs (except signs which give time and temperature and other public information messages).
- (4) Any sign which the zoning administrator determines obstructs the view of bicyclists or motorists using any street, private driveway, approach to any street intersection, or which interferes with the effectiveness of or obscures any traffic sign, device or signal.
- (5) Luminous signs.
- (6) Any sign placed upon a traffic control sign, tree, or utility pole for any reason whatsoever.
- (7) Building-mounted signs.**

Town Planner Cook reviewed the proposed text changes with the Town Council. With there being no one wishing to speak in favor or against the proposed text amendment, Mayor Davidson closed the public hearing.

B. Consideration of Ordinance to Adopt Building Mounted Signs Text Amendment. Mayor Pro Tem Barry moved to adopt Ordinance O-2012-01:

**AN ORDINANCE TO AMEND SECTIONS 58-4 AND 58-146
OF THE CODE OF ORDINANCES
OF THE TOWN OF WEDDINGTON
O-2012-01**

BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF WEDDINGTON THAT SECTIONS 58-4 AND 58-146 OF THE CODE OF ORDINANCES BE AMENDED AS FOLLOWS:

Sec. 58-4.-Definitions

Sign, attached (on-structure), means a sign applied or attached directly to the face of a building and becoming, or appearing to become, a part of the building. **These signs are flush to the wall to which they are affixed.**

Sign, building-mounted, means any sign attached to and deriving its major support from a building, and including wall or fascia signs, projecting signs, and roof signs. **These signs are perpendicular to the wall and protrude from the wall to which they are affixed.**

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- (2) All portable signs, except as may otherwise be allowed by this chapter.
- (3) Flashing light signs (except signs which give time and temperature and other public information messages).
- (4) Any sign which the zoning administrator determines obstructs the view of bicyclists or motorists using any street, private driveway, approach to any street intersection, or which interferes with the effectiveness of or obscures any traffic sign, device or signal.
- (5) Luminous signs.
- (6) Any sign placed upon a traffic control sign, tree, or utility pole for any reason whatsoever.
- (7) **Building-mounted signs.**

Adopted this 9th day of January, 2012.

All were in favor, with votes recorded as follows:

AYES: Councilmembers Thomisser, Hadley, Harrison and Mayor Pro Tem Barry
NAYS: None

C. Public Hearing to Review Connection to Public Water Lines Text Amendment. Mayor Davidson opened the public hearing to review the connection to public water lines text amendment. The Town Council received a copy of the following proposed text amendment and Town Planner Cook reviewed with the Town Council:

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.

With there being no one wishing to speak in favor or against the proposed text amendment, Mayor Davidson closed the public hearing.

D. Consideration of Ordinance to Adopt Connection to Public Water Lines Text Amendment.

Mayor Pro Tem Barry moved to adopt Ordinance O-2012-02:

**AN ORDINANCE TO AMEND SECTION 46-78
OF THE CODE OF ORDINANCES
OF THE TOWN OF WEDDINGTON
O-2012-02**

BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF WEDDINGTON THAT SECTIONS 46-78 OF THE CODE OF ORDINANCES BE AMENDED AS FOLLOWS:

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 9th day of January, 2012.

All were in favor, with votes recorded as follows:

AYES:	Councilmembers Thomisser, Hadley, Harrison and Mayor Pro Tem Barry
NAYS:	None

Item No. 11. New Business.

A. Review and Consideration of Continuance of Current Downtown Core Committee and/or Consideration of Possible Appointments. Councilwoman Hadley moved to dissolve the Weddington Core Committee.

Councilmember Thomisser – They were formed to make recommendations to the Town Council. They have made decisions on the streetscape improvements and I am sure in the immediate future there will be other things that they will be able to do.

Councilwoman Hadley – My reasoning is that I am going to have to agree with Mr. Steele who stated in the January 24 minutes that once the landscaping of road improvements is completed there will not be anything significant for the committee to do after that. I saw the Farmer’s Market go from the Planning Board, to Parks and Recreation Board to Downtown Core over to the Town Council and back to the Planning Board. I see the duplication between the Planning Board, Parks and Recreation and Town Council, I feel that these decisions can be made.

Mayor Davidson – I think part of it is cutting down on meeting times. I do not see anything right now that the Downtown would do.

The vote on the motion is as follows:

AYES: Councilmembers Hadley, Harrison and Mayor Pro Tem Barry
NAYS: Councilmember Thomisser

Council asked that letters be sent to the Committee thanking them for their service.

B. Consideration of Resolution Directing the Clerk to Investigate a Petition Received Under G.S. 160A-58.1 – New Town Market Annexation. The Town Council received the following:

- § Petition Requesting Annexation
- § Exhibit A-1 – Legal Description of Property
- § Record Plat for New Town Market Map 1 – 6.177 acres
- § Exhibit B – Letter from Lee Jenson, Land Use Administrator for Union County Department of Inspection dated September 9, 2008
- § Special Use Permit Granted August 2, 2004
- § Special Use Permit Granted December 3, 2007
- § Section 136 – Commercial Districts Established from Union County
- § NCGS 160A-58.1 – Petition for Annexation; Standards

Mayor Pro Tem Barry moved to approve Resolution R-2012-01:

**TOWN OF WEDDINGTON
RESOLUTION DIRECTING THE CLERK TO
INVESTIGATE A PETITION RECEIVED UNDER G.S. 160A-58.1
NEW TOWN MARKET ANNEXATION
R-2012-01**

WHEREAS, a petition requesting annexation of an area described in said petition was received on November 15, 2011 by the Town Council; and

WHEREAS, G.S. 160A-58.2 provides that the sufficiency of the petition shall be investigated by the Town Clerk before further annexation proceedings may take place; and

WHEREAS, the Town Council of the Town of Weddington deems it advisable to proceed in response to this request for annexation;

NOW, THEREFORE, BE IT RESOLVED by the Town Council of the Town of Weddington that;

The City Clerk is hereby directed to investigate the sufficiency of the above described petition and to certify as soon as possible to the Town Council the result of her investigation.

Adopted this 9th day of January, 2011.

All were in favor, with votes recorded as follows:

AYES: Councilmembers Thomisser, Hadley, Harrison and Mayor Pro Tem Barry
NAYS: None

C. Consideration of Release of Road Performance Bond for Providence Forest Estates. The Town Council received the following memo from Town Administrator/Clerk Amy McCollum:

The Town is currently holding road performance bond money in the amount of \$48,354.98 for Providence Forest Estates. Per the attached letter, US Infrastructure advises that the roadway and drainage items have been satisfactorily completed and recommends release of the developer's performance bond. A roadway maintenance bond in the amount of \$29,512.50 should be held until NCDOT takes over the maintenance of the streets. We will not release the performance money until a new bond in the amount of \$29,512.50 is submitted to the Town. The developer has submitted their request for NCDOT to take over the maintenance of the streets and is awaiting approval.

The Town Council received a copy of a letter dated November 8, 2011 from Bonnie Fisher, P.E. with US Infrastructure of Carolina, Inc.

Councilmember Thomisser moved to release the road performance bond for Providence Forest Estates. All were in favor, with votes recorded as follows:

AYES: Councilmembers Thomisser, Hadley, Harrison and Mayor Pro Tem Barry
NAYS: None

D. Consideration of Renewal of Contract for Engineering Services – US Infrastructure of Carolina, Inc. The Town Council received a copy of the following memo from Town Administrator/Clerk McCollum, the renewal of contract for engineering services and the current schedule of fees with US Infrastructure:

Please find attached a request from US Infrastructure for renewal of their contract for engineering services for 2012 and 2013. USI has served as the Town's engineer for over 10 years. They provide miscellaneous engineering services to the Town on an as-needed basis. A more detailed description of the engineering services they provide is listed in the attached letter. Our last agreement with USI was approved November 17, 2008. A majority of the engineering services provided by USI are reimbursed by the developer, etc. I have attached the current schedule of fees with USI. If needed, Town Planner Cook is prepared to discuss costs comparisons with other engineering companies.

Mayor Pro Tem Barry moved to approve the renewal of the contract for engineering services with US Infrastructure of Carolina, Inc. All were in favor, with votes recorded as follows:

AYES: Councilmembers Thomisser, Hadley, Harrison and Mayor Pro Tem Barry
NAYS: None

E. Consideration of Reducing the Number of Planning Board Seats on the Parks and Recreation Advisory Board. Councilwoman Harrison moved to reduce the number of Planning Board seats on the Parks and Recreation Advisory Board from 2 to 1 and then add the additional seat as a citizen seat. All were in favor, with votes recorded as follows:

AYES: Councilmembers Thomisser, Hadley, Harrison and Mayor Pro Tem Barry
NAYS: None

F. Consideration of Appointments to the Parks and Recreation Advisory Board. Councilwoman Hadley moved to appoint Barbara Harrison as the Town Council representative on the Parks and Recreation Advisory Board.

Mayor Pro Tem Barry moved to close the nominations. All were in favor, with votes recorded as follows:

AYES: Councilmembers Thomisser, Hadley, Harrison and Mayor Pro Tem Barry
NAYS: None

The vote on Councilwoman Hadley's motion is as follows:

AYES: Councilmembers Hadley, Harrison and Mayor Pro Tem Barry
NAYS: Councilmember Thomisser

Councilwoman Harrison moved to appoint Janice Propst from the Planning Board on the Parks and Recreation Advisory Board by acclamation. All were in favor, with votes recorded as follows:

AYES: Councilmembers Thomisser, Hadley, Harrison and Mayor Pro Tem Barry
NAYS: None

Councilwoman Harrison moved to appoint Gail Giattino as one of the citizen seats to the Parks and Recreation Advisory Board.

Councilmember Thomisser moved to appoint Anne Pruitt as one of the citizen seats to the Parks and Recreation Advisory Board.

Councilwoman Harrison moved to close nominations. All were in favor, with votes recorded as follows:

AYES: Councilmembers Thomisser, Hadley, Harrison and Mayor Pro Tem Barry
NAYS: None

The vote on Councilmember Thomisser's nomination is as follows:

AYES: Councilmember Thomisser and Mayor Pro Tem Barry
NAYS: Councilwomen Hadley and Harrison

Mayor Davidson voted no; therefore the motion failed.

The vote on Councilwoman Harrison's motion is as follows:

AYES: Councilwoman Hadley and Harrison
NAYS: Councilmember Thomisser and Mayor Pro Tem Barry

Mayor Davidson voted in the affirmative; therefore the motion passed.

Councilwoman Harrison moved to appoint Jean Lee Pirkey by acclamation as the second citizen seat to the Parks and Recreation Advisory Board. All were in favor, with votes recorded as follows:

AYES: Councilmembers Thomisser, Hadley, Harrison and Mayor Pro Tem Barry
NAYS: None

G. Consideration of Scheduling 2012 Planning Retreat. The Town Council received the following memo from Town Administrator/Clerk McCollum:

The last Town Council Retreat was held March 18 and 19, 2011 at the Firethorne Country Club in Marvin. The cost of this event was \$1,204 – which included \$400 for the Council Reception on Friday night. Please let me know if you would like to hold a retreat this year to begin discussions of the 2012-2013 Budget and other miscellaneous agenda items. Staff needs direction on the following: Preferred Location, Dates, Facilitator and Proposed Agenda Items. Last year Bill Duston with COG served as facilitator at a cost of \$679.00.

Finance Officer Gaylord advised that money is budgeted for a retreat.

Councilmember Thomisser felt that the retreat should be held at the Firethorne Country Club. Several members expressed that they wanted a facilitator to assist with the retreat. The Council agreed to a one-day retreat and the reception to be held afterwards and to invite members of the State legislation, County Commissioners, members of the Boards and Committees and citizens to attend.

H. Update from December COG Meeting – Councilmember Werner Thomisser. The Town Council received a packet of information from the December 14, 2011 CCOG Board of Delegates Meetings. Councilmember Thomisser updated the Town Council on this meeting.

Item No. 12. Update from Town Planner. The Town Council received the following update from Town Planner Cook:

- Construction of the NC 84 Weddington-Matthews Road Dual Lane Roundabout should begin this summer. NCDOT plans to begin construction as soon as schools are out. NCDOT has provided costs for additional items in or around the roundabout. Those items are sidewalks along Weddington Road, irrigation in the roundabout, additional street lighting, upgraded crosswalks and sign posts. NCDOT Division Engineer Barry Moose will be at the February 13th meeting to discuss these upgrades and the proposed roundabout in greater detail.
- NCDOT plans to start construction of the Weddington Church Road relocation in March. All environmental permits have been approved and the construction contract will soon be awarded.
- Planning staff is currently working with the TCC, MUMPO and NCDOT on the CTP (Comprehensive Transportation Plan). Several meetings have occurred and all of the LARTP recommendations are on the CTP. The CTP should go to MUMPO in July 2012 for approval and to the NCDOT Board in September 2012 for final approval.
- The Town has begun discussions with NCDOT and David Grant (Union County Urban Forester) regarding supplemental plantings in the medians along Providence Road. Plantings should be done by March 2012. NCDOT has requested a letter requesting a planting permit and a landscape plan to begin the review process. David Grant is currently working on a landscaping plan with NCDOT's Tim Simpson while I will prepare the letter.
- The Town has received a petition for voluntary annexation of 6.177 acres located at the northwest corner of Providence Road and New Town Road. This area includes three commercial parcels with existing commercial uses.
- The Town Council approved the following text amendment at their December 12th meeting:
 - Construction Announcement Signs
- The following items may be on the January 23rd Planning Board agenda for discussion:
 - The continuation of discussions on luminous and lighted signs.
 - Signage Ordinance-Staff and Planning Board member(s) will begin looking at how to improve and clarify the current signage ordinance. This may be a multi-step process and entail multiple text amendments. Staff is currently looking into creating a “quick reference table” as an element of the signage ordinance.
 - Produce Stand Definition
- The following permits were issued in 2011:

- Zoning Permits for New Houses-51
- Upfit Permits for Additions or Remodeling Projects-74
- Accessory Use Permits for Pools or Detached Structures-31
- Compliance Permits for Completed Houses-42
- In 2010 there were 34 new homes permitted, 80 upfits permitted and 51 accessory structures permitted.

Item No. 13. Update from Town Administrator/Clerk. The Town Council received the following update from Town Administrator/Clerk McCollum:

We will officially be paperless with the Town Council agenda packets beginning in February. If you need any assistance with using your iPad, please let us know and we will be happy to assist you.

The Town is working with VC3 on the offsite backup of our Town servers.

A newsletter is being drafted and will be sent out to Town residents within the next two weeks.

There is a joint Closed Session Meeting with the Planning Board scheduled on February 13, 2012 beginning at 5:30 p.m. prior to the Regular Town Council Meeting.

The Weddington 2nd Annual Easter Egg Hunt will be held March 31, 2012 from 2 to 4 p.m. here at the Town Hall.

The Urban Archery Season dates are January 14, 2012 to February 19, 2012. If there are no objections, I will renew this option with the NC Wildlife Resources Commission for 2013.

The Weddington Spring Litter Sweep will be held April 21, 2012 at 9:00 a.m. here at the Town Hall.

Deputy Ryan Hedlund took Deputy Gene Baucom's position after his retirement. A meeting is scheduled on Tuesday between Mayor Davidson and Councilwoman Hadley with Captain Cody Luke to discuss the deputy contract and future expectations.

A notice requesting applications for citizens interested in serving as a liaison regarding school related issues will be sent out on Monday.

The Public Safety Advisory Committee will begin meeting on a monthly basis and will meet at 4:00 p.m. prior to the Town Council's Thursday night Work Sessions. The Public Safety Committee appointed liaisons to the three volunteer fire departments. Councilmember Thomisser will serve as the liaison to Wesley Chapel VFD, John Houston to Providence VFD and Jennifer Romaine to Stallings VFD.

The last Town monument will be installed at Rea Road on January 9, 2012 and then Daryl's Lawn Care will install the landscaping around the monument.

We have given the company that did our original horse banners until January 31, 2012 to replace any banners that were not properly sewn to be corrected and installed.

We are currently working on a new Welcome Magazine for the Town of Weddington. There is no cost to the Town and we will be able to place approximately 8 to 10 informational pages in the magazine.

I will be attending a conference in Chapel Hill January 22 through 25.

Mayor Davidson, Councilwomen Hadley and Harrison will be attending the Essentials of Municipal Government in February which will allow them to receive their required two hours of Ethics Training.

Upcoming Dates:

- January 16, 2012 - Town Hall Closed in Observance of Martin Luther King Day
- January 23, 2012 - Planning Board Meeting
- January 23, 2012 - Board of Adjustment Meeting
- January 23, 2012 - Historic Preservation Commission Meeting

Item No. 14. Public Safety Report.

Weddington Deputies – 571 Calls

Wesley Chapel VFD – 120 Calls

Providence VFD

Training hours for the month – 816 - This training is a reflection of members doing Firefighter 1 and 2, hands-on training and station meetings.

Union County:

Fire 15 EMS 9 Total 24

Mecklenburg County:

Fire 3 EMS 1 Total 4

Department Total:

Fire 18

EMS 10

Total 28

The Town Council also received the Income and Expense Budget Performance and Balance Sheet for December 2011.

Item No. 15. Update from Finance Officer and Tax Collector.

A. Finance Officer’s Report. The Town Council received the July 1, 2011 to December 31, 2011 Revenue and Expenditure Statement and Balance Sheet.

B. Tax Collector’s Report. Monthly Report – December 2011

Transactions:	
<\$5.00 Adjustments	\$1.68
Penalty and Interest Payments	\$(64.28)
Refunds	\$3,544.43
Overpayments	\$(208.06)
Taxes Collected:	
2011	\$(197,201.45)
2010	\$(546.38)
2009	\$(99.21)

As of December 31, 2011; the following taxes remain Outstanding:	
2002	\$82.07
2003	\$196.11
2004	\$159.59
2005	\$291.65
2006	\$180.70
2007	\$200.32
2008	\$2,945.33
2009	\$4,178.61
2010	\$7,707.54
2011	\$120,941.65
Total Outstanding:	\$136,883.57

Item No. 16. Transportation Report.

A. Discussion and Consideration of MUMPO Agenda Items. Mayor Pro Tem Barry – The MUMPO Board Meeting is next week and they will elect officers. The only indication on the Chairman is that Ted Biggers will run for re-election. There is a competitive race for Vice-Chairman. Right now the indication is that Daune Gardner is going to run against Lynda Paxton. Indian Trail, Monroe, Union County, Wingate, Waxhaw and Weddington have all indicated their support for Daune.

Councilmember Thomisser moved that Weddington nominate Daune Gardner and cast a ballot in her favor at the MUMPO Meeting. All were in favor, with votes recorded as follows:

AYES: Councilmembers Thomisser, Hadley, Harrison and Mayor Pro Tem Barry
 NAYS: None

Item No. 17. Council Comments. There were no Council Comments.

Item No. 18. Adjournment. Mayor Pro Tem Barry moved to adjourn the January 9, 2012 Regular Town Council Meeting. All were in favor, with votes recorded as follows:

AYES: Councilmembers Thomisser, Hadley, Harrison and Mayor Pro Tem Barry
 NAYS: None

The meeting ended at 10:28 p.m.

Walker F. Davidson, Mayor

Amy S. McCollum, Town Clerk



TOWN OF WEDDINGTON MEMORANDUM

DATE: 3/12/12
TO: MAYOR
TOWN COUNCIL
CC: AMY MCCOLLUM, TOWN CLERK
FROM: JORDAN COOK, ZONING ADMINISTRATOR/PLANNER
RE: NEW TOWN MARKET VOLUNTARY SATELLITE ANNEXATION

- The Town received a voluntary satellite annexation request on November 15, 2011 of three parcels on 6.177 acres located on the Northwest quadrant of New Town Road and Providence Road. Known as New Town Market.
- The three parcels are existing commercial uses rezoned by Union County in 2004 and 2007 by a Special Use Permit. The property is currently zoned B-4 per Union County.
- The current tenants include:
 - Bank of America
 - The Goddard School
 - Donato's Pizza
 - Rouge Salon
 - Java's Brewing Bakery & Café
 - Allstate
 - Piper Glen Cleaners
 - New Town Dentistry
- This area is included in the Weddington Sphere of Influence per the approved Marvin-Weddington Annexation Agreement of 2001 (good until December 31, 2020).
- This area was also included in the study boundary on the 2002 Land Use Plan and given a "Business" designation.
- The Town Attorney has stated that the proposed satellite annexation meets all statutory requirements.
- The Town Council called for the Public Hearing at their February 13, 2012 meeting and asked that the Planning Board review the proposed annexation and provide feedback to the Town Council.
- Town Attorney Anthony Fox prepared a memo for the Town Council on February 9th. All items mentioned on Attorney Fox's memo have been addressed by the applicant.
- The Planning Board reviewed this annexation petition on February 27th and gave it a unanimous unfavorable recommendation. A separate memo detailing the Planning Board's concerns has been included.



Memorandum

Attorney-Client Communication

To: Walker Davidson, Mayor
Town Council for the Town of Weddington
Jordan Cook, Planner/Zoning Administrator
Amy McCollum, Town Clerk

From: Anthony Fox
Christopher Clare

Date: February 9, 2012

Re: New Town Market Voluntary Annexation

The Town of Weddington is currently in the process of annexing the area known as the “New Town Market” located at the intersection of New Town Road and Providence Road. This memorandum analyzes whether the Town has the authority to annex this area and whether there are any potential problems with the annexation process.

I. Annexation Authority

The New Town Market area is not contiguous to the Town. As such, the area is being annexed through the voluntary annexation process governed by N.C.G.S. § 160A-58.1. N.C.G.S. § 160A-58.1 provides certain statutory guidelines concerning what noncontiguous areas may be annexed and what the petition for annexation must include. Generally, the noncontiguous area being annexed must not be closer to the corporate limits of another town than to the corporate limits of the town annexing the area. There is, however, an exception to this rule provided in N.C.G.S. § 160A-58.1(b2). Under N.C.G.S. § 160A-58.1(b2), a town can annex an area that is closer to a different town if the two towns have entered into an annexation

Walker Davidson, Mayor
Town Council for the Town of Weddington
Jordan Cook, Planner/Zoning Administrator
Amy McCollum, Town Clerk
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agreement which states that the other town will not annex the area in question but does not say that the annexing town will not annex the area.

Initially, it is worth noting that the New Town Market area may actually be closer to the Weddington's corporate limits than to any other town or city. In that case, N.C.G.S. § 160A-58.1(b2) would not come into play, and Weddington would have the authority to annex the area. However, even if the area is actually closer to the Village of Marvin than to Weddington, Weddington and Marvin entered into an annexation agreement which is effective from January 1, 2001 through December 31, 2020 (the "Annexation Agreement"). Under the Annexation Agreement, Weddington has authority to annex the New Town Market area and Marvin has agreed not to annex the area. Therefore, in accordance with N.C.G.S. § 160-58.1(b2), Weddington can still annex the area even if it is closer to Marvin's corporate limits.

II. Potential Problems

However, there may be a few potential problems with the annexation process thus far. First, N.C.G.S. § 160A-58.1(c) states that the petition for annexation "shall have attached thereto a map showing the area proposed for annexation with relation to the primary corporate limits of the annexing city. When there is any substantial question as to whether the area may be closer to another city than to the annexing city, the map shall also show the area proposed for annexation with relation to the primary corporate limits of the other city." One could argue that the map attached to the New Town Market annexation petition fails the requirements of N.C.G.S. § 160A-58.1(c) because it does not show the corporate limits of Weddington (or of Marvin). It does, however, show roads and other identifiers that allow one to determine where the property is located with respect to the Weddington and Marvin corporate limits. But the plain language of the statute appears to require that the corporate limits of both Weddington and

Walker Davidson, Mayor
Town Council for the Town of Weddington
Jordan Cook, Planner/Zoning Administrator
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February 9, 2012
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Marvin actually be shown on the map. Therefore, the map may not satisfy the statutory requirements.

Second, under Paragraph 6 of the Annexation Agreement, “[a]t least sixty (60) days before the adoption of any annexation ordinance, the participating municipality which is proposing any annexation in the area(s) subject to this Agreement shall give written notice to the other participating municipality of the proposed annexation. Such notice shall describe the area to be annexed by a legible map, clearly and accurately showing the boundaries of the area to be annexed in relation to the area described in [the Annexation Agreement]; roads, streams, and any other prominent geographical features. Such notice shall not be effective for more than 180 days.” The New Town Market annexation area is one of the areas subject to the Annexation Agreement. Therefore, if Weddington has not already done so, it will need to send a notice to Marvin at least 60 days (but fewer than 180 days) prior to the adoption of the annexation ordinance. Additionally, if the same map from the petition is used, it is again unclear whether the map would satisfy the Annexation Agreement’s requirement that the map “accurately show the boundaries of the area to be annexed in relation to the area described” in the Annexation Agreement.

Finally, under N.C.G.S. § 160A-58.1(4), “[i]f the area proposed for annexation, or any portion thereof, is a subdivision as defined in N.C.G.S. § 160A-376, all of the subdivision must be included.” The electronic file containing the petition map is titled “Exhibit A-2: New Town Market Subdivision Record Plat.” It is unclear whether the New Town Market area is in fact a subdivision, but if it is, Weddington must be certain that all of the subdivision is being included in the annexation.

Walker Davidson, Mayor
Town Council for the Town of Weddington
Jordan Cook, Planner/Zoning Administrator
Amy McCollum, Town Clerk
February 9, 2012
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III. Conclusion

Weddington has the authority to annex the New Town Market area, regardless of whether the area is actually closer to Weddington or Marvin. However, the map included in the annexation petition may be insufficient to meet the statutory requirements. Additionally, under the terms of the Annexation Agreement, Weddington must also send notice of the annexation to Marvin at least 60 days (but fewer than 180 days) prior to the adoption of the annexation ordinance. If the New Town Market area is in fact a subdivision, Weddington must also be certain that all of the subdivision is being included in the annexation.

CBC



TOWN OF WEDDINGTON MEMORANDUM

DATE: 3/12/12
TO: MAYOR
TOWN COUNCIL
CC: AMY MCCOLLUM, TOWN CLERK
FROM: JORDAN COOK, ZONING ADMINISTRATOR/PLANNER
RE: NEW TOWN MARKET VOLUNTARY SATELLITE ANNEXATION

At the February 27th Planning Board meeting the Planning Board voted unanimously to give the New Town Market annexation petition an unfavorable recommendation. Below are the comments from that meeting:

1. Adjacent properties could develop under County zoning and regulations and then asked to be annexed by Weddington.
2. Does this set a precedent?
3. It is a non-conforming commercial development. The current development does not meet our standards for MX zoning.
4. Providence Road/Weddington Road area should be major commercial area.
5. Only benefit is tax revenue.
6. Not contiguous (satellite annexation).
7. What would the future development of Southwest and Southeast corners look like?

PETITION REQUESTING ANNEXATION

Date: November 15, 2011

To the Council of the Town of Weddington:

1. We the undersigned owners of real property respectfully request that the area described in Paragraph 2 below be annexed to the Town of Weddington.

2. The area to be annexed is not contiguous to the Town of Weddington and the boundaries of such territory are as follows:

See attached Exhibits A-1 and A-2.

****3.** We acknowledge that any zoning vested rights acquired pursuant to G.S. 160A-385.1 of G.S. 153A-344.1 must be declared and identified on this petition. We further acknowledge that failure to declare such rights on this petition shall result in a termination of vested rights previously acquired for the property.

These parcels, collectively known as New Town Market, were approved under Union County B-4 zoning, as confirmed by the attached Exhibit B.


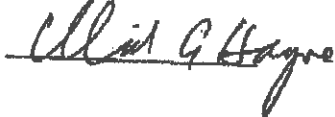
<u>Name</u>	<u>Address</u>	<u>Do you declare vested rights? **</u> (Indicate yes or no.)	<u>Signature</u>
1. New Town Development, LLC	4530 Park Road Suite 300 Charlotte, NC 28209	no	
2. Elliot A. Hayne	20 Tamarin Lane Navato, CA 94945	no	

EXHIBIT A-1

Legal Description of Property

Commencing at a # 4 rebar found on the northerly property line of the Union Electric Membership Corporation property recorded in the Union County Register of Deeds Office in Deed: 913-009; thence S54-27-15E 70.43' to the **Point of Beginning**, a #4 rebar found, the northwesterly corner of the New Town Development LLC property recorded in the Union County Register of Deeds Office in Deed: 3752-428 and the northwesterly corner of Lot 3 of New Town Market Map 1 recorded in the Union County Register of Deeds Office in Plat Cabinet L-305. Said **Point of Beginning** also being the westerly corner of the Mt. Pisgah Baptist Church property recorded in the Union County Register of Deeds Office in Deed: 847-16 and being the northeasterly corner of the Union Electric Membership Corporation property recorded in the Union County Register of Deeds Office in Deed: 913-009.

Thence from said **Point of Beginning**, with the southerly lines of the Mt. Pisgah Baptist Church property 4 calls 1) S54-27-09E 173.96' to a #4 rebar found; 2) S55-26-57E 122.90' to a #4 rebar found; 3) S28-39-04W 99.93' to a #4 rebar found; 4) N85-23-47E 348.44' (passing through a #4 rebar found at 315.64') to a point in the center of Providence Road (NC HWY 16), a 60' public right-of-way as recorded in the Union County Register of Deeds Office in Plat Cabinet D File 487. Thence with the center of Providence Road S20-53-38W 373.02' to a point, said point being the southeast corner of the New Town Development LLC property, said point being the northeasterly corner of the NCDOT property recorded in the Union County Register of Deeds Office in Deed: 4728-392. Thence 2 calls with the NCDOT property 1) N69-06-22W 30.00' to a point; 2) S53-28-04W 100.28' to a point on the northern right-of-way of New Town Road (SR # 115). Thence with the northern right-of-way of New Town Road S86-06-11W 465.85' (passing through a #4 rebar found at 100.74') to a #4 rebar found, said #4 rebar being the southeasterly corner of the JSR Properties LLC property recorded in the Union County Register of Deeds Office in Deed: 1044-894. Thence with the easterly line of the JSR Properties LLC property N13-36-39E 658.67' to a #4 rebar found on the easterly line of the Union Electric Membership property. Thence with the easterly line of the Union Electric Membership property N25-18-17E 21.62' to a #4 rebar found, the **Point of Beginning**.

Said property being the New Town Development LLC property recorded in the Union County Register of Deeds Office in Deed: 3752-428 and containing 6.177 acres as shown on the ALTA/ACSM Land Title Survey by Yarbrough-Williams & Houle, Inc dated 7-24-07 and last updated 9-19-08 and as shown on the Recorded plat of New Town Market Map 1 recorded in the Union County Register of Deeds Office in Plat Cabinet L-305.

LEGEND
 AC - ACRE
 CDS - COMMON OPEN SPACE
 CM - CONTROL MONUMENT
 PDE - PUBLIC DRAINAGE EASEMENT
 R/W - RIGHT-OF-WAY
 S.S. R/W - SANITARY SEWER RIGHT-OF-WAY
 SF - SQUARE FEET
 ST - 10'X70' SIGHT TRIANGLE
 WM ESMT. - WATERMAIN EASEMENT

NOW OR FORMERLY
 UNION ELECTRIC
 MEMBERSHIP CORPORATION
 DB 913 PG 009
 PLAT BOOK D, FILE 269

Certificate of Ownership and Dedication.
 I hereby certify that I am the owner of the property described hereon, which property is located within the subdivision regulation jurisdiction of UNION COUNTY, and that I hereby freely adopt this plan of subdivision and dedicate to public use all areas shown on this plat as streets, alleys, walks, parks, open space, and easements, except those specifically indicated as private, and that I will maintain all such areas until the offer of dedication is accepted by the appropriate public authority. All property shown on this plat as dedicated for a public use shall be deemed to be dedicated for any other public use authorized by law when such other use is approved by Board of Commissioners in the public interest.

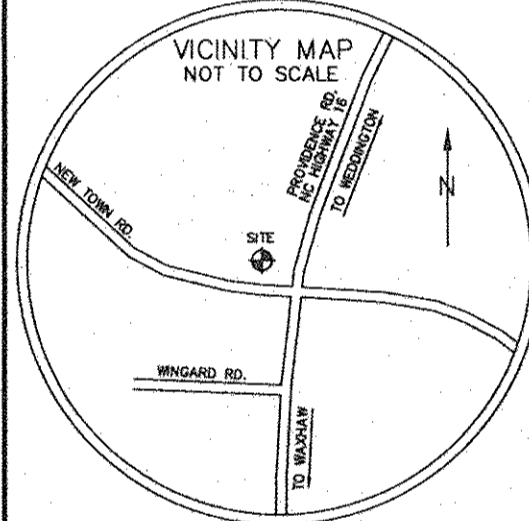
10/28/10 Date
 [Signature] Owner

BEARINGS BASED ON PLAT BOOK D-487

FILED Oct 28 2010 08:42 am
 PLAT SLIDE 0000 - 0305
 INSTRUMENT 27365
 By: [Signature] Deputy
 FILED UNION COUNTY NC
 CRYSTAL GRUMP REGISTER OF DEEDS

NOTES:
 NO HGCS TRAVERSE STATION WAS FOUND TO BE WITHIN 2000' BUILDER TO VERIFY SEWER DEPTH PRIOR TO CONSTRUCTION.
 IRON PINS ON ALL CORNERS UNLESS OTHERWISE NOTED.
 THIS PROPERTY HAS NO FEMA FLOOD REGULATED STREAMS.
 THIS PLAT CREATES A MINOR SUBDIVISION OF LAND PER THE UNION COUNTY LAND USE ORDINANCE.
 THIS PROPERTY SHOWN AS TAX PARCELS 06-183-004F, 06-183-005, 06-183-022.
 THIS PLAT IS SUBJECT TO ANY EASEMENTS, AGREEMENTS, OR RIGHTS-OF-WAY OF RECORD PRIOR TO DATE OF THIS PLAT, WHICH WAS NOT VISIBLE AT THE TIME OF OUR INSPECTION.
 AREA CALCULATED BY COORDINATE METHOD.
 PROJECT BENCH MARK IS 20' OFFSET HUB SOUTH OF SANITARY SEWER MANHOLE ON WESTMONT WAY IN WEDDINGTON CHASE SUBDIVISION. HUB LABELED BENCHMARK ELEVATION = 614.50
 30' INGRESS AND EGRESS EASEMENT ALONG WESTERN PROPERTY LINE AS SHOWN IN DEED: 570-484
 30' R/W OF OLD PROVIDENCE ROAD AS SHOWN IN PLAT BOOK 3 FILE 87, PLAT BOOK 6 FILE 90A & PLAT BOOK D FILE 487.
 60' PUBLIC R/W (30' EACH SIDE OF CENTERLINE) FOR PROVIDENCE ROAD (HWY. 16) AS SHOWN IN PLAT BOOK D FILE 487.
 60' PUBLIC R/W (SOUTHERN PROPERTY LINE IS NORTHERN R/W LINE) FOR NEW TOWN ROAD AS SHOWN IN DEED: 6-90A AND PLAT BOOK D FILE 487 AND PLAT BOOK E FILE 820.
 GENERAL EASEMENT TO UNION ELECTRIC MEMBERSHIP CORPORATION IN DEED: 88-326
 ADDITIONALLY UNION ELECTRIC MEMBERSHIP CORPORATION CLAIMS A 100' EASEMENT, (50' EACH SIDE OF CONCRETE POWER POLE LINES), FOR POWER LINE EASEMENT.
 RURAL LINE PERMIT TO MATTHEWS AND WAXHAW TELEPHONE CO. AS SHOWN IN DEED: 112-239
 PERMIT FOR TELEPHONE LINE AND POWER LINE R/W TO NORTH CAROLINA TELEPHONE CO AS SHOWN IN DEED: 136-419
 GENERAL EASEMENT FOR TELEPHONE POLES, WIRES, FIXTURES TO N.C. TELEPHONE CO AS SHOWN IN DEED: 75-106.
 THIS SITE IS UNDER CONSTRUCTION WITH EARTH MOVING WORK, BUILDING CONSTRUCTION AND BUILDING ADDITIONS WITHIN RECENT MONTHS.
 NO OBSERVABLE EVIDENCE OF SITE USE AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL.
 B-4 ZONING PARKING SPACE NOTE:
 B-4 ZONING DEED: 3522-220 REQUIRES THAT THIS DEVELOPMENT BE BUILT PER APPROVED PLAN. THE APPROVED PLAN CALLS FOR 259 PARKING SPACES INCLUDING 10 HANDICAPPED PARKING SPACES.
 156 PARKING SPACE + 5 HANDICAPPED PARKING SPACES HAVE BEEN CONSTRUCTED AT THIS TIME WHICH EXCEEDS THE MINIMUM REQUIREMENT FOR THE RETAIL AND BANK PORTION OF THE PROJECT AS SHOWN BELOW ADDITIONAL PARKING SPACES ARE UNDER CONSTRUCTION WITH THE SITE IMPROVEMENTS.
 PARKING SUMMARY:
 BANK (4,559 SF): 1 SPACE/200 SF = 23 SPACES
 RETAIL (4,882 SF): 1 SPACE/400 SF = 12 SPACES
 REAL ESTATE (8,000 SF): 1 SPACE/200 SF = 40 SPACES
 DAY CARE CENTER (8,300 SF): 1 SPACE/200 SF = 42 SPACES
 170 SPACES REQUIRED
 175 SPACES PROVIDED (INCLUDING 10 ACCESSIBLE SPACES)
 A UNION COUNTY PUBLIC WORKS UTILITY & SANITARY SEWER RIGHT-OF-WAY SHALL EXIST ON ALL SANITARY SEWER LATERALS AND FIRE HYDRANTS.
 THE UTILITY & SANITARY SEWER RIGHT-OF-WAY IS LOCATED 5 FEET ALL SIDES FROM THE CLEAN-OUT OR FIRE HYDRANT TO THE PUBLIC ROAD RIGHT-OF-WAY.

The New Town Market Subdivision, to the west of my knowledge, does not lie within a Water Supply Watershed designated by the North Carolina Division of Environment Management.
 10-27-10 Date
 [Signature] Planning Director



NOW OR FORMERLY
 JSR PROPERTIES LLC.
 DB: 1044 PG 894

LOT 3
 1.915 AC.

NOW OR FORMERLY
 MT. PISGAH BAPTIST CHURCH
 AN UNINCORPORATED ASSOCIATION
 DB 847 PG 16
 PLAT CAB. D, FILE 579
 0.754 ACRES TO PROPOSED LINE

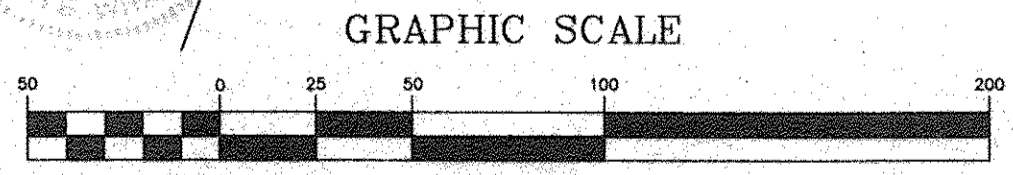
1 STORY BRICK AND BLOCK BUILDING
 (SEE DETAIL FOR DIMENSIONS)
 HEIGHT OF BUILDING = 16.6'

NOW OR FORMERLY
 JACK L. WILSON &
 CHERYL RENEE WILSON
 DB 622 PG 212
 TAX #06-183-010

Certificate of Approval
 I hereby certify that the Minor Subdivision shown on this plat is in all respects in compliance with the Union County Land Use Ordinance, and that therefore this plat has been approved by the Union County Planning Division Director, subject to its being recorded in the Office of the Union County Register of Deeds within ninety days of the date below.
 10-27-10 Date
 [Signature] Planning Division Director

* I, JOSEPH E. WHALEY, JR., STATE THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION IN DEED: 1910-319 AND THAT THE RATIO OF PRECISION AS CALCULATED IS IN EXCESS OF 1:10000 WITH A MAXIMUM FIELD ERROR OF ANGULAR CLOSURE OF 7 1/2 SEC. PER ANGLE. THAT THIS PLAT IS OF A SURVEY THAT CREATES A SUBDIVISION OF LAND WITHIN THE AREA OF A COUNTY OR MUNICIPALITY THAT HAS AN ORDINANCE THAT REGULATES PARCELS OF LAND; THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED. WITNESS MY ORIGINAL SIGNATURE, REGISTRATION NUMBER AND SEAL THIS 20 DAY OF OCTOBER, A.D., 2010.

[Signature] REVIEW OFFICER OF UNION COUNTY, CERTIFY THAT THE MAP OR PLAT TO WHICH THIS CERTIFICATION IS AFFIXED MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING.
 10/28/10 DATE



SHEET TITLE		PROJECT NO.
RECORD PLAT - 6.177 ACRES		SCALE
		1" = 50'
		DATE
		9/30/10
		DRAWN BY
		JEW
		CHECKED BY
		ZONED
		R-20
		DRAWING NO.
PROJECT		
NEW TOWN MARKET - MAP 1		
SANDY RIDGE TWSP., UNION CO., N.C.		
OWNER: NEWTOWN DEVELOPMENT LLC		
[Logo]		
YARBROUGH-WILLIAMS & HOULE, INC.		
Planning • Surveying • Engineering		
730 Windsor Oak Court Charlotte NC 28273		
704.558.1990 704.558.0505(fax)		
PO BOX 7007, CHARLOTTE, NC, 28241		
NCBELS LICENSE # C-0475		SHT 1 OF 1 SHTS

Cab L File 305



UNION COUNTY DEPARTMENT OF INSPECTION

500 N. Main St., Room 28
Monroe, NC 28112

Donald Moore
Director

PHONE (704) 283-3604
FAX (704) 292-2513

September 9, 2008

Amy Thompson
Moore and Van Allen PLLC
Suite 4700
100 North Tryon St.
Charlotte, NC 28202-4003

Dear Ms. Thompson:

At your request I have prepared the following letter to verify the current zoning and compliance of Union County Tax Parcels 06-183-004F, 06-183-005, and 06-183-022. Parcels 06-183-004F, 06-183-005, and 06-183-022 are located at the northwest corner of New Town Rd. and Providence Rd. These parcels are zoned B-4. The current use of this property is a shopping center and it is in compliance with the Land Use Ordinance. Please see the attached documents for descriptions of the above zoning districts and approved permits. If you have any further questions please give me a call at 704-283-3605.

Sincerely

A handwritten signature in black ink, appearing to read "Lee Jensen", is written over a horizontal line.

Lee Jensen
Land Use Administrator

3522-220

NORTH CAROLINA

UNION COUNTY

THE COUNTY OF UNION

SPECIAL USE PERMIT GRANTED

Filed for record
Date 8-5-04
Time 3:30 o'clock P. m
JUDY G. PRICE, Register of Deeds
Union County, Monroe, North Carolina

On the date (s) listed below, the Board of Adjustments of the County of Union met and held a hearing to consider the following application:

Record Owner (s) Fall Investments, LLC
Property Location 1526 Providence Road
Tax Map & Parcel # 06-183-004F, 06-183-005 & 06-183-022 Acreage 6.435
Deed Reference: Book: _____, Page _____
Proposed Use of Property is to develop a 55,280 square foot shopping center
Meeting Date August 2, 2004 Approval Date August 2, 2004

Having heard all the evidence and arguments presented at the hearing, the Board of Adjustment finds that the application is complete, that the application complies with all the applicable requirements of the Union County Land Use Ordinance for the development proposed, and that therefore the application to make use of the above described property for the purpose indicated is hereby approved, subject to all applicable provisions of the Union County Land Use Ordinance and the following conditions:

- 1) The application shall complete the development strictly in accordance with the plans Submitted to and approved by this Board, a copy of which is filed with the Administrator. Any deviations from or changes in these plans must be pointed out specifically to the Administrator in writing and specific written approval obtained as required by Section 64.

- 2) _____

Invalidation of any one or more of these conditions shall not adversely affect the balance of the said conditions, which shall remain in force and effect.

Whenever a special use permit is issued to authorize development (other than single-family or two-family residences) no building permit shall be issued and nothing authorized by the permit may be done until the record owner of the property has signed a written acknowledgement that the permit has been issued and the permit has been recorded by the permit recipient in the Union County Registry and indexed under the record owner's name as grantor as required by Section 63(b). The revised Union County Land Use Ordinance was adopted on August 3, 1987, effective September 1, 1987.

Prepared by the Union County Department of Inspections.

North Carolina
Union County

IN WITNESS WHEREOF, the County of Union has caused this permit to be issued, and the undersigned being all of the property owners of the property above described, do hereby accept this Special Use Permit, together with all its conditions, as binding upon them and their successors in interest.

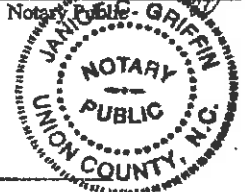
THE COUNTY OF UNION

BY Richard P. Black
Acting Land Use Administrator

I, Janiee C. Griffin, a Notary Public in and for said County and State, do hereby certify that Richard P. Black, Land Use Administrator of the County of Union personally came before me this day, with the foregoing instrument, and being by me duly sworn, by virtue of a resolution of the Board of Adjustments, and that said instrument is the act and deed of the County of Union.

Witness my Hand and Official Seal this the 4th day of August, 2004

Janiee C. Griffin
Notary Public - GRIFIN



My Commission Expires:

July 11, 2009

I, H. ALLEN Tate, JR - Member Manager, owner (s)

Hereby acknowledge receipt of this Special Use Permit. The undersigned owner (s) do further acknowledge that no work may be done pursuant to this permit except in accordance with all of its conditions and requirements and that this restriction shall be binding upon them and their successors in interest.

Fall Investments, LLC

H. Allen Tate, Jr.
Owner

Owner

North Carolina
Union County

I, Julia P Haigler a Notary Public in and for said County and State
Notary Public (Official title of officer taking acknowledgment),

certify that H. Allen Tate, JR personally came before me this day and acknowledged

that he (or She) is Member Manager (Title of Official)

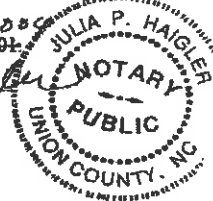
of FALL INVESTMENTS, LLC, a corporation, and that he/she, as

Member Manager (title of official), being authorized

to do so, executed the forgoing on behalf of the corporation.

Witness my hand and official seal, this the 5 day of August, 2004

Julia P Haigler
Notary Public



My commission expires 1-20-2008

(Not valid until fully executed and recorded)

FILED
UNION COUNTY
CRYSTAL CRUMP
REGISTER OF DEEDS

NORTH CAROLINA
UNION COUNTY

THE COUNTY OF UNION
SPECIAL USE PERMIT GRANTED

FILED Dec 21, 2007
AT 03:07 pm
BOOK 04769
START PAGE 0334
END PAGE 0335
INSTRUMENT # 55006
EXCISE TAX (None)
TRB

On the date (s) listed below, the Board of Adjustments of the County of Union met and held a hearing to consider the following application:

Record Owner (s) New Town Development, LLC
Applicant (s) New Town Market
Property Location 1526 Providence Road South
Tax Map & Parcel # 06-183-004E, 06-183-005, 06-183-022 Acreage _____
Proposed Use of Property Shopping Center
Meeting Date 12-3-07 Approval Date 12-3-07

Having heard all the evidence and arguments presented at the hearing, the Board of Adjustment finds that the application is complete, that the application complies with all the applicable requirements of the Union County Land Use Ordinance for the development proposed, and that therefore the application to make use of the above described property for the purpose indicated is hereby approved, subject to all applicable provisions of the Union County Land Use Ordinance and the following conditions:

- 1) The application shall complete the development strictly in accordance with the plans Submitted to and approved by this Board, a copy of which is filed with the Administrator. Any deviations from or changes in these plans must be pointed out specifically to the Administrator in writing and specific written approval obtained as required by Section 64.
- 2) _____

Invalidation of any one or more of these conditions shall not adversely affect the balance of the said conditions, which shall remain in force and effect.

Whenever a special use permit is issued to authorize development (other than single-family or two-family residences) no building permit shall be issued and nothing authorized by the permit may be done until the record owner of the property has signed a written acknowledgement that the permit has been issued and the permit has been recorded by the permit recipient in the Union County Registry and indexed under the record owner's name as grantor as required by Section 63(b). The revised Union County Land Use Ordinance was adopted on August 3, 1987, effective September 1, 1987.

Prepared by the Union County Department of Inspections.

NORTH CAROLINA
UNION COUNTY

IN WITNESS WHEREOF, the County of Union has caused this permit to be issued, and the undersigned being all of the property owners of the property above described, do hereby accept this Special Use Permit, together with all its conditions, as binding upon them and their successors in interest.

THE COUNTY OF UNION

BY [Signature]
Land Use Administrator

I, Susan R. Calkins, a Notary Public in and for said County and State, do hereby certify that Richard Lee Jensen, Land Use Administrator of the County of Union personally came before me this day, with the foregoing instrument, and being by me duly sworn, by virtue of a resolution of the Board of Adjustments, and that said instrument is the act and deed of the County of Union.

Witness my Hand and Official Seal this the 13th day of December, 2007.



Commission Expires:
April 2, 2011

Susan R. Calkins
Notary Public

I, H. ALLEN TATE, III, applicant(s)

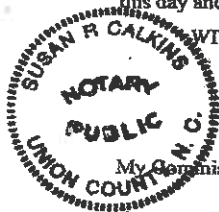
Hereby acknowledge receipt of this Special Use Permit. The undersigned applicant(s) do further acknowledge that no work may be done pursuant to this permit except in accordance with all of its conditions and requirements and that this restriction shall be binding upon them and their successors in interest.

NEW TOWN DEVELOPMENT, LLC
Applicant/Owner

[Signature]
Applicant/Owner

North Carolina
Union County

I, Susan R. Calkins, a Notary Public in and for said State and County, do hereby certify that H. Allen Tate, III applicant (s), personally appeared before me this day and acknowledge the due execution of the foregoing instrument.



My Commission Expires:
April 2, 2011

WITNESS my Hand and Official Seal, this the 21st day of December, 2007

Susan R. Calkins
Notary Public

(Not valid until fully executed and recorded)

- (f) The R-15 and R-10 districts are designed to accommodate single-family detached residential and planned residential uses at medium densities in areas served by public water and sewer facilities.
- (g) The R-8 and R-6 districts are designed to accommodate single-family, two-family and multi-family development at higher densities in areas where public water and sewer are available. Manufactured home parks are allowed in the R-8 district.

Section 136 Commercial Districts Established.

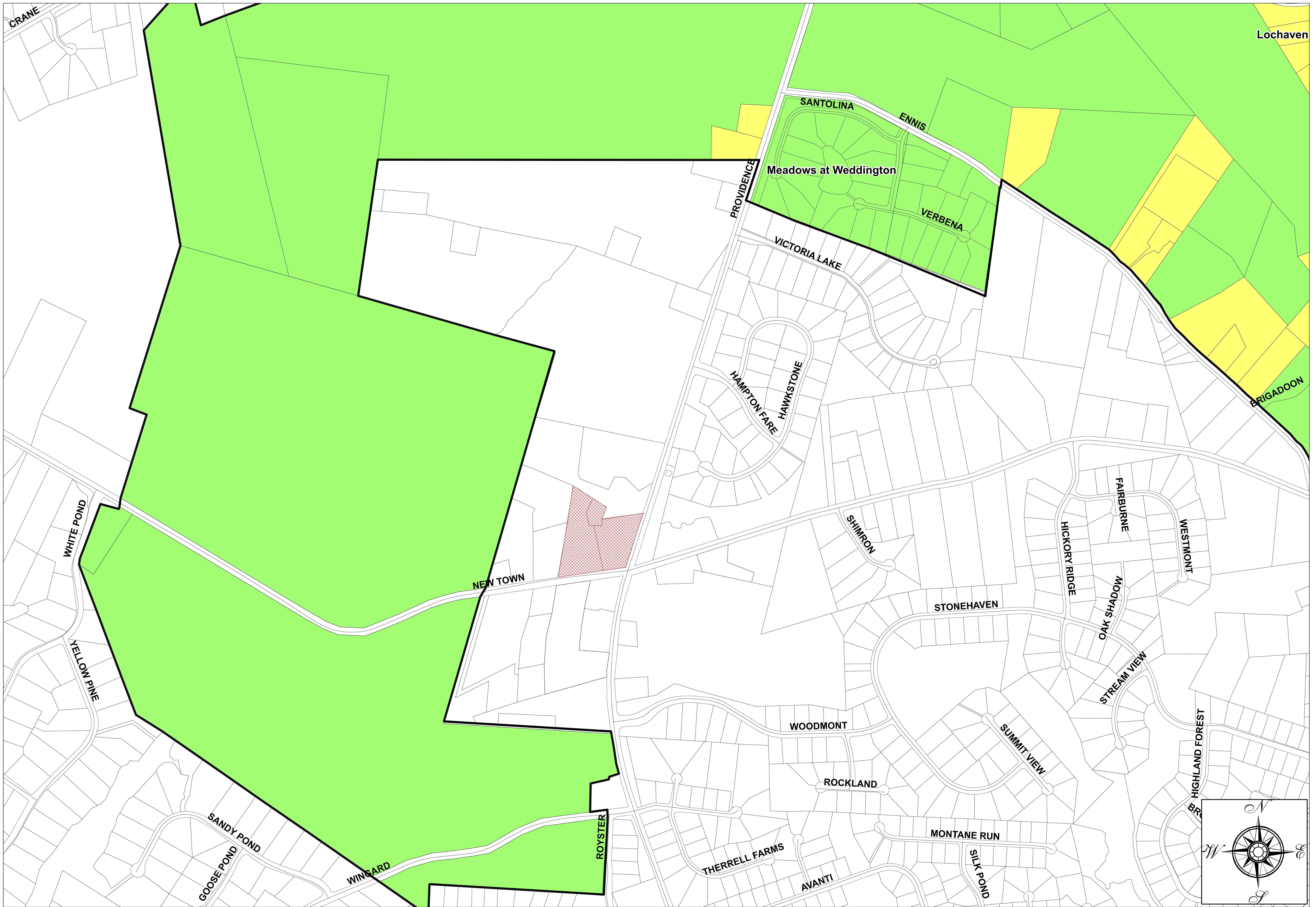
- (a) The following commercial districts are hereby established: B-1, B-2, B-3, B-4, HC and B-6. These districts are created to accomplish the purposes and serve the objectives set forth in the remainder of this section.
- (b) The B-1 (central business) district is designed to accommodate a wide variety of commercial activities that will result in the most intensive and attractive use of the central business district within any of the located in the county. This district shall be made applicable only to land within incorporated municipalities.
- (c) The B-2 (community business) district is designed to accommodate commercial development on a scale that is less intensive than that permitted in a B-1 district. A lesser intensity of development is achieved through setback, height, and minimum lot size requirements that are more restrictive than those applicable to the B-1 zone. The B-2 thus may provide a transition in some areas between a B-1 zone and a residential zone or may allow for smaller scale commercial development in rural areas, particularly at crossroads or other high traffic areas that are not generally suited for residential development.
- (d) The B-3 (office) district is designed to accommodate a mixture of office, clerical, research, and services uses. It is intended that this zoning classification be applied primarily in areas that no longer are viable as single family residential areas because of high traffic volumes on adjacent streets or because of other market factors but remain viable as locations for offices and

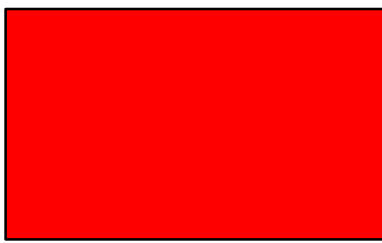


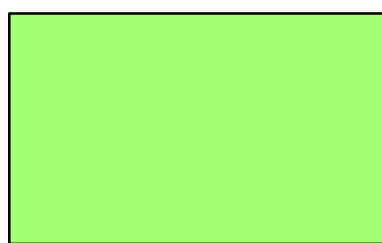






services. Such areas will also generally constitute transition or buffer zones between major arterials or more intensively developed commercial areas and residential districts.

- (e) The B-4 (general commercial) district is designed to accommodate the widest range of commercial activities.
- (f) The HC (highway corridor mixed use) district is intended to accommodate a wide variety of commercial and light industrial uses along major transportation corridors, subject to performance standards designed to (i) ensure the viability of the highway as a carrier of high volumes of traffic, (ii) recognize and preserve the value of land along the corridor as the site of significant non-residential development, and (iii) protect the viability of residential neighborhoods adjacent to the corridor. It is intended that developments that occur within this district in particular be sensitive to the need to preserve a high degree of aesthetic appeal along major transportation corridors.
- (g) The B-6 (college campus) district is intended to accommodate a variety of residential and non-residential uses developed on land owned by an institution of higher learning and associated with that institution, such as dormitories, offices, classroom buildings, athletic facilities, etc.
- (h) The O (office district) is to provide areas which are conducive to the establishment and operation of offices, institutions, and commercial activities not involving the sale of merchandise. Standards are designed so that this district, in some instances, may serve as transitional use between residential districts and other commercial districts.

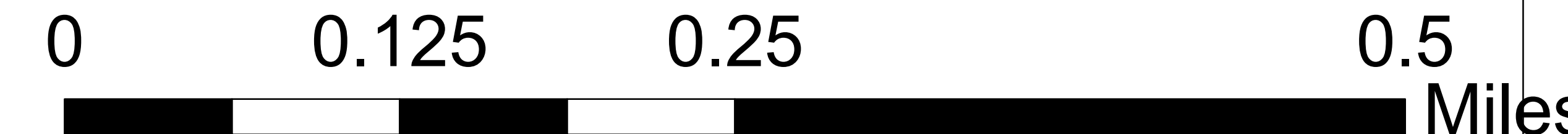
Section 137 Manufacturing Districts Established.

- (a) The LI (light industrial) and HI (heavy industrial) districts are hereby established primarily to accommodate enterprises engaged in the manufacturing, processing, creating, repairing, renovating, painting, cleaning, or assembling of goods, merchandise, or equipment. The two districts are distinguished in that certain types of industrial uses that tend to have

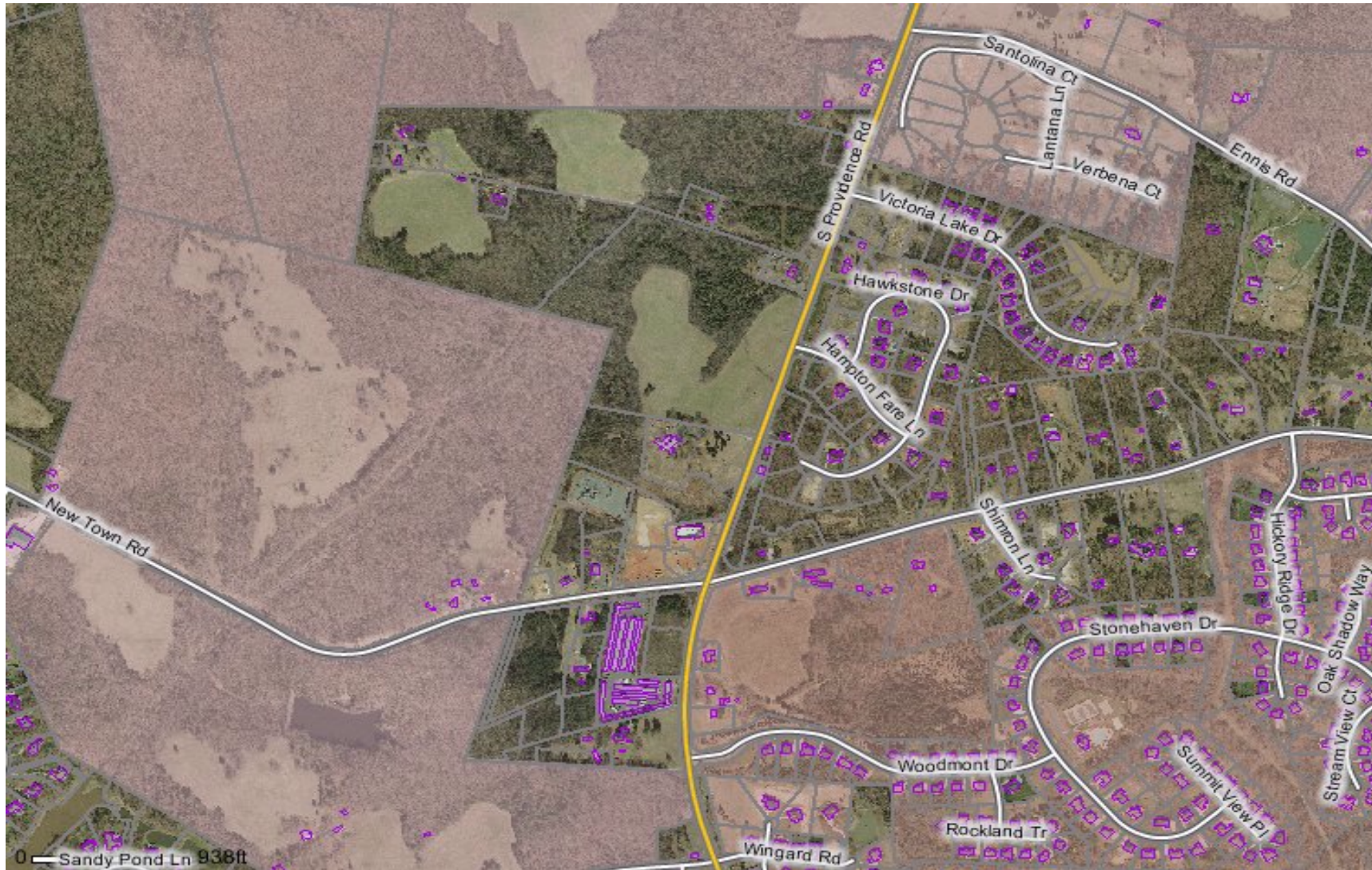


 B-1(CD)	 R-40	 R-60	 RCD	 ED
 B-2(CD)	 R-40D	 R-80	 RE	 Town Limits

**Map Updated
10/25/11**



Aerial Map



This map is prepared for the inventory of real property found within Union County, NC and is compiled from recorded deeds, plats, and other public records and data. Users of this map are hereby notified that the aforementioned public primary information sources should be consulted for verification of the information contained on this map. Union County and the mapping companies assume no legal responsibilities for the information contained on this map.

Grid based on the North Carolina State Plane Coordinate System
All dimensions in feet



Sec. 58-146. - Prohibited signs.

The following signs are expressly prohibited within all zoning districts, unless as otherwise specified in this chapter:

- (1) All off-premises signs, including directional signs and billboards. Such prohibition, however, shall not be applicable to temporary signs permitted by section 58-151
- (2) All portable signs, except as may otherwise be allowed by this chapter.
- (3) Flashing light signs ~~(except signs which give time and temperature and other public information messages).~~
- (4) Any sign which the zoning administrator determines obstructs the view of bicyclists or motorists using any street, private driveway, approach to any street intersection, or which interferes with the effectiveness of or obscures any traffic sign, device or signal.
- (5) Luminous signs.
- (6) Any sign placed upon a traffic control sign, tree, or utility pole for any reason whatsoever.

Sec. 58-147. - General requirements.

- (a) Any lighted sign or lighting device shall be so oriented as not to cast light upon a public right-of-way so as to cause glare, intensity or reflection that may constitute a traffic hazard or a nuisance, or cast light upon adjacent property that may constitute a nuisance.
- (b) Lighted signs shall employ only devices emitting a light of constant intensity and white color, and no signs shall be illuminated by a flashing, intermittent, rotating or moving light.
- (c) No electric sign shall be so located with relation to pedestrian traffic as to permit such sign to be easily reached by any person. The bottom of such sign shall be located a minimum of ten feet above the grade immediately under said sign, if the sign is within 15 feet of the edge of the street right-of-way.
- (d) The area of a sign shall be measured by measuring one face of the entire sign including any border or trim and all of the elements of the matter displayed, but not including the base or apron, supports or other structural members. The area of a double face sign shall be the area of one face of the sign.
- (e) Nonconforming signs shall be subject to the provisions contained in section 58-112
- (f) Fencing, scoreboards, and structures in the athletic fields may be utilized for customary signs, and all such signs shall be directed solely towards users of the facility. Such individual signs, whether temporary or permanent, shall not exceed 32 square feet in size and shall be permitted by the zoning administrator in the manner of other permanent, attached (on-structure) signs under section 58-148, or temporary signs under section 58-151, without amendment to the conditional use permit or conditional zoning permit so long as compliance with all standards in this chapter are met

**AN ORDINANCE TO AMEND SECTIONS 58-146 AND 58-147
OF THE CODE OF ORDINANCES
OF THE TOWN OF WEDDINGTON
O-2012-03**

BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF WEDDINGTON THAT SECTIONS 58-146 AND 58-147 OF THE CODE OF ORDINANCES BE AMENDED AS FOLLOWS:

Sec. 58-146. - Prohibited signs.

The following signs are expressly prohibited within all zoning districts, unless as otherwise specified in this chapter:

- (1) All off-premises signs, including directional signs and billboards. Such prohibition, however, shall not be applicable to temporary signs permitted by section 58-151
- (2) All portable signs, except as may otherwise be allowed by this chapter.
- (3) Flashing light signs (~~except signs which give time and temperature and other public information messages~~).
- (4) Any sign which the zoning administrator determines obstructs the view of bicyclists or motorists using any street, private driveway, approach to any street intersection, or which interferes with the effectiveness of or obscures any traffic sign, device or signal.
- (5) Luminous signs.
- (6) Any sign placed upon a traffic control sign, tree, or utility pole for any reason whatsoever.

Sec. 58-147. - General requirements.

- (a) Any lighted sign or lighting device shall be so oriented as not to cast light upon a public right-of-way so as to cause glare, intensity or reflection that may constitute a traffic hazard or a nuisance, or cast light upon adjacent property that may constitute a nuisance.
- (b) Lighted signs shall employ only devices emitting a light of constant intensity **and white color**, and no signs shall be illuminated by a flashing, intermittent, rotating or moving light.
- (c) No electric sign shall be so located with relation to pedestrian traffic as to permit such sign to be easily reached by any person. The bottom of such sign shall be located a minimum of ten feet above the grade immediately under said sign, if the sign is within 15 feet of the edge of the street right-of-way.
- (d) The area of a sign shall be measured by measuring one face of the entire sign including any border or trim and all of the elements of the matter displayed, but not including the base or apron, supports or other structural members. The area of a double face sign shall be the area of one face of the sign.
- (e) Nonconforming signs shall be subject to the provisions contained in section 58-112
- (f) Fencing, scoreboards, and structures in the athletic fields may be utilized for customary signs, and all such signs shall be directed solely towards users of the facility. Such individual signs, whether temporary or permanent, shall not exceed 32 square feet in size and shall be permitted by the zoning administrator in the manner of other permanent, attached (on-structure) signs under section 58-148, or temporary signs under section 58-151, without amendment to the conditional use permit or conditional zoning permit so long as compliance with all standards in this chapter are met

Adopted this 12th day of March, 2012.

Walker F. Davidson, Mayor

Attest:

Amy S. McCollum, Town Clerk

Sec. 58-149. - Freestanding ground signs.

- (a) No portion of any freestanding ground sign shall be higher than ~~12~~7 feet above grade as measured to the top of the sign.
- (b) No part of the sign including projections shall be located closer than 15 feet to any adjacent side lot line and shall not be located within five feet of the edge of the street right-of-way line.
- (c) All freestanding ground sign structures or poles shall be self-supporting structures erected on or set into and permanently attached to concrete foundations. Such structures or poles shall comply with the building codes of Union County and be affixed as not to create a public safety hazard.
- (d) The sign shall be located in a manner that does not impair traffic visibility.
- (e) Freestanding ground signs are permitted as long as the building or structure in which the activity is conducted is set back at least 30 feet from the street right-of-way.
- (f) The maximum sign area varies by type and use. Unless otherwise specified in the Ordinance, the maximum total sign area per side shall be 50 square feet and the total text area per side (including logos) shall be no greater than 20 square feet.

(Ord. No. O-2011-09, 5-9-2011)

Editor's note—

Ord. No. O-2011-09, adopted May, 9, 2011 deleted § 58-149 "Freestanding signs" and § 58-150 "Ground signs" and further adding new provisions as § 58-149 as set out herein. Former §§ 58-149, 58-150 derived from Ord. No. 87-04-08, §§ 8.6, 8.7, adopted Apr. 8, 1987.

**AN ORDINANCE TO AMEND SECTION 58-149
OF THE CODE OF ORDINANCES
OF THE TOWN OF WEDDINGTON
O-2012-04**

BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF WEDDINGTON THAT SECTION 58-149 OF THE CODE OF ORDINANCES BE AMENDED AS FOLLOWS:

Sec. 58-149. - Freestanding ground signs.

- (a) No **portion of any** freestanding ground sign shall be higher than 7 feet above grade as measured to the top of the sign.
- (b) No part of the sign including projections shall be located closer than 15 feet to any adjacent side lot line and shall not be located within five feet of the edge of the street right-of-way line.
- (c) All freestanding ground sign structures or poles shall be self-supporting structures erected on or set into and permanently attached to concrete foundations. Such structures or poles shall comply with the building codes of Union County and be affixed as not to create a public safety hazard.
- (d) The sign shall be located in a manner that does not impair traffic visibility.
- (e) Freestanding ground signs are permitted as long as the building or structure in which the activity is conducted is set back at least 30 feet from the street right-of-way.
- (f) The maximum sign area varies by type and use. Unless otherwise specified in the Ordinance, the maximum total sign area per side shall be 50 square feet and the total text area per side (including logos) shall be no greater than 20 square feet.

Adopted this 12th day of March, 2012.

Walker F. Davidson, Mayor

Attest:

Amy S. McCollum, Town Clerk



TOWN OF WEDDINGTON MEMORANDUM

DATE: 3/12/12
TO: MAYOR
TOWN COUNCIL
CC: AMY MCCOLLUM, TOWN CLERK
FROM: JORDAN COOK, ZONING ADMINISTRATOR/PLANNER
RE: UPDATE FROM PLANNING/ZONING OFFICE

- Construction of the NC 84 Weddington-Matthews Road Dual Lane Roundabout should begin this summer. NCDOT plans to begin construction as soon as schools are out.

The Town will pay \$9,000 for conduit for irrigation and/or lighting and fill dirt in the roundabout. Sidewalks along Weddington Road, upgraded crosswalks and sign posts will not be upgraded by the Town.

NCDOT has agreed to install dark (almost black) tint to the inside of the circle and a terra cotta color tint for the larger islands leading into and out of the circle.

- NCDOT plans to start construction of the Weddington Church Road relocation in March. All environmental permits have been approved and the construction contract will soon be awarded.
- The Town has received a petition for voluntary annexation of 6.177 acres located at the northwest corner of Providence Road and New Town Road. This area includes three commercial parcels with existing commercial uses. The Planning Board gave this annexation a unanimous unfavorable recommendation for a myriad of reason highlighted in a separate memo.
- At their February 13th meeting the Town Council approved \$35,000 for additional median landscaping along Providence Road, Hemby Road and Rea Road. Councilman Thomisser, Councilwoman Harrison and I met with Union County Urban Forester David Grant on February 22nd to develop a plan. David Grant is currently working on a plan and would like to have the plants in the ground by May 15th at the latest.
- The following text amendments were on the February 27th Planning Board agenda. Theses text amendments may be on the April Town Council agenda. Town staff wishes to discuss these with the Town Attorney before proceeding.
 - Agritourism Definition
 - Agricultural Uses Definition

- The following items may be on the March 26th Planning Board agenda for discussion:
 - Shopping Center Signs Text Amendment
 - Produce Stand Definition
 - Farmers Market Definition
 - Any items discussed at the March 23rd Planning Retreat



TOWN OF WEDDINGTON MEMORANDUM

DATE: 3/9/12
TO: MAYOR AND TOWN COUNCIL
FROM: AMY S. MCCOLLUM, TOWN ADMINISTRATOR/CLERK
RE: UPDATE

The Weddington 2nd Annual Easter Egg Hunt will be held March 31, 2012 from 2 to 4 p.m. here at the Town Hall. The rain date is April 1, 2012. Councilwoman Barbara Harrison and several members of the Parks and Recreation Advisory Board have worked to receive numerous sponsors for this event.

We should receive copies of the 2012 Welcome Magazine by the end of the month.

The next Historic Tea is scheduled for in May.

A Weddington Facebook page has been set up for the Town.

We are working on a letter to be sent to the USPS requesting a Weddington Zip Code.

The Weddington Spring Litter Sweep will be held April 21, 2012 at 9:00 a.m. here at the Town Hall.

Upcoming Meeting Dates:

March 23, 2012 - Retreat at Firethorne Country Club beginning at 8:30 a.m.
Meet and Greet Reception Immediately Following Retreat
March 26, 2012 - Planning Board Meeting
March 29, 2012 - Special Parks and Recreation Advisory Board Meeting
April 2, 2012 - Regular Town Council Meeting beginning at 6:00 p.m. (Moved from April 9)
April 3, 2012 - Public Safety Advisory Board Meeting
April 6, 2012 - Closed for Good Friday



Union County Sheriff's Office

Events By Nature

Date of Report

3/5/2012

3:54:20PM

For the Month of: February 2012

<u>Event Type</u>	<u>Total</u>
911 ABANDONED CALL	9
911 HANG UP	32
911 MISDIAL	2
911 SILENT OPEN LINE	6
ACCIDENT EMD	2
ACCIDENT MULT VICTIMS VEHICLES	1
ACCIDENT PD COUNTY NO EMD	10
ACCIDENT PD MUNICIPAL	1
ALARMS LAW	31
ANIMAL BITE UNKNOWN STATUS	1
ANIMAL COMP SERVICE CALL LAW	13
ANIMAL LOST STRAY UNWNTD LAW	8
ANIMAL NUISANCE CALL LAW	2
ASSAULT SIMPLE LAW	1
ASSIST EMS OR FIRE	1
BOLO	10
BURGLARY HOME OTHER NONBUSINESS	1
BURGLARY VEHICLE	3
BUSINESS CHECK	45
CALL BY PHONE	10
DISCHARGE OF FIREARM	3
DISTURBANCE OR NUISANCE	5
DOMESTIC DISTURBANCE	1
ESCORT	4
FOLLOW UP INVESTIGATION	11
FOOT PATROL	1
FRAUD DECEPTION FORGERY	2
HARASSMENT STALKING THREATS	4
ILLEGAL DUMPING LITTERING	1

<u>Event Type</u>	<u>Total</u>
IMPROPERLY PARKED VEHICLE	1
INVESTIGATION	3
JUVENILE COMPLAINT	1
LARCENY THEFT	3
LOST OR FOUND PROPERTY	2
MEDICAL EXAMINER	1
MEET REQUEST NO REFERENCE GIVN	2
MISSING PERSON	1
MOTORIST ASSIST	6
NC DOT MISCELLANEOUS	3
NOISE COMPLAINT	2
OVERDOSE POISONING EMD	2
PREVENTATIVE PATROL	321
PROP DAMAGE VANDALISM MISCHIEF	4
PUBLIC WORKS CALL	2
RADAR PATROL INCLUDING TRAINIG	2
RESIDENTIAL CHECK	13
SEARCH CONDUCTED BY LAW AGENCY	1
SERVE CIVIL PAPER	1
SERVE CRIMINAL SUBPOENA	3
SERVE EVICTION NOTICE	3
SERVE WARRANT	5
SUBPOENA CIVIL PAPER	1
SUSPICIOUS PERSON	2
SUSPICIOUS VEHICLE	16
TEST PLEASE LIMIT THESE	4
THEFT OF VEHICLE PARTS TAGS	2
TRAFFIC HAZARD	2
TRAFFIC STOP	38
TRESPASSING UNWANTED SUBJ	1
UNAUTHORIZED USE	1
WELL BEING CHECK	2

Event Type

Total

Total Calls for Month:

672

Weddington

2/2012

UCR Code	Description	Date of Report	Incident ID	
13B				
13B	SIMPLE ASSAULT	2/15/12	201201198	
			Total:	1
13C				
13C	COMMUNICATING THREATS	2/19/12	201201290	
13C	COMMUNICATING THREATS	2/26/12	201201445	
			Total:	2
220				
220	BREAKING/ENTERING-FELONY	2/9/12	201201048	
			Total:	1
23F				
23F	BEL / THEFT FROM MOTOR VEHICLE	2/14/12	201201140	
23F	BEL / THEFT FROM MOTOR VEHICLE	2/24/12	201201400	
			Total:	2
23H				
23H	LARCENY-MISDEMEANOR	2/5/12	201200948	
23H	LARCENY-FELONY	2/6/12	201200976	
			Total:	2
240				
240	MOTOR VEHICLE THEFT	2/17/12	201201231	
			Total:	1
250				
250	UTTERING FORGED INSTRUMENT	2/20/12	201201305	
			Total:	1
26A				
26A	FRAUD-CREDIT CARD	2/28/12	201201492	
			Total:	1
290				
290	INJURY TO REAL PROPERTY	2/8/12	201201019	
290	INJURY TO PERSONAL PROPERTY	2/14/12	201201140	
290	INJURY TO PERSONAL PROPERTY	2/24/12	201201400	
290	INJURY TO PERSONAL PROPERTY	2/26/12	201201445	
			Total:	4
999				
999	LOST PROPERTY	2/1/12	201200850	
999	OVERDOSE	2/8/12	201201031	
999	INVESTIGATION	2/11/12	201201095	
999	OVERDOSE	2/14/12	201201160	Unfounded
			Total:	4

Weddington

Monthly Crime Total

19

Providence Volunteer Fire Department
Income & Expense Budget Performance
February 2012

	<u>Feb 12</u>	<u>Budget</u>	<u>\$ Over Budget</u>	<u>Jul '11 - Feb 12</u>	<u>YTD Budget</u>	<u>\$ Over Budget</u>
Ordinary Income/Expense						
Income						
110 - Subsidies						
111 - Mecklenburg Cty	5,416.67	5,416.66	0.01	48,750.03	43,333.36	5,416.67
112 - Union County	1,800.00	1,800.00	0.00	14,475.00	14,400.00	75.00
114 - Town of Weddington - Day Staff	25,090.17	17,166.66	7,923.51	92,119.09	137,333.36	-45,214.27
115 - Town of Weddington - Night Staf	12,545.08	2,500.00	10,045.08	48,719.66	20,000.00	28,719.66
Total 110 - Subsidies	44,851.92	26,883.32	17,968.60	204,063.78	215,066.72	-11,002.94
120 - Dues & Fees						
121 - Union County Fire Fees	16,687.71	10,000.00	6,687.71	120,676.80	80,000.00	40,676.80
Total 120 - Dues & Fees	16,687.71	10,000.00	6,687.71	120,676.80	80,000.00	40,676.80
130 - Vol Donations						
134 - Other	445.00			1,831.00	2,000.00	-169.00
130 - Vol Donations - Other	0.00			0.00	500.00	-500.00
Total 130 - Vol Donations	445.00			1,831.00	2,500.00	-669.00
140 - Other Income						
142 - Fire Fighters' Relief Fund	0.00			5,089.99	5,000.00	89.99
143 - Fuel Tax Refund	0.00			0.00	1,000.00	-1,000.00
144 - Sales Tax Refund	0.00			3,340.99	3,000.00	340.99
145 - Interest	0.00			4,716.68	2,000.00	2,716.68
147 - Medic-EMS Reimbursement	1,048.05	1,000.00	48.05	8,425.50	8,000.00	425.50
148 - Firemen Relief Interest	0.00			9.41		
155 - Christmas Fundraising Income	0.00			7,677.00		
156 - Newsletter Income	175.00			7,515.00		
Total 140 - Other Income	1,223.05	1,000.00	223.05	36,774.57	19,000.00	17,774.57
150 - Uncategorized Income	0.00			627.32		
Total Income	63,207.68	37,883.32	25,324.36	363,973.47	316,566.72	47,406.75
Expense						
200 - Administration						
202 - Legal Fees	0.00			220.00		
209 - Annual Dinner/Award	0.00	500.00	-500.00	3,674.91	4,000.00	-325.09
210 - Fire Chief Discretionary	26.48	166.66	-140.18	494.44	1,333.36	-838.92
211 - Bank Charges & Credit Card Fees	0.00	20.83	-20.83	89.25	166.68	-77.43
212 - Prof Fees	300.00	333.33	-33.33	2,400.00	2,666.68	-266.68
214 - Off Supplies	0.00	208.33	-208.33	327.43	1,666.68	-1,339.25
215 - Printing/Newsletter	0.00	166.66	-166.66	1,240.44	1,333.36	-92.92
216 - Postage	63.70	41.66	22.04	842.08	333.36	508.72
217 - Dues, Subscriptions, & Internet	100.00	41.66	58.34	1,696.65	333.36	1,363.29
218 - Fire Fighters' Association	0.00	41.66	-41.66	90.00	333.36	-243.36
219 - Miscellaneous	86.79	416.66	-329.87	413.99	3,333.36	-2,919.37
Total 200 - Administration	576.97	1,937.45	-1,360.48	11,489.19	15,500.20	-4,011.01
220 - Insurance						
223 - Vol. Fire Fighters' Workers Com	0.00	625.00	-625.00	0.00	5,000.00	-5,000.00
224 - Commercial Package	0.00	1,666.66	-1,666.66	22,019.00	13,333.36	8,685.64
Total 220 - Insurance	0.00	2,291.66	-2,291.66	22,019.00	18,333.36	3,685.64

**Providence Volunteer Fire Department
Income & Expense Budget Performance
February 2012**

	<u>Feb 12</u>	<u>Budget</u>	<u>\$ Over Budget</u>	<u>Jul '11 - Feb 12</u>	<u>YTD Budget</u>	<u>\$ Over Budget</u>
225 - Drug Testing/Physical Exams	0.00	416.66	-416.66	1,430.00	3,333.36	-1,903.36
230 - Taxes						
231 - Sales Taxes						
232 - Meck CO.	176.53	125.00	51.53	2,662.89	1,000.00	1,662.89
233 - Union County	52.15	125.00	-72.85	729.20	1,000.00	-270.80
239 - Electricity & Telecommunication	0.00			73.56		
Total 231 - Sales Taxes	<u>228.68</u>	<u>250.00</u>	<u>-21.32</u>	<u>3,465.65</u>	<u>2,000.00</u>	<u>1,465.65</u>
236 - Property Tax	0.00	8.33	-8.33	100.00	66.68	33.32
237 - Freight	0.00	8.33	-8.33	0.00	66.68	-66.68
Total 230 - Taxes	<u>228.68</u>	<u>266.66</u>	<u>-37.98</u>	<u>3,565.65</u>	<u>2,133.36</u>	<u>1,432.29</u>
300 - Build Maintenance						
310 - Cleaning	125.00	41.66	83.34	375.00	333.36	41.64
320 - Landscaping & Lawn Care	195.00	208.33	-13.33	1,465.00	1,666.68	-201.68
330 - Trash and Landfill	0.00	41.66	-41.66	353.91	333.36	20.55
340 - Pest Control	0.00	41.66	-41.66	228.00	333.36	-105.36
350 - Maintenance Supplies	696.02	333.33	362.69	1,299.81	2,666.68	-1,366.87
351 - Furniture	0.00	166.66	-166.66	297.77	1,333.36	-1,035.59
360 - Repairs	2,017.06	1,000.00	1,017.06	6,598.62	8,000.00	-1,401.38
Total 300 - Build Maintenance	<u>3,033.08</u>	<u>1,833.30</u>	<u>1,199.78</u>	<u>10,618.11</u>	<u>14,666.80</u>	<u>-4,048.69</u>
400 - Utilities						
410 - Electric	611.82	750.00	-138.18	5,695.42	6,000.00	-304.58
420 - Natural Gas	720.13	291.66	428.47	1,209.51	2,333.36	-1,123.85
430 - Telephone	696.18	416.66	279.52	3,744.80	3,333.36	411.44
440 - Water	48.71	41.66	7.05	287.46	333.36	-45.90
Total 400 - Utilities	<u>2,076.84</u>	<u>1,499.98</u>	<u>576.86</u>	<u>10,937.19</u>	<u>12,000.08</u>	<u>-1,062.89</u>
500 - Fire Fighters' Equip/Training						
510 - Clothing						
512 - Dress Uniforms	652.37	291.66	360.71	1,108.97	2,333.36	-1,224.39
513 - Clothing - Other	321.55	291.66	29.89	430.07	2,333.36	-1,903.29
Total 510 - Clothing	<u>973.92</u>	<u>583.32</u>	<u>390.60</u>	<u>1,539.04</u>	<u>4,666.72</u>	<u>-3,127.68</u>
520 - Equipment						
521 - Radios\ Pagers - New	0.00	250.00	-250.00	2,258.90	2,000.00	258.90
522 - Radios\ Pagers - Maintenance	0.00	83.33	-83.33	1,061.30	666.68	394.62
523 - Equipment - New	0.00	750.00	-750.00	11,739.04	6,000.00	5,739.04
524 - Equipment - Maintenance	209.86	416.66	-206.80	2,750.10	3,333.36	-583.26
525 - Firefighting Supplies	197.43	208.33	-10.90	4,688.36	1,666.68	3,021.68
Total 520 - Equipment	<u>407.29</u>	<u>1,708.32</u>	<u>-1,301.03</u>	<u>22,497.70</u>	<u>13,666.72</u>	<u>8,830.98</u>
526 - PPE (Personal Protective Equip)	0.00	2,083.33	-2,083.33	15,482.53	16,666.68	-1,184.15
530 - Medical						
532 - Supplies	118.81	208.33	-89.52	272.87	1,666.68	-1,393.81
533 - Waste	122.08	125.00	-2.92	923.81	1,000.00	-76.19
Total 530 - Medical	<u>240.89</u>	<u>333.33</u>	<u>-92.44</u>	<u>1,196.68</u>	<u>2,666.68</u>	<u>-1,470.00</u>
540 - Training						
541 - Seminars	0.00	208.33	-208.33	0.00	1,666.68	-1,666.68

Providence Volunteer Fire Department
Income & Expense Budget Performance
February 2012

	<u>Feb 12</u>	<u>Budget</u>	<u>\$ Over Budget</u>	<u>Jul '11 - Feb 12</u>	<u>YTD Budget</u>	<u>\$ Over Budget</u>
542 - Books	0.00	166.66	-166.66	0.00	1,333.36	-1,333.36
543 - PR Literature	0.00	125.00	-125.00	0.00	1,000.00	-1,000.00
544 - Other	0.00			653.90		
Total 540 - Training	0.00	499.99	-499.99	653.90	4,000.04	-3,346.14
Total 500 - Fire Fighters' Equip/Training	1,622.10	5,208.29	-3,586.19	41,369.85	41,666.84	-296.99
600 - Fire Engines						
620 - '99 Southern Coach Eng #322	2,352.80	1,250.00	1,102.80	2,858.98	10,000.00	-7,141.02
640 - '03 Red Diamond #324	0.00	500.00	-500.00	2,881.86	4,000.00	-1,118.14
650 - '02 Ford Quesco Brush #326	0.00	166.66	-166.66	703.44	1,333.36	-629.92
660 - '95 InternHackney Squad #32	1,222.84	416.66	806.18	2,713.60	3,333.36	-619.76
680 - '06 KME Pumper #321	0.00	1,333.33	-1,333.33	12,742.45	10,666.68	2,075.77
681 - Diesel Fuel	1,580.84	1,000.00	580.84	7,661.28	8,000.00	-338.72
682 - Gasoline	0.00	16.66	-16.66	0.00	133.36	-133.36
683 - Cleaning Supplies	0.00	83.33	-83.33	0.00	666.68	-666.68
684 - Miscellaneous Parts	86.94	83.33	3.61	685.07	666.68	18.39
685 - Fire Engines - Other	3,019.96	500.00	2,519.96	7,729.61	4,000.00	3,729.61
Total 600 - Fire Engines	8,263.38	5,349.97	2,913.41	37,976.29	42,800.12	-4,823.83
800 - Firefighters Payroll						
801 - Payroll - Day Shift (Hourly)	11,985.50	15,333.33	-3,347.83	99,406.75	122,666.68	-23,259.93
809 - Payroll - Day Shift (Stipend)	480.00			3,340.00		
802 - Payroll - Night Shift (Hourly)	4,638.00	7,000.00	-2,362.00	37,783.50	56,000.00	-18,216.50
810 - Payroll - Night Shift (Stipend)	1,710.00			19,122.00		
807 - Payroll Expenses - Training	0.00			2,880.00		
808 - Payroll Expenses						
FICA	1,439.26	1,500.00	-60.74	12,213.46	12,000.00	213.46
FUTA	0.00	83.33	-83.33	0.00	666.68	-666.68
SUTA	203.19	300.00	-96.81	2,218.93	2,400.00	-181.07
808 - Payroll Expenses - Other	62.25	250.00	-187.75	539.75	2,000.00	-1,460.25
Total 808 - Payroll Expenses	1,704.70	2,133.33	-428.63	14,972.14	17,066.68	-2,094.54
Total 800 - Firefighters Payroll	20,518.20	24,466.66	-3,948.46	177,504.39	195,733.36	-18,228.97
850 - Christmas Fundraising Expense	0.00			3,304.80	4,000.00	-695.20
Total Expense	36,319.25	43,270.63	-6,951.38	320,214.47	350,167.48	-29,953.01
Net Ordinary Income	26,888.43	-5,387.31	32,275.74	43,759.00	-33,600.76	77,359.76
Net Income	26,888.43	-5,387.31	32,275.74	43,759.00	-33,600.76	77,359.76

Providence Volunteer Fire Department
Income & Expense Budget Performance
February 2012

	<u>Annual Budget</u>
Ordinary Income/Expense	
Income	
110 - Subsidies	
111 - Mecklenburg Cty	65,000.00
112 - Union County	21,600.00
114 - Town of Weddington - Day Staff	206,000.00
115 - Town of Weddington - Night Staf	30,000.00
Total 110 - Subsidies	<u>322,600.00</u>
120 - Dues & Fees	
121 - Union County Fire Fees	120,000.00
Total 120 - Dues & Fees	<u>120,000.00</u>
130 - Vol Donations	
134 - Other	2,000.00
130 - Vol Donations - Other	500.00
Total 130 - Vol Donations	<u>2,500.00</u>
140 - Other Income	
142 - Fire Fighters' Relief Fund	5,000.00
143 - Fuel Tax Refund	1,000.00
144 - Sales Tax Refund	3,000.00
145 - Interest	2,000.00
147 - Medic-EMS Reimbursement	12,000.00
148 - Firemen Relief Interest	
155 - Christmas Fundraising Income	
156 - Newsletter Income	
Total 140 - Other Income	<u>23,000.00</u>
150 - Uncategorized Income	
Total Income	<u>468,100.00</u>
Expense	
200 - Administration	
202 - Legal Fees	
209 - Annual Dinner/Award	6,000.00
210 - Fire Chief Discretionary	2,000.00
211 - Bank Charges & Credit Card Fees	250.00
212 - Prof Fees	4,000.00
214 - Off Supplies	2,500.00
215 - Printing/Newsletter	2,000.00
216 - Postage	500.00
217 - Dues, Subscriptions, & Internet	500.00
218 - Fire Fighters' Association	500.00
219 - Miscellaneous	5,000.00
Total 200 - Administration	<u>23,250.00</u>
220 - Insurance	
223 - Vol. Fire Fighters' Workers Com	7,500.00
224 - Commercial Package	20,000.00
Total 220 - Insurance	<u>27,500.00</u>

Providence Volunteer Fire Department
Income & Expense Budget Performance
February 2012

	Annual Budget
225 - Drug Testing/Physical Exams	5,000.00
230 - Taxes	
231 - Sales Taxes	
232 - Meck CO.	1,500.00
233 - Union County	1,500.00
239 - Electricity & Telecommunication	
Total 231 - Sales Taxes	3,000.00
236 - Property Tax	100.00
237 - Freight	100.00
Total 230 - Taxes	3,200.00
300 - Build Maintenance	
310 - Cleaning	500.00
320 - Landscaping & Lawn Care	2,500.00
330 - Trash and Landfill	500.00
340 - Pest Control	500.00
350 - Maintenance Supplies	4,000.00
351 - Furniture	2,000.00
360 - Repairs	12,000.00
Total 300 - Build Maintenance	22,000.00
400 - Utilities	
410 - Electric	9,000.00
420 - Natural Gas	3,500.00
430 - Telephone	5,000.00
440 - Water	500.00
Total 400 - Utilities	18,000.00
500 - Fire Fighters' Equip/Training	
510 - Clothing	
512 - Dress Uniforms	3,500.00
513 - Clothing - Other	3,500.00
Total 510 - Clothing	7,000.00
520 - Equipment	
521 - Radios\ Pagers - New	3,000.00
522 - Radios\ Pagers - Maintenance	1,000.00
523 - Equipment - New	9,000.00
524 - Equipment - Maintenance	5,000.00
525 - Firefighting Supplies	2,500.00
Total 520 - Equipment	20,500.00
526 - PPE (Personal Protective Equip)	25,000.00
530 - Medical	
532 - Supplies	2,500.00
533 - Waste	1,500.00
Total 530 - Medical	4,000.00
540 - Training	
541 - Seminars	2,500.00

Providence Volunteer Fire Department
Income & Expense Budget Performance
February 2012

	<u>Annual Budget</u>
542 - Books	2,000.00
543 - PR Literature	1,500.00
544 - Other	
Total 540 - Training	<u>6,000.00</u>
Total 500 - Fire Fighters' Equip/Training	62,500.00
600 - Fire Engines	
620 - '99 Southern Coach Eng #322	15,000.00
640 - '03 Red Diamond #324	6,000.00
650 - '02 Ford Quesco Brush #326	2,000.00
660 - '95 Intern\Hackney Squad #32	5,000.00
680 - '06 KME Pumper #321	16,000.00
681 - Diesel Fuel	12,000.00
682 - Gasoline	200.00
683 - Cleaning Supplies	1,000.00
684 - Miscellaneous Parts	1,000.00
685 - Fire Engines - Other	6,000.00
Total 600 - Fire Engines	<u>64,200.00</u>
800 - Firefighters Payroll	
801 - Payroll - Day Shift (Hourly)	184,000.00
809 - Payroll - Day Shift (Stipend)	
802 - Payroll - Night Shift (Hourly)	84,000.00
810 - Payroll - Night Shift (Stipend)	
807 - Payroll Expenses - Training	
808 - Payroll Expenses	
FICA	18,000.00
FUTA	1,000.00
SUTA	3,600.00
808 - Payroll Expenses - Other	3,000.00
Total 808 - Payroll Expenses	<u>25,600.00</u>
Total 800 - Firefighters Payroll	293,600.00
850 - Christmas Fundraising Expense	4,000.00
Total Expense	<u>523,250.00</u>
Net Ordinary Income	<u>-55,150.00</u>
Net Income	<u><u>-55,150.00</u></u>

Providence Volunteer Fire Department
Balance Sheet
 As of February 29, 2012

	<u>Feb 29, 12</u>
ASSETS	
Current Assets	
Checking/Savings	
Checking Accounts	
BB&T Checking-5119	135,805.24
BOA Payroll-7449	<u>52,299.96</u>
Total Checking Accounts	188,105.20
CD - BBT - 0094 (02/10/14)	119,487.22
CD - BBT - 0108 (02/10/14)	59,649.81
Firemen Relief-BOA-8254	<u>34,437.74</u>
Total Checking/Savings	<u>401,679.97</u>
Total Current Assets	401,679.97
Fixed Assets	
Air Packs	73,087.70
Bauer Vertecon Air Compressor	40,000.00
Commercial Protector System	2,112.50
Dexter T-400 Washer\Extractor	3,611.00
Fire Fighter Main Equipment	2,448.00
Groban Electric Generator	5,000.00
Ladder Truck Building	<u>32,452.08</u>
Total Fixed Assets	158,711.28
Other Assets	
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
Building	346,812.09
Equip	27,615.37
Land	12,590.00
X Accum Depr	<u>-1,019,298.00</u>
Total Other Assets	<u>446,203.63</u>
TOTAL ASSETS	<u><u>1,006,594.88</u></u>
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Other Current Liabilities	
2100 - Payroll Liabilities	<u>4,866.75</u>
Total Other Current Liabilities	<u>4,866.75</u>
Total Current Liabilities	<u>4,866.75</u>
Total Liabilities	4,866.75
Equity	
3900 - Retained Earnings	957,969.13
Net Income	<u>43,759.00</u>
Total Equity	<u>1,001,728.13</u>

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Cash Basis

Providence Volunteer Fire Department
Balance Sheet
As of February 29, 2012

Feb 29, 12

TOTAL LIABILITIES & EQUITY

1,006,594.88

**TOWN OF WEDDINGTON
REVENUE & EXPENDITURE STATEMENT BY DEPARTMENT**

FY 2011-2012

		02/01/2012 TO 02/29/2012			
		<u>CURRENT PERIOD</u>	<u>YEAR-TO-DATE</u>	<u>BUDGETED</u>	<u>% BUDGET REN</u>
REVENUE:					
10-3101-110	AD VALOREM TAX - CURRENT	11,616.21	535,292.66	550,000.00	
10-3102-110	AD VALOREM TAX - 1ST PRIOR Y	151.67	7,338.23	5,000.00	-4
10-3103-110	AD VALOREM TAX - NEXT 8 YRS	3.76	1,279.07	1,000.00	-2
10-3110-121	AD VALOREM TAX - MOTOR VEH	0.00	16,949.31	30,000.00	4
10-3115-180	TAX INTEREST	270.76	781.60	1,750.00	5
10-3231-220	LOCAL OPTION SALES TAX REV -	0.00	59,261.52	120,000.00	5
10-3322-220	BEER & WINE TAX	0.00	0.00	48,750.00	10
10-3324-220	UTILITY FRANCHISE TAX	0.00	226,127.70	450,000.00	5
10-3340-400	ZONING & PERMIT FEES	1,150.00	8,280.00	10,000.00	1
10-3350-400	SUBDIVISION FEES	0.00	0.00	1,000.00	10
10-3830-891	MISCELLANEOUS REVENUES	0.00	13,851.65	1,500.00	-82
10-3831-491	INVESTMENT INCOME	5,699.85	6,254.12	21,020.00	7
	TOTAL REVENUE	18,892.25	875,415.86	1,240,020.00	2
	AFTER TRANSFERS	18,892.25	875,415.86	1,240,020.00	
4110 GENERAL GOVERNMENT					
EXPENDITURE:					
10-4110-126	FIRE DEPT SUBSIDIES	37,635.25	145,838.75	236,520.00	3
10-4110-128	POLICE PROTECTION	108,304.50	162,456.75	220,000.00	2
10-4110-192	ATTORNEY FEES	5,197.31	61,364.07	110,000.00	4
10-4110-195	ELECTION EXPENSE	0.00	9,271.03	10,825.00	1
10-4110-340	EVENTS & PUBLICATIONS	-21.48	26,252.95	27,750.00	
10-4110-495	OUTSIDE AGENCY FUNDING	2,356.60	2,356.60	4,000.00	4
	TOTAL EXPENDITURE	153,472.18	407,540.15	609,095.00	3
	BEFORE TRANSFERS	-153,472.18	-407,540.15	-609,095.00	
	AFTER TRANSFERS	-153,472.18	-407,540.15	-609,095.00	
4120 ADMINISTRATIVE					
EXPENDITURE:					
10-4120-121	SALARIES - CLERK	5,286.09	43,585.94	67,500.00	3
10-4120-123	SALARIES - TAX COLLECTOR	2,825.60	25,768.59	40,000.00	3
10-4120-124	SALARIES - FINANCE OFFICER	359.88	4,757.42	10,500.00	5
10-4120-125	SALARIES - MAYOR & TOWN COU	1,750.00	14,000.00	21,000.00	3
10-4120-181	FICA EXPENSE	774.10	6,656.38	10,400.00	3
10-4120-182	EMPLOYEE RETIREMENT	1,213.50	12,875.34	17,100.00	2
10-4120-183	EMPLOYEE INSURANCE	1,474.00	11,753.05	18,000.00	3
10-4120-184	EMPLOYEE LIFE INSURANCE	27.16	216.24	325.00	3
10-4120-185	EMPLOYEE S-T DISABILITY	24.00	190.80	300.00	3
10-4120-191	AUDIT FEES	0.00	7,800.00	8,100.00	
10-4120-193	CONTRACT LABOR	715.00	999.00	5,000.00	8
10-4120-200	OFFICE SUPPLIES - ADMIN	1,085.74	13,243.27	20,500.00	3
10-4120-210	PLANNING CONFERENCE	0.00	0.00	2,500.00	10
10-4120-321	TELEPHONE - ADMIN	272.36	1,222.84	1,575.00	2
10-4120-325	POSTAGE - ADMIN	0.00	1,853.84	4,200.00	5
10-4120-331	UTILITIES - ADMIN	256.23	2,344.47	4,725.00	5
10-4120-351	REPAIRS & MAINTENANCE - BUIL	595.00	5,769.56	8,500.00	3
10-4120-352	REPAIRS & MAINTENANCE - EQU	3,263.18	21,025.08	20,000.00	-
10-4120-354	REPAIRS & MAINTENANCE - GRO	5,393.10	20,821.10	108,450.00	8
10-4120-355	REPAIRS & MAINTENANCE - PES	0.00	330.00	750.00	5

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**TOWN OF WEDDINGTON
REVENUE & EXPENDITURE STATEMENT BY DEPARTMENT**

FY 2011-2012

	02/01/2012 TO 02/29/2012			
	<u>CURRENT PERIOD</u>	<u>YEAR-TO-DATE</u>	<u>BUDGETED</u>	<u>% BUDGET REN</u>
10-4120-356 REPAIRS & MAINTENANCE - CUS	400.00	3,000.00	5,750.00	4
10-4120-370 ADVERTISING - ADMIN	0.00	385.37	1,000.00	6
10-4120-397 TAX LISTING & TAX COLLECTION	31.32	212.47	2,000.00	8
10-4120-400 ADMINISTRATIVE:TRAINING	190.00	2,773.00	4,100.00	3
10-4120-410 ADMINISTRATIVE:TRAVEL	846.66	3,847.95	6,500.00	4
10-4120-450 INSURANCE	0.00	11,166.67	24,000.00	5
10-4120-491 DUES & SUBSCRIPTIONS	462.00	12,971.00	18,000.00	2
10-4120-498 GIFTS & AWARDS	0.00	1,369.08	1,500.00	
10-4120-499 MISCELLANEOUS	181.44	3,234.91	2,000.00	-6
TOTAL EXPENDITURE	27,426.36	234,173.37	434,275.00	4
BEFORE TRANSFERS	-27,426.36	-234,173.37	-434,275.00	
AFTER TRANSFERS	-27,426.36	-234,173.37	-434,275.00	
4130 PLANNING & ZONING				
EXPENDITURE:				
10-4130-121 SALARIES - ZONING ADMINISTR	5,016.38	40,131.04	60,375.00	3
10-4130-122 SALARIES - ASST ZONING ADMIN	92.82	1,253.82	2,500.00	5
10-4130-123 SALARIES - RECEPTIONIST	1,546.87	12,668.27	22,575.00	4
10-4130-124 SALARIES - PLANNING BOARD	1,250.00	10,200.00	17,500.00	4
10-4130-125 SALARIES - SIGN REMOVAL	361.95	3,062.68	4,500.00	3
10-4130-181 FICA EXPENSE - P&Z	632.52	5,149.74	8,000.00	3
10-4130-182 EMPLOYEE RETIREMENT - P&Z	981.88	7,935.72	13,700.00	4
10-4130-183 EMPLOYEE INSURANCE	1,479.00	11,905.95	19,500.00	3
10-4130-184 EMPLOYEE LIFE INSURANCE	21.84	175.76	300.00	4
10-4130-185 EMPLOYEE S-T DISABILITY	12.00	97.20	200.00	5
10-4130-193 CONSULTING	300.00	17,814.62	15,000.00	-1
10-4130-194 CONSULTING - COG	0.00	565.50	10,000.00	9
10-4130-200 OFFICE SUPPLIES - PLANNING &	1,011.76	4,872.89	5,000.00	
10-4130-201 ZONING SPECIFIC OFFICE SUPPLI	0.00	0.00	2,500.00	10
10-4130-215 HISTORIC PRESERVATION	0.00	0.00	500.00	10
10-4130-220 TRANSPORTATION & IMPROVEM	10,637.41	15,764.59	3,000.00	-42
10-4130-321 TELEPHONE - PLANNING & ZONI	272.36	1,340.61	1,575.00	1
10-4130-325 POSTAGE - PLANNING & ZONING	0.00	1,884.22	4,200.00	5
10-4130-331 UTILITIES - PLANNING & ZONING	256.22	2,344.55	4,725.00	5
10-4130-370 ADVERTISING - PLANNING & ZON	0.00	305.63	1,000.00	6
TOTAL EXPENDITURE	23,873.01	137,472.79	196,650.00	3
BEFORE TRANSFERS	-23,873.01	-137,472.79	-196,650.00	
AFTER TRANSFERS	-23,873.01	-137,472.79	-196,650.00	
GRAND TOTAL	-185,879.30	96,229.55	0.00	

TOWN OF WEDDINGTON
BALANCE SHEET

FY 2011-2012

PERIOD ENDING: 02/29/2012

10

ASSETS

ASSETS

10-1120-000 TRINITY CHECKING ACCOUNT	340,381.74
10-1120-001 TRINITY MONEY MARKET	808,562.84
10-1120-002 CITIZENS SOUTH CD'S	1,022,166.29
10-1170-000 NC CASH MGMT TRUST	529,648.05
10-1211-001 A/R PROPERTY TAX	33,922.12
10-1212-001 A/R PROPERTY TAX - 1ST YEAR PRIOR	5,654.54
10-1212-002 A/R PROPERTY TAX - NEXT 8 PRIOR YRS	8,194.10
10-1232-000 SALES TAX RECEIVABLE	603.33
10-1610-001 FIXED ASSETS - LAND & BUILDINGS	828,793.42
10-1610-002 FIXED ASSETS - FURNITURE & FIXTURES	14,022.92
10-1610-003 FIXED ASSETS - EQUIPMENT	134,876.46
TOTAL ASSETS	3,726,825.81

LIABILITIES & EQUITY

LIABILITIES

10-2120-000 BOND DEPOSIT PAYABLE	107,494.03
10-2151-000 FICA TAXES PAYABLE	2,445.55
10-2152-000 FEDERAL TAXES PAYABLE	1,468.66
10-2153-000 STATE W/H TAXES PAYABLE	811.00
10-2154-001 NC RETIREMENT PAYABLE	2,342.12
10-2157-000 401K PAYABLE	1,528.43
10-2620-000 DEFERRED REVENUE - DELQ TAXES	5,654.54
10-2625-000 DEFERRED REVENUE - CURR YR TAX	33,922.12
10-2630-000 DEFERRED REVENUE-NEXT 8	8,194.10

TOTAL LIABILITIES 163,860.55

TOWN OF WEDDINGTON
BALANCE SHEET

FY 2011-2012

PERIOD ENDING: 02/29/2012

10

EQUITY

10-2620-001 FUND BALANCE - UNDESIGNATED 1,919,413.61

10-2620-003 FUND BALANCE-DESIG FOR CAP PROJECTS 569,629.30

10-2620-004 FUND BALANCE-INVEST IN FIXED ASSETS 977,692.80

CURRENT FUND BALANCE - YTD NET REV 96,229.55

TOTAL EQUITY 3,562,965.26

TOTAL LIABILITIES & FUND EQUITY 3,726,825.81

TOWN OF WEDDINGTON

MEMORANDUM

TO: Mayor and Town Council

FROM: Kim Woods, Tax Collector

DATE: March 6, 2012

SUBJECT: Monthly Report – February 2012

Transactions:	
<5.00 Adjustments	\$(116.53)
2011 Interest Charges	\$348.24
Penalty and Interest Payments	\$(565.36)
Refunds	\$264.74
Releases	\$(1545.29)
Overpayments	\$(104.62)
Taxes Collected:	
2011	\$(17346.52)
2010	\$(608.86)
2009	\$(383.09)
2008	\$(376.27)
As of February 29, 2012; the following taxes remain Outstanding:	
2002	\$82.07
2003	\$160.16
2004	\$159.59
2005	\$291.65
2006	\$180.70
2007	\$200.32
2008	\$2517.65
2009	\$3291.45
2010	\$5674.59
2011	\$28366.54
Total Outstanding:	\$40924.72

